



THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

JULY 13, 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.

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HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

JULY 13, 2016

Page 2

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of Regular Meeting Minutes dated June 22, 2013
- B. Consideration of Adjourned Meeting/Workshop Minutes dated June 22, 2013

IV. SCHEDULED MATTERS/PLANNING COMMISSION

- C. SELECTION OF PLANNING COMMISSION OFFICERS
- D. SELECTION OF DESIGN REVIEW COMMITTEE MEMBERS
- E. SELECTION OF TRAILS ADVISORY COMMITTEE MEMBERS (COMMISSION REPRESENTATIVES)

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- F. INTER-AGENCY UPDATES
- G. COMMISSION ANNOUNCEMENTS

VI. ADJOURNMENT

THE PLANNING COMMISSION WILL IMMEDIATELY ADJOURN TO THE RAINS ROOM TO DISCUSS PRE-APPLICATION REVIEW DRC2016-00428 – CHARLES JOSEPH ASSOCIATES.

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 July 7, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

JULY 13, 2016

Page 3



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INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

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AVAILABILITY OF STAFF REPORTS

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APPEALS

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THE CITY OF RANCHO CUCAMONGA

THE **MINUTES** OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

JUNE 22, 2016 - 7:00 PM

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

I. CALL TO ORDER

Pledge of Allegiance *7:03 PM*

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias X Fletcher X

Additional Staff Present: Candyce Burnett, Planning Director; Steven Flower, Assistant City Attorney; Brian Sadona, Associate Engineer; Jennifer Nakamura, Associate Planner; Flavio Nunez, Management Analyst II; Dominick Perez, Associate Planner; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner

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HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

JUNE 22, 2016

Page 2

None

III. ANNOUNCEMENTS AND PRESENTATIONS

None

IV. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of Regular Meeting minutes dated June 8, 2016
- B. Consideration of Adjourned Meeting (Workshop) minutes dated June 8, 2016

The Consent Calendar was adopted. Moved by Munoz, seconded by Oaxaca, carried 5-0.

V. 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.

- C. TIME EXTENSION DRC2016-00356 - GOLDEN MEADOWLAND, LLC. AND RANCH HAVEN, LLC. - A request for a time extension for previously approved Tentative Tract Map (SUBTT16072) to subdivide 150.79 acres into 359 lots in the Low (2-4 dwelling units per acre) Residential District, with an average density of 2.3 dwelling units per acre for the entire project, in the Upper Etiwanda Neighborhood of the Etiwanda North Specific Plan, located at northeast corner of Wilson Avenue and Etiwanda Avenue. APNs: 1087-081-12, and 19 through 24. Related Files: Development Agreement DRC2002-00156, Annexation DRC2002-00865, and Tree Removal Permit DRC2003-00461. Staff has found the project to be within the scope of the project covered by a prior Environmental Impact Report certified by the City Council on June 16, 2004 by Resolution 04-204 and does not raise or create new environmental impacts not already considered in the Environmental Impact Report.

Dominick Perez, Associate Planner gave the staff report and brief PowerPoint presentation (copy on file)

John Schafer representing the applicant had nothing to add.

Chairman Wimberly opened the public hearing and seeing and hearing no comment closed



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

JUNE 22, 2016

Page 3

the public hearing.

Moved by Macias, seconded by Munoz, carried 5-0 to approve the Time Extension as requested.

VI. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

D. INTER-AGENCY UPDATES

None

E. COMMISSION ANNOUNCEMENTS

None

VII. ADJOURNMENT

7:12 PM

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 June 16, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



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HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

JUNE 22, 2016

Page 4

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.

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THE CITY OF RANCHO CUCAMONGA

WORKSHOP *MINUTES* OF

THE PLANNING COMMISSION

JUNE 22, 2016 - 4:00 PM

Rancho Cucamonga Civic Center

COUNCIL CHAMBERS

10500 Civic Center Drive

Rancho Cucamonga, California

I. CALL TO ORDER

Pledge of Allegiance *4:05 PM*

Roll Call

Chairman Wimberly X

Vice Chairman Oaxaca X

Munoz X

Macias X

Fletcher X

Additional Staff Present: Candyce Burnett, Planning Director; Jeff Bloom, Deputy City Manager/Economic and Community Development; Tom Grahn, Associate Planner; Donald Granger, Senior Planner, Brian Sandona, Associate Engineer; Jennifer Nakamura, Associate Planner; Flavio Nunez, Management Analyst II; Dominick Perez, Associate Planner; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner; Tabe van der Zwaag, Associate Planner; Dat Tran, Assistant Planner; Kimberly Rhoads, Assistant Planner; Francie Palmer, Communications Manager; Lori Sassoon, DCM/Administrative Services; Bill Wittkopf, Public Works Services Director; Councilmember Williams; Tasha Hunter, Engineering Technician; Michael Toy, Info. Services Specialist I, Carlo Cambare, Engineering Technician; Willie Valbuena, Assistant Engineer; Dan James, Senior Civil Engineer

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PLANNING COMMISSION WORKSHOP *MINUTES*

JUNE 22, 2016

Page 2

which might be disruptive to the decorum of the meeting.

None

III. ITEMS FOR DISCUSSION

- A. A TRAINING WORKSHOP REGARDING STRATEGIES USED TOWARDS THE DEVELOPMENT OF SUCCESSFUL MIXED USE DEVELOPMENT WITH RESPECT TO DESIGN, PARKING, TRAFFIC AND MARKET CONDITIONS.

The workshop was opened by Candyce Burnett, Planning Director, with a brief summary of the recent Development Code revisions and future revisions under construction as the concepts and standards for Mixed Use Development are incorporated into the City's planning documents.

Joseph Janczyk gave a PowerPoint presentation, (copy on file) re: supporting economic data that makes Mixed Use development an attainable and sustainable reality for Rancho Cucamonga and lends support to the idea that this type of development can benefit the City by providing another vehicle towards economic sustainability for future generations.

Commissioner Fletcher asked Mr. Janczyk how to correlate job growth vs housing demand.

Mr. Janczyk said for every 100 new jobs, a demand for about 65 – 70 new homes whether it be single-family homes or apartments is generated.

Neal Payton gave a PowerPoint presentation (copy on file) on how Mixed Use Development feels and the experience of it and why it matters. He talked about the characteristics of high performing "walkups" and what factors make these developments most successful: sociability, access and density.

Commissioner Macias asked about the use of high density development. He said Rancho Cucamonga does not have the densities or critical mass to support this. He suggested we look at smart growth opportunities for communities that are less than a major urban core. He expressed concern that as we attempt urban communities we may end up with little "fortresses" everywhere. He asked how a city blends smart growth within the existing infrastructure so we don't get this pattern of nodes. He asked if transportation is the key.

Mr. Payton said that question leaves much to address. He said a multiway boulevard might be applicable here because we already have arterials but how to connect to the arterials might be more subtle. He said it may be a way to front boulevard arterials that



PLANNING COMMISSION WORKSHOP *MINUTES*

JUNE 22, 2016

Page 3

is "humane". Mr. Payton agreed it is a good point.

Commissioner Fletcher said it is a good point of 619 walkups existing in 30 of the largest communities of U.S. He thought they were only built in very dense areas.

Mr. Payton disagreed and said one example is found in Claremont. He clarified that it does not mean they are in dense places, but they are in metropolitan areas. He said there are several in our area. He said Claremont is a good example of low density walkable urbanism.

Commissioner Fletcher said he likes the concept but expressed concern about having little pockets everywhere because of how spread out our city is.

Mr. Payton said we need to think of working for generations after you-development slowly fills in and should not worry us. He suggested we think of stones in a pond-the ripple spreads and grows and they eventually meet each other. He said every suburban jurisdiction has this challenge. If one developer is successful, other developers will see that and then it takes off.

Jeffrey Tumlin gave a PowerPoint presentation (copy on file). He said Commissioner Macias asked the right question. It is hard work for a community like ours, built for the automobile to transition to a hybrid place. He said that we know most of Rancho Cucamonga is not walkable and will not be changing. He said we should aim towards linking them. We have already made some progress noting that Terra Vista and then Victoria Gardens are 1st and 2nd attempts-link the good places that you have. He said rethinking our approach to transportation can help take this place and respond to market preferences to build and respond to future needs while maintaining the economy. We have to manage for the current population and plan for the future. He said a major problem is the belief that adding another lane of highway will solve the congestion problem because it changes the land value further down the road and encourages sprawl and additional development down the road only to exacerbate the congestion. He said it is a problem of linear thinking vs system thinking.

Commissioner Macias noted that after retiring from a career of being a transportation planner he said he has seen many presentations on the subject and this one of the best he has seen.

Commissioner Fletcher said he was encouraged by the idea of the abundance of jobs in Rancho. He said he always believed that if we created more jobs in Rancho, people would be able to live in the city they work in that it would solve many of these transportation problems. He said he has heard we have to keep growing to be sustainable (economically) but development fees will not help 40 years in future. He asked for comment regarding building to pay bills vs maximizing retail space and



PLANNING COMMISSION WORKSHOP *MINUTES*

JUNE 22, 2016

Page 4

increase revenue for the City of Rancho Cucamonga.

Mr. Janczyk said considering the expected economic growth and the favorable sector of incomes of people as that growth continues, and their desire for minimal commutes, and without new development, the City will benefit as their incomes grow; they will purchase homes, remodel them or the City could choose to develop more. It is a choice of the City to bring in high quality, high profile firms with high paying jobs- but the City then has a basis to make those choices.

Mr. Tumlin said there is a declining ratio of incoming tax dollars vs infrastructure costs. He said a big component is the high cost of streets. He suggested it can be solved by reducing infrastructure/streets with smart design i.e. right sizing; to increase the land value per unit of infrastructure may increase density or quality. He said there is an optimum range of density-once development is above 12 units per acre; walkable retail becomes possible and there is enough market there to support stores within walking distance and also may justify running transit that has reasonable frequency. He said higher density at 35 units-per acre is more magical with walkability with transit and still makes driving possible. He said higher than that creates a detriment if people are still driving. About 12-50 units per acre with transit is great. He said to plan for that quality of development first in nodes at existing or future major transit stops then connect those nodes along major corridors. He said it creates a lasting economic value for single-family neighborhoods as well because homes are then located in a walkable area and also have access to transit (favorable to millenials).

Mr. Payton said along Foothill Boulevard there is about 105 acres of raw land – 1FAR is 4.5 million square feet of “stuff” (development). He said with a correct code there would be pockets of suburban/urbanism, but over 20 years, the older strip malls will see the favorable change in the value of the land and they will jump in. We have enough land that could have a big impact along that corridor. He said another big advantage for Rancho is that we have deep parcels as well.

Commissioner Macias said we need to rethink the plan with different metrics from years before. Sacramento has sucked local communities dry of resources. He referred to his own grown children: although they are gone and out of the house, they may eventually return to Rancho. They value/want both lifestyles: urban and walkable vs driving – they enjoy walking and they like having the choice to drive. He said he is now in retirement and enjoys walking but walking to the market can be inconvenient because of street crossings and other factors discussed in the presentation.

Mr. Payton said that if we can offer the choice it makes this a richer place and attracts a broader segment of the population. He said in San Bernardino County, the list of walkup places include Redlands, downtown San Bernardino, Monrovia, and downtown Pomona – they all have in common a tighter grid, planned since World War II, which allows them



PLANNING COMMISSION WORKSHOP *MINUTES*

JUNE 22, 2016

Page 5

to infill. He said our empty parcels are best hope.

Commissioner Macias said there is a lot to be said about aesthetics. He said he personally chooses to dine at Claremont Village because it is aesthetically pleasing; it's a place to go-people gravitate there.

Mr. Payton pointed out that the restaurants like to be there as well; it is mutually reinforcing-it is all about the experience.

Mr. Tumlin said Victoria Gardens is trying to imitate this. The downside is that it is a walkable village surrounded by a moat of parking; most people have to drive to get there. He said the challenge is how to connect Victoria Gardens to Foothill Boulevard (transit) and other pieces that you are working on – realize that it is incremental change and it will change slowly. He said it is important to make sure as you contemplate new development to be sure it contributes positively to those already here. Trade a streamline approval process for development impact fees –require a baseline of beauty and contribution to future economics of the City and to better it.

Commissioner Macias said we need to do a better job teaching people that transportation costs money. Freeways are not free; transportation and parking are costly.

Mr. Tumlin said we use the communist method-we all pay whether we use them or not. Those people not using the roads are paying for all the infrastructure and it encourages more motorists. He said providing unlimited mobility is creating our mobility problem-there is no free lunch; it is more efficient for the user to pay.

Ms. Burnett said we are looking at next phase of Mixed Use development. She asked for next step goals/suggestions for the City along Foothill Boulevard.

Mr. Payton said we should look at the maximum block size; see that streets align; calculate on street intersection density to support walkability (about 150 per square mile) – with the grid all else is possible.

Mr. Tumlin said do not start with regulations; start with vision and desired outcomes; describe the qualities of what you like in buildings/ then the streets/then the feel of place and then consider your goals of health, levels of traffic then develop the regulations based on that. Develop the design and management regulations in order to achieve the desired outcome. He said do not not be afraid to throw out all of your old regulations-they were designed to solve a different set of problems a long time ago; but they are not what you need to solve current problems or to achieve our current aspirations. Focus the regulations on the positive. Point developers and landowners toward what you want and not on your fears.



PLANNING COMMISSION WORKSHOP

MINUTES

JUNE 22, 2016

Page 6

Commissioner Fletcher noted a prior comment re: protecting the existing communities and to not allow the new development to have an overflow effect on them-he said he believes we can do both (preserve the existing and have new mixed use development).

Mr. Tumlin said we should ask our residents how development can be used to make our neighborhoods better. Enter into a compact with developers to get what you want.

Mr. Payton noted that street trees are really important; home values with street trees get a premium.

Mr. Tumlin said there is an increase in walking rates when shade is provided.

IV. ADJOURNMENT

The Commission adjourned at 6:30 PM

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PLANNING COMMISSION WORKSHOP

MINUTES

JUNE 16, 2016

Page 7

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STAFF REPORT

PLANNING DEPARTMENT



Date: July 13, 2016
To: Chairman and Members of the Planning Commission
From: Candyce Burnett, Planning Director
By: Lois J. Schrader, Planning Commission Secretary
Subject: SELECTION OF THE HISTORIC PRESERVATION/PLANNING COMMISSION
CHAIRMAN AND VICE CHAIRMAN OFFICER POSITIONS

RECOMMENDATION: The Commission should consider the current Chairman and Vice Chairman positions and by minute action, either affirm the existing officers or select new officers. The term is for 1-year reviewed annually.

BACKGROUND: The Administrative Regulations for the Planning Commission provide for the Commission to select its own officers. Each year the Commission selects a Chairman and Vice Chairman to serve a 1-year term from amongst themselves. Commissioner Wimberly became Chairman and Commissioner Oaxaca became Vice Chairman in August of 2014.

Respectfully submitted,



Candyce Burnett
Planning Director

CB/LS

STAFF REPORT

PLANNING DEPARTMENT



Date: July 13, 2016
To: Chairman and Members of the Planning Commission
From: Candyce Burnett, Planning Director
By: Lois J. Schrader, Planning Commission Secretary
Subject: SELECTION OF THE COMMISSION REPRESENTATIVES FOR THE DESIGN REVIEW COMMITTEE

RECOMMENDATION: The Commission should consider the current Design Review Committee membership and by minute action, either affirm the existing membership or select new members. The term is for 1-year reviewed annually.

BACKGROUND: The Design Review Committee reviews the architectural design, signage, building colors, site plans and landscape plans for proposed development projects in Rancho Cucamonga. The Design Review Committee consists of the Planning Director or her designee and two Planning Commissioners. The Planning Commission selects new or affirms the existing Commission representation from amongst themselves each year. Currently, Vice Chairman Oaxaca and Commissioner Fletcher are serving on the Design Review Committee and Chairman Wimberly is the first alternate. There are no current vacancies on the Committee.

Respectfully submitted,

A handwritten signature in cursive script that reads "Candyce Burnett".

Candyce Burnett
Planning Director

CB/LS

STAFF REPORT

PLANNING DEPARTMENT



Date: July 13, 2016
To: Chairman and Members of the Planning Commission
From: Candyce Burnett, Planning Director
By: Lois J. Schrader, Planning Commission Secretary
Subject: **SELECTION OF THE COMMISSION REPRESENTATIVES FOR THE TRAILS ADVISORY COMMITTEE**

RECOMMENDATION: The Planning Commission should consider the current Commission representation for the Trails Advisory Committee (TAC). The Commission may select or re-affirm the first and second member and a new alternate. Generally, Commissioners finishing 1-year of a 2-year term remain on the Committee and complete their unfinished term unless other duties or retirement preclude them from doing so.

BACKGROUND: The Trails Advisory Committee is comprised of two members of the Park and Recreation Commission, two members of the Planning Commission, and two Members at Large. The Members at Large serve as representatives of the biking and equestrian community. The Committee is facilitated by a staff member designated by the Planning Director. The staff member is a non-voting member.

The Trails Advisory Committee assists both the Park and Recreation Commission and the Planning Commission by reviewing proposed projects that may impact the existing trail system, its use, future improvements and addressing resident concerns. The TAC reviews and recommends priorities for trail improvement projects and forwards those recommendations to the Planning Commission and the Park and Recreation Commission for consideration which then are forwarded to the City Council as part of the Capital Improvement Program (CIP).

TERMS AND MEMBERSHIP: Typically, the Planning Commission reviews the TAC membership in July if a Commission member is nearing the end of a term or has notified the City of an impending retirement. Currently, Chairman Wimberly just completed 1-year of his 2-year term and Commissioner Munoz has completed the second year of a 2-year term. Commissioner Fletcher just completed 1-year as first alternate.

Respectfully submitted,

Candyce Burnett,
Planning Director

CB/LS