



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE

### AGENDA

APRIL 5, 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

APRIL 5, 2016

- A. DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, nTree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.
- B. MINOR DESIGN REVIEW DRC2015-00950 - LYFE COMPANY, LLC. - A request to modify the exterior of an existing building of 85,000 square feet and to add an outdoor patio area of 21,000 square feet for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187, Uniform Sign Program Modification DRC2015-01198 and Minor Exception DRC2016-00202.
- C. MINOR EXCEPTION DRC2016-00202 - LYFE COMPANY, LLC. - A request to reduce the amount of required parking spaces by less than 25% for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Uniform Sign Program Modification DRC2015-01198.
- D. UNIFORM SIGN PROGRAM AMENDMENT DRC2015-01198 - LYFE COMPANY, LLC. - A request to modify Uniform Sign Program #28 in conjunction with a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial



## DESIGN REVIEW COMMITTEE AGENDA

APRIL 5, 2016

Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Minor Exception DRC2016-00202.

- E. DESIGN REVIEW DRC2015-00811 – DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related Files:Tentative Tract Map SUBTT18960.

### 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 24, 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.

Nikki Cavazos

April 5, 2016

DESIGN REVIEW MODIFICATION DRC2016-00182 - KB HOME - A review of the revised plotting and architecture for 25 single-family residences within a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the 210-Freeway; APN's: 0225-452-13 through -17, -19, 0225-465-01 through -03, -15, -16, -18, 0225-085-06 through -09, -11, -12, and 0225-062-02 through -08. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, Tree Removal Permit DRC2009-00224 and Design Review DRC2013-00743. On November 9, 2011 a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. California Environmental Quality Act Section 15162 (a) provides that no further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

Background: A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). KB Home bought the property in order to develop/construct homes. KB Home submitted an application to construct house product. The project was reviewed by the Design Review Committee on March 4, 2014 and was approved by the Planning Commission on April 23, 2014 (related file: Design Review DRC2013-00743). The approval was for a variety of floor plans and four different architectural themes, Spanish Colonial, Craftsman, Farmhouse and Cottage. The subdivision is currently under construction and about 50% of the houses are completed and occupied.

Design Parameters: The project site consists of seventy-six (76) parcels located on the east side of East Avenue, about 150 feet north of the 210-Freeway. The project site has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). To the north, there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site, are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the 210-Freeway. The properties to the east are vacant. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan. The subject property is generally level with a southeasterly slope; the elevations at the northwest and southeast corners are approximately 1,455 feet and 1,400 feet, respectively.

On January 5, 2016, the applicant submitted plans to revise the house product on twenty-five (25) of the uncompleted lots. The changes to the house product include three new smaller floor plans and one new elevation theme. The applicant has stated that home buyers have requested smaller floor plans with a lower base price. The smaller floor plans will reduce the purchase price of the homes by about \$80,000 to \$90,000.

The applicant proposes three (3) new footprints – Plans 5, 6, and 7 – to be added to the set of previously approved Plans 1, 2, 2x, 3, and 4 that are currently under construction. The new floor plans will be one-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. The previously approved house product have floor plans which range between 3,381 and 4,506 square feet in area. The proposed floor plans will range between 2,400 and 3,115 square feet in area. No revisions are proposed to the size and/or dimensions of the lots on which these new floor plans will be constructed. The smaller floor plans will remain in compliance with all development standards including setbacks, lot coverage, and height standards. The garages of forty (40) of the houses (53 percent of the total number of proposed

DRC COMMENTS

DESIGN REVIEW MODIFICATION DRC2016-00182 – KB HOME

April 5, 2016

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houses) will be setback from the front part of the house or will not face towards the street, i.e., they are “side entry” garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires 50 percent of the garages to be oriented or situated in a manner that minimizes the visual presence (as seen from the street). Fifty-one (51) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 67 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story.

The subdivision is currently comprised of four (4) types of architectural themes (elevations), Spanish Colonial, Craftsman, Cottage, and Farmhouse, which were reviewed and approved by the Design Review Committee on January 28 and March 4, 2014. The applicant proposes to add a fifth architectural theme – Italianate. This theme will be used on the houses at five of the remaining vacant lots. The other 20 houses will have (proposed) variations of the previously approved Spanish Colonial, Craftsman, and Farmhouse themes. Staff has reviewed the revised architecture of each theme and believe that they are consistent with the Committee’s original approval. Depending on the theme, there will also be details such as wood brackets/rafter tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. The Cottage theme is not proposed for any of the remaining 25 lots. The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of the Etiwanda Specific Plan and will incorporate a variety of materials to varying degrees. Due to the nature of the theme, the Italianate design elevations will include a low profile S-tile roof, decorative brackets and frieze board, some square tower entries with arched openings, narrower windows with a rounded top, and windows with divided lights. The roof forms will be predominantly hipped with a roof pitch which ranges from 4:12 to 5:12. The Italianate design will have a stucco finish.

Major Issues: None

Secondary Issues: None

Policy Issues: None

Staff Recommendation: Staff recommends that the project be approved and forwarded to the Planning Commission for review and action.

Design Review Committee Action:

Staff Planner: Nikki Cavazos, Assistant Planner

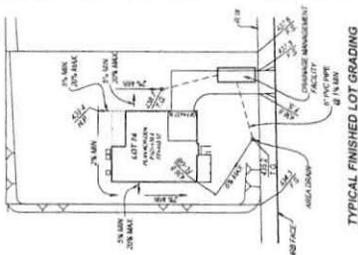
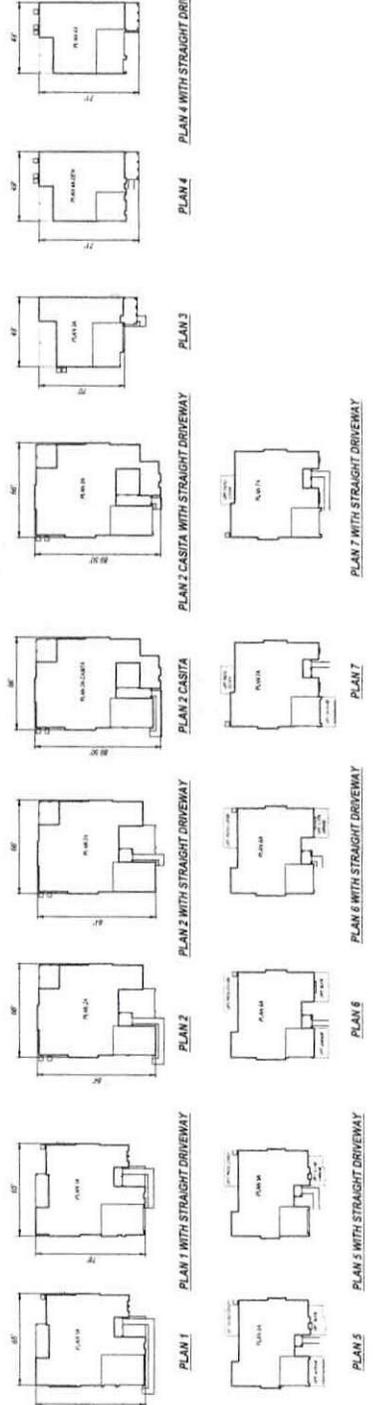
Members Present:

Attachments: Exhibit A - Site Plan (lots subject to this application are highlighted)  
Exhibit B - Planning Commission Staff Report for Development Review  
DRC2013-00743, dated April 23, 2014  
Exhibit C - Design Review Committee Action Comments, dated March 4, 2014  
Exhibit D - Design Review Committee Action Comments, dated  
January 28, 2014

# SITE PLAN for TRACT 18122



## INDEX MAP



TYPICAL FINISHED LOT GRADING @ 1/8\"/>

### DATE OF MAP

APRIL 11, 2005  
 APRIL 22, 2005  
 MAY 11, 2005  
 NOVEMBER 22, 2005  
 JANUARY 19, 2006

### SITE PLAN MIX

	A	B	C	D	E	F
1	2	2	2	2	2	2
2	2	2	2	2	2	2
3	2	2	2	2	2	2
4	2	2	2	2	2	2
5	2	2	2	2	2	2
6	2	2	2	2	2	2
7	2	2	2	2	2	2
8	2	2	2	2	2	2
9	2	2	2	2	2	2
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12	2	2	2	2	2	2
13	2	2	2	2	2	2
14	2	2	2	2	2	2
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16	2	2	2	2	2	2
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18	2	2	2	2	2	2
19	2	2	2	2	2	2
20	2	2	2	2	2	2
21	2	2	2	2	2	2
22	2	2	2	2	2	2
23	2	2	2	2	2	2
24	2	2	2	2	2	2
25	2	2	2	2	2	2
26	2	2	2	2	2	2
27	2	2	2	2	2	2
28	2	2	2	2	2	2

### GARBAGE TREATMENTS

	1	2	3	4	5	6	7
BUILDING ENTRY	28	12	24	24	24	24	24
SET BACK ENTRY	16	27	24	24	24	24	24
SIDE ENTRY	27	28	24	24	24	24	24

WDD NO. 8 36C368362  
 DRC2015-0743

### SITE PLAN FOR TRACT 18122

IN THE CITY OF RANCHO CUCUMONGA, CALIFORNIA

SHEET 1 OF 3

PREPARED FOR:  
**KB HOME**  
 36370 INLAND VALLEY DRIVE  
 WILDOMAR, CA 92595  
 TEL: (951) 691-5241

PREPARED BY:  
**M** MAYERS & ASSOCIATES  
 CIVIL ENGINEERING, INC.  
 PLANNING • ENGINEERING • SURVEYING  
 19 N. SPANISH TRAIL, SUITE 200, LAKE HAVAS, CA 92349  
 (951) 266-1100 (Fax) (951) 266-1101

**IMPERVIOUS AREA**  
 EXISTING IMPERVIOUS AREA 0 AC  
 NEW IMPERVIOUS AREA 0 AC  
 TOTAL IMPROVED IMPERVIOUS AREA 0 AC

**BUILDING SET BACKS**  
 FRONT - 30' MIN.  
 REAR - 10' MIN.  
 SIDE - 5' MIN. OR 20' CORNER

# STAFF REPORT

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## PLANNING DEPARTMENT



Date: April 23, 2014

To: Chairman and Members of the Planning Commission

From: Candyce Burnett, Planning Manager

By: Mike Smith, Associate Planner

Subject: DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres in the Very Low (VL) Residential District, Etiwanda Specific Plan, located on the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. On November 9, 2011, a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. 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 a previous Negative Declaration.

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**RECOMMENDATION:** Staff recommends approval of Development Review DRC2013-00743 by adoption of the attached Resolution of Approval with conditions.

### PROJECT AND SITE DESCRIPTION:

- A. Surrounding Land Use and Zoning:  
North - Single-Family Residences; Very Low (VL) Residential District, Etiwanda Specific Plan  
South - Access road for San Bernardino Flood Control District and Foothill Freeway (SR-210)  
East - Vacant; Very Low (VL) Residential District, Etiwanda Specific Plan  
West - Single-Family Residences (Part) and Vacant (Part); Very Low (VL) Residential District, Etiwanda Specific Plan
- B. General Plan Designations:  
Project Site - Very Low Residential  
North - Very Low Residential  
South - n/a  
East - Very Low Residential  
West - Very Low Residential
- C. Background: A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). The recording of the final map is pending. The property has since been sold to KB Home for the development/construction of the homes.
- D. Site Characteristics: The project site consists of five (5) parcels located on the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) (Exhibit B). The project site

has an overall area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). The site is vacant. There are numerous trees within and along the property lines of the individual parcels that comprise the project site. The eastern half of the combined property is mostly low vegetation. To the north, there are single-family residences, including recently constructed single-family residences within Tract 17651. To the west of the project site, are single-family residences and a single, vacant parcel. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the Foothill Freeway (SR-210). The properties to the east are vacant. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan. The subject property is generally level with a southeasterly slope; the elevations at the northwest and southeast corners are approximately 1,455 feet and 1,400 feet, respectively.

#### ANALYSIS:

- A. General: The applicant proposes to construct a single-family residence on each lot of the above-noted subdivision for a total of seventy-six (76) single-family residences. The floor areas of the houses will range between 3,381 square feet (Plan 1) to 4,506 square feet (Plan 4). Thirty-eight (38) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 50 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story. The garages of sixty-four (64) of the houses (60.6 percent of the total number of proposed houses) will be setback from the front part of the house or will not face towards the street, i.e., they are "side entry" garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan that requires 50 percent of the garages to be oriented or situated in a manner that minimizes its visual presence (as seen from the street). The houses on all corner lots (Lots 1, 17, 20 through 23, 28, 29, 40, 41, 52, 53, 64, 65, and 76) will be single-story as required per Section 5.42.608 of the Etiwanda Specific Plan.

The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of the Etiwanda Specific Plan. The applicant proposes four (4) types of architectural themes (elevations) – Spanish, Colonial, Cottage, and Farmhouse. Each house will incorporate a variety of materials to varying degrees. Depending on the theme, the Colonial, Cottage, and Farmhouse will have a combination of stone veneer, board and batt siding, lap siding, and stucco finish. Due to the nature of the theme, the Spanish elevation will be exclusively finished with stucco. Roofing will be either flat or barrel concrete tile.

Each house will have an articulated footprint/floor plan and profile. The applicant proposes four (4) distinct footprints – Plans 1, 2, 2x, 3, and 4 – and reverse footprints of each for a total of ten (10) footprints. Plans 1, 2, and 2x will be one-story, while the others will be two-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. Because the footprints and profiles of each house differ, there will be a variety of movement in the wall planes and roof lines. Each house will have a front entrance comprised of either an enclosed courtyard or a covered porch. Potential homeowners have the option of a casita attached to the house (Plan 2x). Depending on the theme, there will also be details such as wood brackets/rafter tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. Chimneys are not proposed.

- B. Neighborhood Meeting: A neighborhood meeting for Tentative Tract Map SUBTT18122 was conducted to gather input and comments from the owners of the surrounding properties within 660 feet of the project site. That meeting was held at Etiwanda High School at 9161 Base Line Road on October 16, 2009. Another meeting for the subject application was conducted for the same purpose at Etiwanda Colony Elementary School, located at 13144 Banyan Street on January 29, 2014. As with the tentative tract map, none of the participants in attendance had any objections to this part of the project, i.e. the architecture of the homes. Most questions were about the final status of the existing trees, and the design and alignments of the proposed walls and trails. Staff and the applicant were able to address these questions to the satisfaction of the attendees. The principal concerns presented were in relation to the increased traffic volume generated by the project that would pass through neighboring streets. There were also concerns regarding the design of, and traffic control (stop signs, signalization, etc.) at, the intersection of East Avenue and the proposed street near Lots 1 and 76. Staff indicated that the traffic-related issues were analyzed during the review of the tentative tract map, and it was determined that the traffic volumes were expected to be within acceptable levels and that the street intersection complied with City standards.
- C. Grading and Technical Review Committees: The Grading Review Committee (Addington and Miller) and Technical Review Committee reviewed Tentative Tract Map SUBTT18122 on December 15, 2009. All of the grading and technical aspects of the overall project were analyzed at that time. The Committees accepted the proposal and their conditions of approval were subsequently incorporated into the Resolution of Approval for the tentative tract map (Resolution No. 11-56). Although the subject application is limited to a review of the architecture of the proposed homes, details that could impact the Grading Plan have now been firmly established. Therefore, to ensure that the grading and technical aspects of the project are still in compliance with the City's standards/guidelines within the context of potential revisions (changes to pad elevations, pad locations, flow lines, etc.) to accommodate the proposed homes, an additional review by these Committees occurred on January 28, 2014. Revisions/corrections were requested by the Committee and, following the completion of those revisions/corrections, the proposal was reviewed again by the Committee on March 4, 2014. The Committees accepted the proposal and recommended approval. Their conditions have been incorporated into the Resolution of Approval.
- D. Design Review Committee: The Design Review Committee (Munoz, Wimberly, and Nicholson) reviewed Tentative Tract Map SUBTT18122 on December 15, 2009. The Committee accepted the subdivision layout as proposed and their conditions of approval were subsequently incorporated into the Resolution of Approval for the tentative tract map (Resolution No. 11-56). On January 28, 2014, the Design Review Committee reviewed the subject application (Exhibit I). The Committee generally accepted the proposal as submitted with some exceptions. They directed the applicant to revise the Spanish Colonial themed elevations so that they incorporated more features that are characteristic of Spanish Colonial architecture. The features that were requested include arched and/or recessed windows, shutters with curved top edges that match the corresponding arched window, and arched trim above the garage doors. The Committee requested that the stackstone veneer be comprised of blocks that were thicker, i.e. the vertical dimension of each stack should be increased. Also, the Committee requested that the applicant vary the type of rock veneers on the Craftsman themed elevations. The applicant subsequently revised the architecture and submitted the proposal for a follow-up review by the Committee (Fletcher and Granger) at a meeting held on March 4, 2014 (Exhibit J). The Committee reviewed the revised architecture and recommended approval. Their conditions have been incorporated into the Resolution of Approval.

- E. Trails Advisory Committee: The Trails Advisory Committee reviewed Tentative Tract Map SUBTT18122 on December 9, 2009, and September 8, 2010. All of the design and technical aspects of the trail were analyzed at that time. The Committee accepted the proposal and recommended approval. As this application is limited to a review of the architecture of the proposed homes, an additional review by this Committee of this application was determined to be not necessary.
- F. Environmental Assessment: Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City adopted a Mitigated Negative Declaration on November 9, 2011, in connection with the City's approval of Tentative Tract Map SUBTT18122. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR or Negative Declaration is required in connection with subsequent discretionary approvals of the same project. No substantial changes are proposed to the project that indicate new or more severe impacts on the environment; no substantial changes have occurred in the circumstances under which the project was previously reviewed that indicates new or more severe environmental impacts; no new important information shows the project will have new or more severe impacts than previously considered; and no additional mitigation measures are now feasible to reduce impacts or different mitigation measures can be imposed to substantially reduce impacts. There have been no substantial changes to the project or the circumstances surrounding the project which would create new or more severe impacts than those evaluated in the previous Negative Declaration. Staff further finds that the project will not have one or more significant effects not discussed in the previous Negative Declaration, not have more severe effects than previously analyzed, and that additional or different mitigation measures are not required to reduce the impacts of the project to a level of less-than-significant.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site. No correspondence has been received.

Respectfully submitted,

Candyce Burnett  
Planning Manager

CB:MS/ge

- Attachments:
- Exhibit A - Location Map
  - Exhibit B - Aerial Photo
  - Exhibit C - Site Utilization Map
  - Exhibit D - Site Plan
  - Exhibit E - Tentative Tract Map SUBTT18122 (for reference only)
  - Exhibit F - Conceptual Precise Grading Plan and Sections
  - Exhibit G - Floor Plans and Elevations
  - Exhibit H - Landscape Plans (typical)
  - Exhibit I - Design Review Committee Action Comments (January 28, 2014)
  - Exhibit J - Design Review Committee Action Comments (March 4, 2014)
  - Exhibit K - Figure 5-2 (Etiwanda Specific Plan)
  - Exhibit L - Staff Report (without exhibits) and Resolution of Approval No. 11-56 for Tentative Tract Map SUBTT18122
- Draft Resolution of Approval for Development Review DRC2013-00743



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE AGENDA

MARCH 4, 2014 - 7:00 P.M.

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

### I. CALL TO ORDER

ACTION

Roll Call

7:00 P.M.

Regular Members: Richard Fletcher X Francisco Oaxaca A  
Candyce Burnett    Donald Granger X

Alternates: Ray Wimberly    Frances Howdysshell     
Lou Munoz   

### II. 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.

- A. DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance DRC2009-00020, and Tree Removal Permit DRC2009-00224.

*A. The project was approved as presented with the direction of the Committee to add arches to the front entryway at the front elevations of Plans 1 and 1x.*



## DESIGN REVIEW COMMITTEE AGENDA

### MARCH 4, 2014

#### III. PUBLIC COMMENTS

None.

*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.*

#### IV. ADJOURNMENT

7:29 P.M.

*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.*

## DESIGN REVIEW COMMENTS

7:00 p.m.

Mike Smith

March 4, 2014

DEVELOPMENT REVIEW DRC2013-00743 - KB HOME: - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue about 150 feet north of the Foothill Freeway (SR-210) - APNs: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance DRC2009-00020, and Tree Removal Permit DRC2009-00224.

**Background:** The proposed project was reviewed by the Committee on January 28, 2014. The Committee generally accepted the proposal as submitted with some exceptions. The Committee directed the applicant to do the following and submit the proposal for a follow-up review prior to forwarding the application to the Planning Commission for review (Exhibit A):

1. Revise the Spanish Colonial-themed elevations so that they incorporated more features that are characteristic of Spanish Colonial architecture. The features that were requested include arched and/or recessed windows, shutters with curved top edges that match the corresponding arched window, and arched trim above the garage doors;
2. Use stackstone veneer comprised of blocks that have a vertical dimension greater than originally proposed so that each stack is visually "thicker";
3. Vary the type of rock veneers on the Craftsman-themed elevations. The applicant proposed a stackstone veneer for all houses that had the Craftsman theme. The Committee wanted the houses to have a stone veneer constructed of either fieldstone, river rock, brick, or stackstone veneer; and
4. Add decorative windows on the garage doors.

**Staff Comments:** The applicant agreed to complete the revisions as directed by the Committee. With the exception of Revision #1 as listed above, the revisions can be included as conditions of approval and verified during review of the construction plans by Staff during plan check. Those conditions of approval will read as follows:

1. The minimum vertical dimension of each stack of stackstone rows/blocks shall be 4 inches.
2. The rock veneers on the Craftsman themed elevations shall be varied so that the houses with this theme will have either fieldstone, river rock, brick, or stackstone veneer. The ratio of the veneers that are applied shall be equal throughout the subdivision, i.e. no particular veneer that is used shall be the dominant veneer. Adjoining Craftsman-themed houses shall not have the same type of veneer.
3. All garage doors shall have decorative windows that match the theme of the corresponding house.

For Revision #1, the applicant has prepared a new set of plans (for the Spanish Colonial theme only) showing the revisions as directed. Staff conducted a side-by-side comparison of the original and revised plans and has concluded that the applicant has completed the revisions as discussed at the Design Review Committee meeting on January 28, 2014. The applicant has made the following revisions (staff

will provide a set of both the original and revised plans and show the changes that were made to the Committee during the meeting):

1. The majority of the windows that are located beneath a gable roof on all elevations have been revised so that the horizontal edge at the top of each window has been changed to an arc.
2. At windows there were proposed to be recessed into the building wall, then the horizontal soffit above the window now has been changed to an arched soffit.
3. At some of the windows that are located beneath a gable roof on all elevations, the top edge of the rectangular foam trim has been changed to include a curvilinear/arced top edge.
4. Where there were rectangular shutters at the above-noted windows, the shutters now have an arced top edge that 'reflects' the adjoining window.
5. At garages that are located beneath a gable roof, the top edge of the rectangular foam trim has been changed to include a curvilinear/arced top edge, or, if recessed, the top edge of the soffit is now arched.

**Staff Recommendation:** Staff recommends that the project be approved with the above-noted revisions incorporated by the applicant and those recommended by staff and forwarded to the Planning Commission for review and action.

**Design Review Committee Action:**

The project as approved as presented with the direction of the Committee to add arches to the front entryway at the front elevations of Plans 1 and 1x.

Members Present: Fletcher, Granger

Staff Planner: Mike Smith



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE AGENDA

JANUARY 28, 2014 - 7:00 P.M.

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

### I. CALL TO ORDER

ACTION

Roll Call

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

7:00 p.m.

Alternates: Ray Wimberly    Frances Howdyshell     
Lou Munoz   

### II. 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.

A. DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. On November 9, 2011, a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. The California Environmental Quality Act provides that no

A. *Generally accepted with corrections to come back for a follow-up review by the Committee.*



## DESIGN REVIEW COMMITTEE AGENDA JANUARY 28, 2014

further environmental review or Negative Declaration is required for subsequent projects or minor revisions to projects within the scope of a previous Negative Declaration.

### III. PUBLIC COMMENTS

None.

*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.*

### IV. ADJOURNMENT

7:35 p.m.

*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.*

## DESIGN REVIEW COMMENTS

7:00 p.m.

Mike Smith

January 28, 2014

DEVELOPMENT REVIEW DRC2013-00743 - KB HOME - A review of a proposal for 76 single-family residences in conjunction with a previously approved 76-lot subdivision of about 53 acres within the Very Low (VL) Residential District, Etiwanda Specific Plan, located at the east side of East Avenue, about 150 feet north of the Foothill Freeway (SR-210) - APN: 0225-191-03, -04, -13, -15, and -20. Related files: Tentative Tract Map SUBTT18122, Variance 2009-00020, and Tree Removal Permit DRC2009-00224. On November 9, 2011, a Mitigated Negative Declaration was adopted by the Planning Commission for Tentative Tract Map SUBTT18122. 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 a previous Negative Declaration.

**Background:** A tentative tract map for the purpose of subdividing the property into seventy-six (76) lots for single-family residential development, filed by Chaffey Joint Union High School District, was approved for this project site by the Planning Commission on November 9, 2011 (Related file: Tentative Tract Map SUBTT18122). To date, the final map has not been recorded. The property has since been sold to KB Home for the development/construction of the homes.

**Site Characteristics:** The project site is a vacant, rectangular-shaped property with an area of approximately 2.4 million square feet (53 acres). The overall dimensions of the site are approximately 2,500 feet (east to west) by approximately 940 feet (north to south). The area of the lots that will comprise the above-noted subdivision range between 21,780 square feet to 36,890 square feet (the minimum lot area is 20,000 square feet). The minimum average lot area is 25,230 square feet (the minimum average lot area is 25,000 square feet). The depth of each lot will be at least 200 feet, and the width of each lot will meet the required 90-foot dimension. All lots will be conventional, i.e. rectangular in shape, which will allow conventional house plotting.

To the north and west of the project site, are single-family residences. To the south, is a vacant parcel owned by Caltrans and used by the San Bernardino County Flood Control District for access to their facilities further to the east. Beyond this parcel is the Foothill Freeway (SR-210). The properties to the east are vacant. The zoning of the property and all the surrounding properties is Very Low (VL) Residential District, Etiwanda Specific Plan.

**General:** The applicant proposes to construct a single-family residence on each lot of the above-noted subdivision for a total of seventy-six (76) single-family residences. The floor areas of the houses will range between 3,381 square feet (Plan 1) to 4,506 square feet (Plan 4). Thirty-eight (38) of the houses will be one-story, while the houses on the remainder of the lots will be two-story. This equates to 50 percent of the lots having single-story houses. This mix of one- and two-story homes is consistent with the policy adopted by the Planning Commission requiring that 25 percent (minimum) of the proposed houses be single-story. The garages of sixty-four (64) of the houses (60.6 percent of the total number of proposed houses) will be setback from the front part of the house or will not face towards the street, i.e., they are "side entry" garages. This will comply with Section 5.42.606 of the Etiwanda Specific Plan which requires that 50 percent of the garages be oriented or situated in a manner that minimizes its visual presence (as seen from the street). The houses on all corner lots (Lots 1, 17, 20 through 23, 28, 29, 40, 41, 52, 53, 64, 65, and 76) will be single-story as required per Section 5.42.608 of the Etiwanda Specific Plan.

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DRC2013-00743 – KB HOME  
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The architecture of each house will be consistent with the general design requirements outlined in Section 5.42.600 of the Etiwanda Specific Plan. The applicant proposes four (4) types of architectural themes (elevations) – Spanish, Colonial, Cottage, and Farmhouse. Each house will incorporate a variety of materials to varying degrees. Depending on the theme, the Colonial, Cottage, and Farmhouse will have a combination of stone veneer, board and batt siding, lap siding, and stucco finish. Because of the nature of the theme, the Spanish elevation will be exclusively finished with stucco. The roofing will be either flat or barrel concrete tile.

Each house will have an articulated footprint/floor plan and profile. The applicant proposes four (4) distinct footprints – Plans 1, 2, 2x, 3, and 4 – and reverse footprints of each for a total of ten (10) footprints. Plans 1, 2, and 2x will be one-story while the others will be two-story. The number of available footprints will comply with Figure 5-45 of the Etiwanda Specific Plan. Because the footprints and profiles of each house differ, there will be a variety of movement in the wall planes and roof lines. Each house will have a front entrance comprised of either an enclosed courtyard or a covered porch. Potential homeowners have the option of a casita attached to the house (Plan 2x). Depending on the theme, there will also be details such as wood brackets/rafters tails at the roof eaves, decorative trim and shutters around the windows, wrought iron accent features, corbels, molding along the top of the stone veneer wainscots, wood shingle siding, and decorative garage doors. Chimneys are not proposed.

**Staff Comments:** The following comments are intended to provide an outline for Committee discussion.

**Major Issues:** The following broad design issues will be the focus of Committee discussion regarding this project.

None.

**Secondary Issues:** Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues.

None.

**Staff Recommendation:** Staff recommends that the project be approved and forwarded to the Planning Commission for review and action.

**Design Review Committee Action:**

Staff presented a brief overview and background of the project and summarized the design characteristics of the proposed houses. The Committee generally accepted the proposal as submitted with some exceptions. The Committee directed the applicant to revise the Spanish Colonial themed elevations so that they incorporated more features that are characteristic of Spanish Colonial architecture. The features that were requested include arched and/or recessed windows, shutters with curved top edges that match the corresponding arched window, and arched trim above the garage doors. The Committee requested that the stackstone veneer be comprised of blocks that were thicker, i.e. the vertical dimension of each stack should be increased. Also, the Committee requested that the applicant vary the type of rock veneers on the Craftsman themed elevations. The applicant proposed a

DESIGN REVIEW COMMITTEE ACTION AGENDA  
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stackstone veneer for all houses that had the Craftsman theme. The Committee wanted the houses to have a stone veneer constructed of either fieldstone, river rock, brick, or stackstone veneer.

The applicant was directed to revise the proposal as noted and submit the proposal for a follow-up review by the Committee prior to forwarding the application to the Planning Commission for review.

Lastly, the Committee directed the applicant to add decorative windows on the garage doors.

Members Present: Fletcher, Oaxaca, Granger

Staff Planner: Mike Smith

## DESIGN REVIEW COMMENTS

7:00 p.m.

Dominick Perez

April 5, 2016

MINOR DESIGN REVIEW DRC2015-00950 – LYFE COMPANY, LLC. – A request to modify the exterior of an existing building of 85,000 square feet and to add an outdoor patio area of 21,000 square feet for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187, Uniform Sign Program Modification DRC2015-01198 and Minor Exception DRC2016-00202.

MINOR EXCEPTION DRC2016-00202 – LYFE COMPANY, LLC. – A request to reduce the amount of required parking spaces by less than 25% for a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Related Cases: Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Uniform Sign Program Modification DRC2015-01198.

UNIFORM SIGN PROGRAM AMENDMENT DRC2015-01198 – LYFE COMPANY, LLC. – A request to modify Uniform Sign Program #28 in conjunction with a proposed food hall, gourmet market, and retail space in the Industrial Park (IP) District, Haven Avenue Overlay and Industrial Commercial Overlay, located at the northeast corner of Haven Avenue and Arrow Route at 8443 Haven Avenue; APN: 0208-622-27. Minor Design Review DRC2015-00950, Conditional Use Permit DRC2015-00959, Conditional Use Permit DRC2015-01187 and Minor Exception DRC2016-00202.

Design Parameters: The applicant proposes to modify an existing building of about 85,000 square feet to establish "Haven City Market". The subject building is within a commercial/office center of about 17.65 acres located on the east side of Haven Avenue, and bound to the north and south by Civic Center Drive and Arrow Route, respectively. The center consists of seven (7) buildings - two (2) dental office buildings, three (3) multi-tenant office buildings, a multi-tenant retail building, and a vacant major tenant building (the subject building) that was previously occupied by JC Penney.

This project involves a proposal to modify the exterior of the subject building. The building's existing exterior material consists of grey concrete block walls with a standing seam metal roof above a projected covered entrance with round concrete columns. The proposal includes the installation of a series of updated building materials, including decorative brick veneer, perforated metal screen walls, reclaimed wood, cabled railing fences, steel beam awnings, and aluminum glass storefronts with glass roll-up doors. The west and south building elevations, which are most visible along the adjacent streets, will be entirely remodeled to include a combination of the above-mentioned materials. The north and east building elevations, which are less visible, will incorporate the proposed material around the visible areas, including the west end of the north elevation and the south end of the east elevation.

The floor plan indicates the interior of the building will contain thirty-four (34) food-related tenant spaces (about 59,000 square feet), a gourmet farmers market (20,500 square feet), and an art gallery (5,619 square feet). Most of the tenant spaces will only be accessible from the interior of the building. The storefront tenants along the west side of the building will be directly accessible from the exterior of the building. The art gallery will be located within a mezzanine area that will be accessible via a semi-circular staircase and ADA-compliant elevator.

This building is currently surrounded on the east, south and west by parking spaces and drive aisles. The site plan indicates the existing parking spaces and drive aisle along the south end of the building will be removed and replaced with a 21,064 square foot outdoor patio and garden

## DRC COMMENTS

MINOR DESIGN REVIEW DRC2015-00950, MINOR EXCEPTION DRC2016-00202,  
UNIFORM SIGN PROGRAM AMENDMENT DRC2015-01198 – LYFE COMPANY, LLC.

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area. The garden area will be semi-enclosed by a perforated metal screen wall that will be setback 45 feet from the face of curb along Arrow Route and will include a matching perforated metal gate for access along the west elevation. The outdoor area includes approximately 10,500 square feet of outdoor seating area, and contains approximately 10,500 square feet of landscape, fireplace and fountain area. The enclosed outdoor area, as well as the area along the front of the building, will contain decorative paving with tree wells. The landscape plan provided shows the project will be in compliance with the water budget requirements specified in Section 18.82 of the Development Code.

The applicant is also requesting approval of a Minor Exception to reduce the amount of required parking spaces by less than 25%. The Development Code requires a total of 1,155 parking spaces be provided with the incorporation of the subject project. However, the site only contains a total of 924 parking spaces, which is 20% less than the required amount. Section 17.16.110 within the Development Code states that an exception may be granted for a reduction of up to 25% of the required parking spaces. Kunzman and Associates, Inc. prepared a parking study for the site and found that there will be sufficient parking for the proposed use. The study indicates that site visits were conducted on Tuesday, March 10, 2015, Friday, March 13, 2015 and Saturday, March 14, 2015. Based on the site visits, Kunzman and Associates, Inc. found that the parking lot was most impacted on Friday between 10:30 a.m. and 11:00 a.m. At that time, there were 234 parking spaces being used. The study also indicates the Haven City Market requires 631 parking spaces to be provided. Therefore, it is anticipated the proposed use will not negatively impact the onsite parking as it is expected that no more than 865 parking spaces of the existing 924 onsite parking spaces will be used (234 for existing uses and 631 for proposed Haven City Market).

Lastly, the site contains 5 different Uniform Sign Programs (USP #28, 33, 75, 77 and 82), each of which regulate signage for 6 separate buildings within the center. USP #28, which regulates signage along the building in question, was approved in 1985 and only contemplated signage for a development that consisted of one major tenant within the subject building and numerous minor tenants within the adjacent building to the north. This project proposes to modify USP #28 to include new sign requirements for the subject building and the attached multi-tenant building to the north. The program will include requirements for storefront signs, entrance signage, building graphic signage, directory signs and monument signs. The site contains an existing monument sign located along Haven Avenue north of the southerly drive entrance. The applicant proposes to replace the existing sign with two new monuments, one along Haven Avenue and one along Arrow Route. The new monument signs are designed to be compatible with the proposed building materials, including decorative brick veneer along the base, with a combination of horizontal tube steel and perforated metal panels.

Additionally, the above-mentioned applications are being reviewed in conjunction with two separate Conditional Use Permits. The first is Conditional Use Permit DRC2015-00959, which involves a proposal to establish a Commercial (Re-purposing) – Industrial use. This will allow a set of multiple commercial uses to operate together as subtenants in a building that was originally designed for a single tenant, such as a department store. The second is Conditional Use Permit DRC2015-01187, which involves a proposal to have a type 21 and 86 ABC (California Department of Alcoholic Beverage Control) license. The type 21 ABC license will allow for the sale of beer, wine and distilled spirits from the farmers/gourmet market for off-site consumption. The type 86 license will allow for special event wine tasting within a designated area of the market.

**Staff Comments:** The proposed project is well designed and meets all Development Code standards and guidelines, including landscape, building setback and height and commercial design guidelines, with the exception of parking. Staff is in support of the proposed Minor Design

## DRC COMMENTS

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Review, Minor Exception and Uniform Sign Program Modification, provided the issues listed below are resolved. The Planning Department recommends the following issues be resolved prior to the Design Review Committee recommending approval of the project.

Major Issues: None

### Secondary Issues:

1. The modified USP includes a wall mounted directory sign along the west elevation of the building. The directory sign will include a 6-foot tall by 8-foot wide floor plan map of the building's interior including the outdoor garden and patio area and a list of tenants. However, staff believes that by installing the monument sign on the exterior wall of the building, this may take away from the design of the building. Staff recommends that the monument sign be removed and installed within the building near the main entrance.
2. The proposed USP includes a total of four directory signs. Two freestanding signs will be located adjacent to the west elevation; one freestanding sign will be located within the enclosed portion of the outdoor garden area; and one wall mounted directory sign on the west elevation near the main building entrance. However, The Development Code allows one pedestrian traffic sign per establishment. Signage is typically not regulated by the Planning Department for signage located within a building. Therefore, with the relocation of the wall mounted directory map to the interior of the building and the proposed location of the directory sign within the enclosed garden area, the proposal will need to eliminate one of the freestanding directory signs in order to be in compliance with the Development Code. Staff recommends that the proposed USP be revised to eliminate one of the two freestanding signs along the west elevation.
3. The USP includes requirements for wall mounted "building graphic signage", which is also referred to as "environmental graphic signage". This sign type does not include business signage, but will include graphics and text associated with the anticipated uses within the building, such as a coffee mug graphic, or the word *eat*. The program proposes painted signs, aluminum signs and front/backlit signs. Building graphic signage is proposed along the exterior of the building and along the perforated metal screen wall surrounding the outdoor garden area. However, the Development Code currently doesn't allow for ancillary signage unrelated to a business onsite and specifically prohibits painted signs, other than murals. Therefore, staff recommends removing this section from the USP and recommends including a condition that requires any proposed murals along the exterior of the building to be reviewed and approved by the Planning Director prior to installation.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion:

1. The site plan indicates the outdoor garden area will contain 3-foot tall block walls along the perimeter. The Development Code requires that walls and fencing be consistent with the overall design theme. Staff recommends including a condition that requires the wall and fence material to be reviewed and approved by the Planning Director prior to construction.
2. The landscape plan indicates several trees along the west and south building elevations, including magnolia and eucalyptus trees will be removed. Based on a site visit, it appears

DRC COMMENTS

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that some of the trees may meet the Development Code definition of heritage tree. Therefore, staff recommends including a condition that a Tree Removal Permit be required if any of the trees proposed to be removed qualify as a heritage tree, as specified in Section 17.16.080 of the Development Code.

**Staff Recommendation:** Staff recommends that the Design Review Committee recommend approval of the proposed Minor Design Review, Minor Exception and Uniform Sign Program Modification, subject to the included conditions.

**Design Review Committee Action:**

Staff Planner: Dominick Perez, Associate Planner

Members Present:

## DESIGN REVIEW COMMENTS

7:00 p.m.

Tom Grahn

April 5, 2016

DESIGN REVIEW DRC2015-00811 - DCI INVESTMENTS - A request to develop 12 single-family homes on 4.36 acres of land in the Low (L) Residential District of the Etiwanda North Specific Plan located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court; APN: 1087-261-12. Related Files: Tentative Tract Map SUBTT18960.

Design Parameters: On October 28, 2015, the Planning Commission approved Tentative Tract Map SUBTT18960 for the subdivision of a 4.36 acre site into 12 residential lots in the Low (L) Residential District of the Etiwanda North Specific Plan (ENSP) located on the north side of Wilson Avenue, west of Etiwanda Avenue, at the southwest corner of Altura Drive and Tejas Court. The project site is located within the limits of, and was originally proposed for development under, Tract 13527. Tract 13527 is a 252 lot, 88 acre subdivision located on the north side of Wilson Avenue and west of Etiwanda Avenue; the project site is located in the extreme southwest corner of that subdivision. The development of Tract 13527 required the project site to be developed as an interim detention basin that was needed for storm drain purposes until downstream improvements were developed. The development of the San Sevaive basin, located approximately 1.25 miles east of the project site made this interim detention basin unnecessary for storm drain purposes, which subsequently allowed for the subdivision of the project site.

The Low (L) Residential District of the ENSP permits a maximum of 4 dwelling units per acre, with an average lot size of 10,000 square feet, and a minimum net lot size of 7,200 square feet. Lots within the subdivision range in size from 9,520 square feet to 25,278 square feet, with an average lot size of 12,439 square feet and a project density of 3.18 dwelling units per acre. The project complies with all applicable development standards of the ENSP and the Rancho Cucamonga Development Code (RCDC).

The project proposes three (3) distinct floor plans for the 12 lots, Plans 1 and 2 include a reverse floor plan. Plans 1 and 2 provide 3 elevations per floor plan; Plan 3 provides 1 elevation. Architectural themes include Ranch, Spanish, and Craftsman styles. Floor plans range in size from 2,986 square feet to 4,028 square feet. Plan 1 is two-story, Plans 2 and 3 are single-story.

For subdivisions of 11 to 20 units, the ENSP requires 4 footprints with 3 elevations per footprint. The application proposes 5 footprints, with 3 elevations per footprint for Plans 1 and 2; however, Plan 3 is only provided once and provides only 1 footprint and 1 elevation. Additionally, the project unit plotting is consistent with the Development Code requirement that 25% of all single-family detached units in any single-family residential subdivision consisting of 4 or more units should be single-story units; 50% of the proposed units within the subdivision are single-story.

### Staff Comments:

Major Issues: The following design issues will be the focus of Committee discussion regarding this project:

1. There are no major design issues for the project. The architectural design of the project is well-executed, and all design aspects of the single and two-story units (i.e., 360 degree architecture, roof line, window surrounds, building materials, garage doors, etc.) exceed the City's design requirements.

Secondary Issues: Once all of the major issues have been addressed, and time permitting, the Committee will discuss the following secondary design issues:

1. There are no secondary design issues.

Policy Issues: The following items are a matter of Planning Commission policy and should be incorporated into the project design without discussion:

1. No policy issues have been identified.

**Staff Recommendation:** Staff recommends the Committee recommend approval of Design Review DRC2015-00811.

**Design Review Committee Action:**

Staff Planner: Tom Grahn, Associate Planner

Members Present: