



THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

MAY 11, 2016 - 7:00 PM

Rancho Cucamonga Civic Center
COUNCIL CHAMBERS
10500 Civic Center Drive
Rancho Cucamonga, California

I. CALL TO ORDER

Pledge of Allegiance

Roll Call

Chairman Wimberly ___ Vice Chairman Oaxaca ___

Munoz ___ Macias ___ Fletcher ___

II. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Historic Preservation Commission or the Planning Commission on any item listed or not listed on the agenda. State law prohibits the Historic Preservation Commission or the Planning Commission from addressing any issue not previously included on the Agenda. The Historic Preservation Commission or the Planning Commission may receive testimony and set the matter for a subsequent meeting.

Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.

III. PUBLIC HEARINGS/PLANNING COMMISSION

The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.



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- 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 (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 Files: Tentative Tract Map 18508, Variance DRC2016-00154 and Minor Exception DRC2016-00256. 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 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. Related Files: Tentative Tract Map 18508, Design Review DRC2015-00975 and Minor Exception DRC2016-00256. Related Files: Tentative Tract Map 18508, Design Review DRC2015-00975 and Variance DRC2016-00154.
- C. MINOR EXCEPTION DRC2016-00256 – D.R. HORTON - A request to increase the maximum wall height up to 8 feet due to a grade difference 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.
- D. ENVIRONMENTAL ASSESSEMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 – CITY OF RANCHO CUCAMONGA – A proposed General Plan Amendment to 1) to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard near the intersections of East Avenue, Etiwanda Avenue, Haven Avenue, and Vineyard Avenue, and near the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street, from their existing designations of General Commercial, Industrial Park, or Office (depending on the parcel) to Mixed Use; 2) to revise Tables LU-1, delete Tables LU-3 through LU-8, and LU-10 through LU-14 of the General Plan that describe the uses and development ranges permitted within each area designated for Mixed Use development and to correct numbering of Table LU-9; 3) revise Tables LU-15 through LU-18 that summarize and describe the build-out capacity for each land use classification throughout the City; 4) revise Figures LU-2 and LU-3 of the General Plan that identify the (existing and added) locations of the parcels that are designated for Mixed Use development; 5) revise text associated with these tables and figures; and 6) to correct any typographical errors and omissions within the existing text associated with these tables and figures; APNs: 0207-211-05, 0207-211-42 through -46, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20 and -21, 1100-161-01 through -03, 0229-311-14 and -15, 1100-191-04, and 1100-201-03, -04, -06,



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201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

- H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT REVIEW DRC2014-01130 - FOOTHILL & EAST, LLC - A request for site plan and architectural review of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.
- I. ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00169 - FOOTHILL & EAST, LLC - A request to reduce the required parking by 44 spaces (52 spaces if 3,246 square feet of retail tenant space is developed) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Tentative Tract Map SUBTT19945, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.
- J. ENVIRONMENTAL ASSESSMENT AND TREE REMOVAL PERMIT DRC2014-01134 - FOOTHILL & EAST, LLC - A request to remove approximately 184 trees related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.



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and -07. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item was continued from the April 27, 2016 meeting date. This item will be forwarded to the City Council for final action. This description is a revision of the original published on March 24, 2016 and was re-noticed on April 28, 2016.

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2014-01132 - FOOTHILL & EAST, LLC – A proposed amendment to Development Code Table 17.36.020-2 (Development Standards for Mixed Use Zoning Districts) to clarify permitted uses in the Mixed Use Zoning Districts and allowing Transit Orientated Developments (TOD) within ½ mile of a transit stop and to amend Section 17.36.020 A and B, Figure 17.36.020-1 and Table 17.36.020-1, to add the proposed site to the Development Standards for Mixed Use Zoning Districts Tables, Figures and Text for consistency with the proposed Zoning Map Amendment DRC2014-01131 amending the zoning designation of the site from Community Commercial (CC) to Mixed Use (MU)) for the development of a proposed 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities for a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APN's: 1100-201-03, 04 and 07. Related Files: Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. This description is a revision of the original published on March 24, 2016 and was re-noticed on April 28, 2016.
- F. ENVIRONMENTAL ASSESSMENT AND ZONING MAP AMENDMENT DRC2014-01131-FOOTHILL & EAST, LLC - A request to change the zoning designation for 8.8 acres of land from Community Commercial (CC) to Mixed Use (MU) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. This item was continued from April 27, 2016.
- G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19945 - FOOTHILL & EAST, LLC - A request to subdivide 8.8 acres of land for residential condominium purposes related to the development of a 193-unit, multi-family mixed use development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-



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- K. ENVIRONMENTAL ASSESSMENT AND UNIFORM SIGN PROGRAM DRC2015-00318 - FOOTHILL & EAST, LLC - A request to review the Uniform Sign Program related to the development of a 193-unit multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Tree Removal Permit DRC2014-01134. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item was continued from April 27, 2016.

IV. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- L. INTER-AGENCY UPDATES
- M. COMMISSION ANNOUNCEMENTS

V. ADJOURNMENT

I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on May 5, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.



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INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

The public may address the Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium located at the center of the staff table. State your name for the record and speak into the microphone. After speaking, please sign in on the clipboard located next to the speaker's podium. It is important to list your name, address and the agenda item letter your comments refer to. Comments are generally limited to 5 minutes per individual.

If you wish to speak concerning an item *not* on the agenda, you may do so under "Public Comments." There is opportunity to speak under this section prior to the end of the agenda.

Any handouts for the Planning Commission should be given to the Planning Commission Secretary for distribution to the Commissioners. A copy of any such materials should also be provided to the Secretary to be used for the official public record.

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

Copies of the staff reports or other documentation to each agenda item are on file in the offices of the Planning Department, City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730. These documents are available for public inspections during regular business hours, Monday through Thursday, 7:00 a.m. to 6:00 p.m., except for legal City holidays.

APPEALS

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$2,597 for all decisions of the Commission. (Fees are established and governed by the City Council).

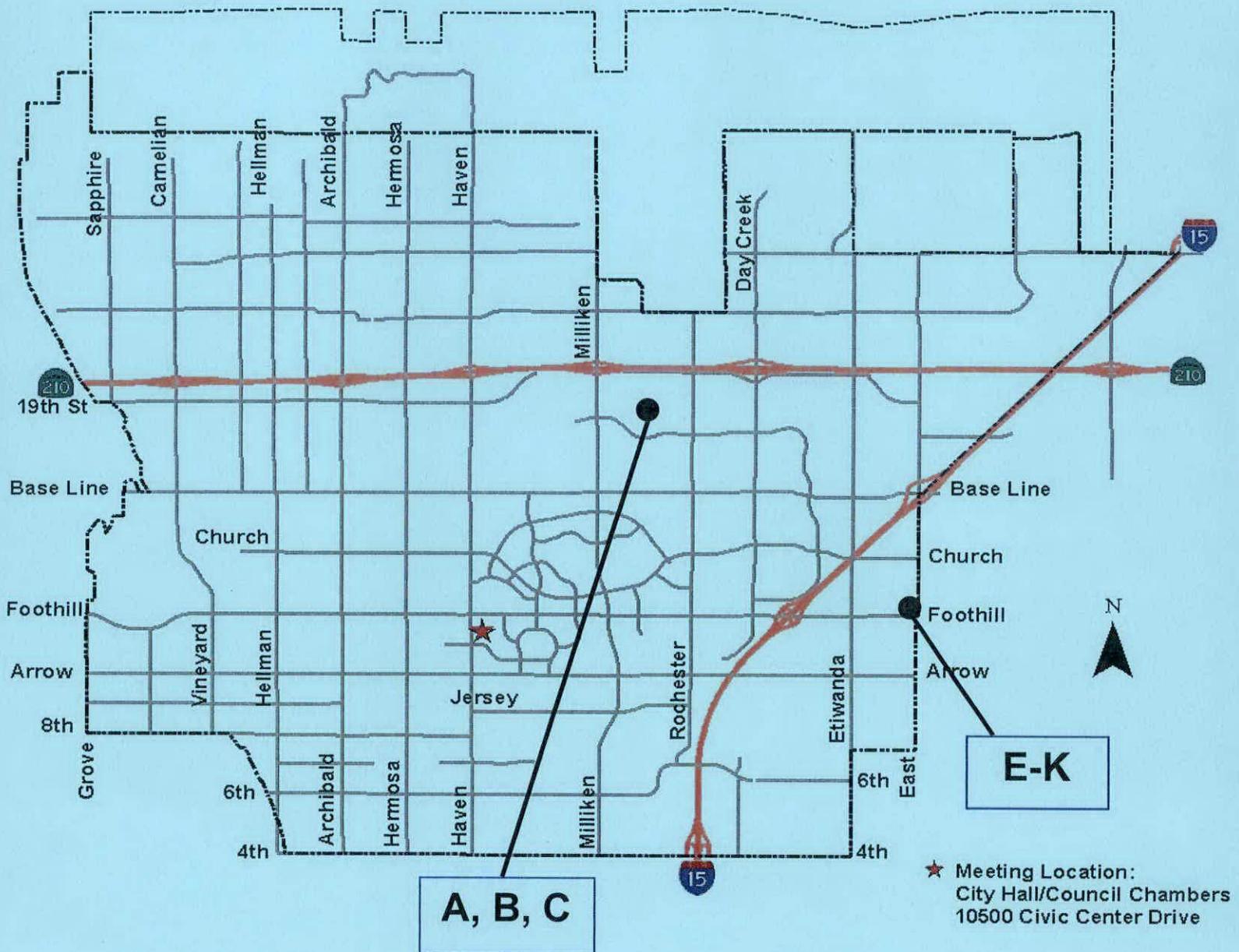
Please turn off all cellular phones and pagers while the meeting is in session.

Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us.

Vicinity Map

Historic Preservation and Planning Commission Meeting

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Items A, B, C: D.R. Horton
 Item D: Various locations—City of Rancho Cucamonga
 Items: E-K—Foothill & East