



THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

JULY 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

JULY 5, 2016

- A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00006 - CHARLES JOSEPH ASSOCIATES - A request to develop a 182-unit multi-family residential development on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-13. Related Files: Pre Application Review DRC2015-00802, Tree Removal Permit DRC2016-00007, and Minor Exception DRC2016-00455.
- B. TREE REMOVAL PERMIT DRC2016-00007 - CHARLES JOSEPH ASSOCIATES - A request to remove 62 trees related to the development of a 182-unit multi-family residential development on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-13. Related Files: Pre Application Review DRC2015-00802, Design Review DRC2016-00006, and Minor Exception DRC2016-00455.
- C. MINOR EXCEPTION DRC2016-00455 - CHARLES JOSEPH ASSOCIATES - A request to reduce on-site parking by 25 percent for the development of a 182-unit multi-family residential development on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-14. Related Files: Pre Application Review DRC2015-00802, Design Review DRC2016-00006, and Tree Removal Permit DRC2016-00007.

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 June 23, 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.

TOM GRAHN

July 5, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00006 - CHARLES JOSEPH ASSOCIATES - A request to develop a 182-unit multi-family residential development on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-13. Related Files: Pre Application Review DRC2015-00802, Tree Removal Permit DRC2016-00007, and Minor Exception DRC2016-00455.

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MINOR EXCEPTION DRC2016-00455 - CHARLES JOSEPH ASSOCIATES - A request to reduce on-site parking by 25 percent for the development of a 182-unit multi-family residential development on 4.78 acres of land in the Mixed Use (MU) District, located at the northeast corner of Foothill Boulevard and Hermosa Avenue; APN: 1077-601-14. Related Files: Pre Application Review DRC2015-00802, Design Review DRC2016-00006, and Tree Removal Permit DRC2016-00007.

Design Parameters/Surrounding Area: The application proposes the development of a 4-story, 182-unit multi-family apartment complex (including 5 Live-Work units) located at the northeast corner of Foothill Boulevard and Hermosa Avenue. The project site is comprised of two parcels that make up a generally rectangular-shaped project area. The southerly half of the site contains a liquor store (Shop & Go), a short term hotel, and a closed night club (Rock the Keys); the northerly half of the site is vacant. The property to the north contains single-family homes; to the east is the Villaggio on Route 66 workforce apartment complex (DRC2006-00633), and an existing vacant single-family residential house that has been used commercially; to the south is a multi-tenant office building and restaurant (Kick Back Jack's); and to the west are commercial uses (Xtreme Autosound) and an older multi-family residential complex. The site slopes generally from north to south, and has no landscape features except for several trees located near the north property line and throughout the existing parking lot area.

Project Proposal: The Site Plan proposes a generally rectangular shaped apartment building with an interior courtyard. The 4-story apartment building is situated in the southwest corner of the project site adjacent to the intersection of Foothill Boulevard and Hermosa Avenue with building setbacks at 20 feet off of Foothill Boulevard and 15 feet off of Hermosa Avenue. The middle of the building provides a courtyard, with a pool and other common open space areas. Driveway access to the site is provided at the Foothill Boulevard street frontage; the Hermosa Avenue driveway is for Emergency Vehicle Access only. Parking is provided in the northern and easterly portions of the project site, adjacent to the existing single-family homes to the north and the apartment complex to the east. The 5 Live-Work units front directly onto Foothill Boulevard. The club house, fitness center, and leasing office are situated on the first floor of the complex to the interior of the project site. The 182 residential units are provided in the following mix:

- 106 1-bedroom units
- 70 2-bedroom units
- 6 3-bedroom apartments units

DRC COMMENTS

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00006,
TREE REMOVAL PERMIT DRC2016-00007, MINOR EXCEPTION DRC2016-00455 –
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Architecture: The architectural design of the building is contemporary and utilizes a variety of materials including siding, stucco, stone veneer, metal railings and metal canopy, scored stucco, and aluminum storefronts. Balconies are provided for private open space. The building is of a general rectangular shape with substantial articulation in the building plane, and flat roof that contributes to the projects contemporary design. The architectural design is consistent with the design concept presented in the Planning Commission Workshop Pre-Application review of the project site.

Conceptual elevations are provided for the south elevation facing Foothill Boulevard and the west elevation facing Hermosa Avenue and five carriage unit buildings are provided to the north and east of the main apartment building; however, elevations were not included with the DRC submittal that show the east and north sides of the apartment building or the elevations of the carriage units. Each carriage unit provides 10 single-car garage spaces on the first floor and 2 residential units on the second floor. The conceptual design of the carriage units (provided to staff after the DRC submittal) provide elevations that have proportional massing and scale as well as architectural design and material compatibility with the primary apartment building.

Parking: The proposed apartment complex requires a total of 388 parking spaces, a requirement based on the number of bedrooms in each unit within the complex, guest parking, and the Live-Work commercial floor area. The design of the complex proposes to provide 293 parking spaces on-site (and 16 parking spaces off-site along Hermosa Avenue), through a mix of garage, carport, and open parking spaces for a total of 309 parking spaces available for the project. A Minor Exception (DRC2016-00455) was submitted requesting a 25 percent reduction in on-site parking. Note: off-site parking, although available to the complex, is not included in the on-site parking calculation. Garage parking spaces will be located on the first floor of the apartment building and oriented to the interior of the project. Carports are freestanding structures and are primarily located along the north and east project perimeter. Tandem parking spaces provided are throughout the project primarily located adjacent to garage parking spaces, but also adjacent to a few uncovered parking spaces. To avoid the potential for parking conflicts with garages and the adjacent tandem parking spaces, tandem spaces will always be assigned to the same tenant.

Peer Review: The Development Code establishes that Parking Studies for Mixed Use projects are subject to peer review. On May 11, 2016, the City entered into contract for a peer review of the proposed Parking Study; however, as of the writing of these DRC comments, no comments regarding the adequacy or appropriateness of the project Parking Study have been received.

Amenities: Tenant amenities on-site include the central pool courtyard, entertainment patio, garden courtyard, clubhouse, fitness room, and rooftop deck, as well as a dog park, and two community garden areas.

Staff Comments:

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

1. Provide elevations for all sides of all buildings, showing consistent design, materials, proportion and scale for all buildings on site, including the primary apartment building and the adjacent carriage garage units (Conceptual Elevations, Sheet A-301).

DRC COMMENTS

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2016-00006,
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2. Covered parking, in either garage or carport, is required at a ratio of 1 space for each 1 and 2-bedroom unit, and 2 for each 3-bedroom unit. Based on the proposed unit mix a total of 188 garage or carport spaces are required, and only 182 garage or carport spaces are provided (Parking Summary, Sheet A-101). An additional 6 covered parking spaces need to be provided.

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

1. Revise the design of the carport structures (Detail 1, Sheet A-501) to provide additional architectural enhancements consistent with the design of the apartment building and carriage garage buildings.

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: With above issues addressed to the satisfaction of the Committee, staff recommends the Committee recommend approval of Design Review DRC2016-00006, Tree Removal Permit DRC2016-00007, and Minor Exception DRC2016-00455.

Design Review Committee Action:

Staff Planner: Tom Grahn

Members Present: