THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE
AGENDA

MARCH 15, 2016 - 7:00 P.M.

Rancho Cucamonga Civic Center
Rains Room
10500 Civic Center Drive
Rancho Cucamonga, California

I. CALL TO ORDER

Roll Call

Regular Members: Richard Fletcher ___ Francisco Oaxaca ___
Candyce Burnett ___ Donald Granger ___

Alternates: Ray Wimberly ___ Lou Munoz___
Rich Macias___

II. PUBLIC COMMENT

This is the time and place for the general public to address the Committee. State law prohibits the Committee from addressing any issue not previously included on the Agenda. The Committee may receive testimony and set the matter for a subsequent meeting. Comments are limited to five minutes per individual.

III. PROJECT REVIEW ITEMS

The following items will be presented by the applicant and/or their representatives. Each presentation and resulting period of Committee comment is limited to 20 minutes. Following each presentation, the Committee will address major issues and make recommendations with respect to the project proposal. The Design Review Committee acts as an advisory Committee to the Planning Commission. Their recommendations will be forwarded to the Planning Commission as applicable. The following items do not legally require any public testimony, although the Committee may open the meeting for public input.

DESIGN REVIEW COMMITTEE AGENDA

MARCH 15, 2016

A. DESIGN REVIEW DRC2015-00975 – D.R. HORTON - A request for site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium Residential (LM) District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04. Related Records: Tentative Tract Map 18508 and Variance DRC2016-00154. The City Council adopted a Mitigated Negative Declaration of environmental impacts for this project on June 3, 2015. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of the previous Mitigated Negative Declaration.

B. VARIANCE DRC2016-00154 – D.R. HORTON - A request to reduce the required setbacks related to Design Review DRC2015-00975 for the site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium Residential (LM) District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04.

IV. ADJOURNMENT

The Design Review Committee has adopted Administrative Regulations that set an 11:00 p.m. adjournment time. If items go beyond that time, they shall be heard only with the consent of the Committee.

I, Jennifer Palacios, Office Specialist II with the Planning Department for the City of Rancho Cucamonga, hereby certify that a true, accurate copy of the foregoing agenda was posted on March 3, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

DESIGN REVIEW COMMENTS

7:00 p.m. Tabe van der Zwaag March 15, 2016

DESIGN REIVEW DRC2015-00975 – D.R. HORTON - A request for site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium (LM) Residential District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04. Related Records: Tentative Tract Map 18508 and Variance DRC2016-00154. The City Council adopted a Mitigated Negative Declaration of environmental impacts for this project on June 3, 2015. The California Environmental Quality Act provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of the previous Mitigated Negative Declaration.

VARIANCE DRC2016-00154 – D.R. HORTON - A request to reduce the required setbacks on Lots 19 and 31 related to Design Review DRC2015-00975 for the site plan and architectural review of 31 single-family residences on 6.5 acres of land in the Low Medium (LM) Residential District (4-8 dwelling units per acre) of the Victoria Community Plan located on the northwest corner of Kenyon Way and Lark Drive; APN: 1089-011-04.

Project Background: The Planning Commission approved the subdivision of the 6.5 acre project site into 31 single-family residential lots on March 11, 2015 (SUBTT18508). The original approval included a General Plan Amendment (DRC2014-00560), a Victoria Community Plan Amendment (DRC2014-00561) and Variance DRC2014-01117. The General Plan Amendment changed the land use designation of the project site from Park (P) to Low Medium (LM) Residential. The Victoria Community Plan Amendment changed the zoning designation from School (S) to Low Medium (LM) Residential. The Variance reduced the required lot depth of Lot 19.

Project Overview: The applicant proposes constructing 31 single-family residences on the 6.5 acre project site, which is located at the southwest corner Kenyon Way and Lark Drive and is adjacent to Kenyon Park. The site is approximately 650 feet from east to west and approximately 400 feet from north to south and drains roughly north to south and is covered with scrub brush. A Community trail runs along the south and west property lines.

Three floor plans along with three unique elevations per floor plan are proposed. The homes range in size from 2,437 square feet to 2,967 square feet. The proposed architectural styles are Spanish, Craftsman and Farmhouse. The approved lots range in size from 5,025 square feet to 11,201 square feet, with an average lot size of 6,774 square feet. Subdivisions with lot sizes averaging less than 7,500 square feet in size are not required to provide single-story plans. As such, only two-story plans are proposed.

Lot coverage ranges from 30.8 percent to 58.7 percent, below the maximum permitted 60 percent lot coverage. The required front yard setbacks are a 20-foot minimum and a 25-foot average; the required side yard setbacks are 5 and 10 feet; and, the required rear yard setback is 15 feet. Each lot except for Lots 19 and 31 comply with all of the related development standards. Lot 19 does not meet either the minimum 20-foot front yard or the 15-foot rear yard setback requirements. A Variance for the lot depth of Lot 19 was included with the original approval of the subdivision. The proposed front yard setback for Lot 19 is 10 feet and the proposed rear yard setback is 11 feet. Lot 19 is oddly shaped due to a requirement that there be a larger parkway along Kenyon Way for line-of-site purposes. Lot 19 is also negatively impacted by a curve in an interior street. These lot constraints make it difficult to plot one of the proposed floor plans on this lot without approval of a

Variance. Lot 19, however, is 7,819 square feet in size and will provide large rear and side yard areas. The house plotted on Lot 19 is designed with a side entrance, so the proposed house plotting places the main entrance facing the street. Lot 31 requires a 27-foot reduction in the required 5-foot side yard setback (4.73 foot proposed) due to the shape of the lot, which narrows slightly towards the rear of the lot.

The project includes 3 lettered lots that will be maintained by the Landscape Maintenance District in the area. Lot "A" was created on the south side of Lark Drive in order to get the intersection of the new project street and the existing street across Kenyon Way (Lark Drive) to line up. Lots "B" and "C" were necessary in order to provide line-of-site visibility for the interior streets of the project where they intersect Kenyon Way, which is curvilinear along the project boundary. The Engineering Department has agreed to accept dedication and maintenance of these lettered lots.

Staff Comments: The proposed project is well-designed and meets all the related development criteria, except the necessity for a setback Variance on Lots 19 and 31. Staff is in support of the proposed Variance due to the configuration of each lot. Each plan carries the chosen architectural design theme along with wall and roof plane articulation to each elevation. Each plan also includes an optional California room/deck that carries over the design themes used on the front elevations. The outstanding issues are whether the arches used on the front elevation of Plans 2 and 3 - Spanish should be carried over to the optional California room/deck on this plan and whether all or a fixed percentage of the plans should include the optional California room/deck to provide the rear elevation with greater articulation and visual interest. Staff also requests the applicant to clearly indicate on the plans that all window surrounds and other decorative elements be constructed of wood or a smooth finish over dense foam.

Major Issue: Whether the Committee agrees with staff and is in support of a setback Variance to reduce the front and rear yard setbacks on Lot 19 and the side yard setback of Lot 31.

Secondary Issues:

1. Whether the arches used on the front elevation of Plans 2 and 3 – Spanish should be carried over to the optional California room/deck.

2. Whether all or a fixed percentage of the plans should include the optional California room/deck to provide greater articulation and visual interest.

3. That the applicant update the plans to clearly indicate on the plans that all window surrounds and other decorative elements be constructed of wood or a smooth finish over dense foam.

Staff Recommendation: Staff recommends that the Committee review the project and determine whether the proposed Variance is acceptable and whether the secondary issues have been addressed and determine whether the project may move forward with the recommended changes to the Planning Commission for final review.

Design Review Committee Action:

Members Present:

Staff Planner: Tabe van der Zwaag