



# THE CITY OF RANCHO CUCAMONGA

## DESIGN REVIEW COMMITTEE AGENDA

OCTOBER 18, 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: Ray Wimberly \_\_\_ Rich Macias \_\_\_  
Candyce Burnett \_\_\_ Donald Granger \_\_\_

Alternates: Lou Munoz \_\_\_ Rich Fletcher \_\_\_  
Francisco Oaxaca \_\_\_

### 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

OCTOBER 18, 2016

- A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2014-00732 – RC1 HOMES – A request for site plan and architectural review of a proposed 8-unit multi-family development on a 1.01 acre parcel of land in the Low Medium (LM) District (4 to 8 dwelling units per acre) located at the southwest corner of 6th Street and Hellman Avenue; APN: 0210-341-74; Related Files: Tentative Tract Map SUBTT19918, Minor Exception DRC2016-00657, Minor Exception DRC2016-00658 and Tree Removal Permit DRC2015-00310.
- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19992 – BCA DEVELOPMENT, INC. - A request to subdivide a 41.62 acre site to create 113 lots located within the Very Low (VL) Residential District of the Etiwanda North Specific Plan (ENSP) and within the Equestrian Overlay District at the northeast corner of Wilson Avenue and East Avenue - APN: 1087-071-31 and -33. Related Files: General Plan Amendment DRC2016-00167 and Specific Plan Amendment DRC2016-00168.
- C. SITE DEVELOPMENT REVIEW DRC2016-00756 - KAMUS+KELLER FOR STONEFIRE GRILL RESTAURANT - A review of a proposed change to the exterior architectural theme and color scheme of an existing restaurant building (previously "On the Border") located in a commercial complex of about 69.9 acres within the Community Commercial (CC) District, Terra Vista Community Plan, at 10680 Foothill Boulevard between Haven Avenue and Aspen Avenue – APN 1077-422-68.

### 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 October 6, 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.

Tabé van der Zwaag

October 18, 2016

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2014-00732 – RC1 HOMES – A request for site plan and architectural review of a proposed 8-unit multi-family development on a 1.01 acre parcel of land in the Low Medium (LM) District (4 to 8 dwelling units per acre) located at the southwest corner of 6th Street and Hellman Avenue; APN: 0210-341-74; Related Files: Tentative Tract Map SUBTT19918, Minor Exception DRC2016-00657, Minor Exception DRC2016-00658 and Tree Removal Permit DRC2015-00310.

Project Overview: The applicant proposes developing an 8-unit, multi-family development on a 1.01 acre site located at the southwest corner of 6th Street and Hellman Avenue. Multi-family developments are permitted within the Low Medium (LM) District and are required to be developed in accordance with the Optional Development Standards (Table 17.36.010-2).

Project Site and Surrounding Land Uses: The triangular-shaped project site is currently developed with a single-family residence and a large garage/storage building and was previously used to store construction equipment. There are two trees on the site, a small Washington Fan Palm and a Western Sycamore. The arborist report (Golden State Land & Tree Assessment; February 9, 2015) recommends the removal of both trees. The Palm conflicts with the proposed on-site improvements, and the Sycamore shows multiple signs of decay, including an immense hollow cavity at the base of the tree, which greatly weakens the tree's structure. The remainder of the site is covered by a gravel driveway and storage area.

The General Plan Land Use and Zoning designation for the project site is Low Medium (LM) District, which permits the development of up to 8 dwelling units per acre. There is a multi-family development within the Low Medium (LM) District to the north of the project site, across 6th street. There are single-family residences within the Low Medium (LM) District to the east of the project site, across Hellman Avenue. There is a flood control channel within the Flood Control (FC) District to the south and west of the project site.

Architecture and Site Planning: The project is laid out with the main drive aisle running north to south. The main vehicle entrance to the project is on Hellman Avenue, with a secondary Emergency Vehicle Access (EVA) on 6th Street. Open parking is provided on both sides of the main drive aisle and provides convenient access to each of the units. The main recreation area is at the southern end of the project site, where the project narrows to a point. The project is not gated and incorporates 3-foot high walls with open wrought iron fencing along both street frontages.

The project is made up of 4 buildings, with 2 units per building. The buildings have a Craftsman architectural design theme, with 2 variations on this theme. Each building includes extensive use of wood siding, pot shelves with decorative corbels and flat tile roofs. The 2 plans vary by eave design (exposed rafter tails on Plan 1) and the use of brick veneer on Plan 2. The front entrance of each unit is on the opposite side of the

building from the garages, adjacent to the private yard areas. The units range in size from 1,910 square feet to 2,066 square feet and include 3 bedrooms with a den/bonus room, which can be converted to a bedroom.

Code Compliance: The project complies with all Development Code requirements, except for setbacks from 6th Street and Hellman Avenue and wall heights along the west and a portion of the north property lines. The proposed minimum building setback is 33.3 feet along both street frontages, as measured from ultimate curb face. The required minimum building setback is 42 feet, plus or minus 5 feet, along both 6th Street and Hellman Avenue. The applicant is requesting a Minor Exception (DRC2016-00657) to reduce the minimum setback along each street frontage by 10 percent, the maximum reduction permitted with a Minor Exception. The applicant is also requesting a Minor Exception (DRC2016-00658) to increase the maximum permitted wall height from 6 feet to 8 feet along the west and north property lines, due to an up to 4-foot grade difference.

The project complies with all other code requirements. The project provides 47 percent open space, greater than the 45 percent required. The landscape plan includes 64 trees, greater than the 40 trees required. Each unit provides a large private yard area which exceeds the minimum 300 square foot required open space area. The buildings are under 25 feet tall, below the 35-foot maximum building height. The front-to-front building setback is at minimum 31 feet, greater than the 30-foot requirement. The side-to-side building separation is at minimum 15 feet, which is the minimum required setback. The project provides multiple recreational amenities, including a tot lot, open play area, BBQ facility and a picnic table with overhead shade structure, in compliance with the minimum code requirement.

Parking: The project requires 23 parking spaces (2.5 parking spaces per unit, plus 1 guest space for each 3 units) and provides 24 parking spaces. There are 8 open parking spaces along with 2 enclosed garage spaces per unit.

Minor Exception Analysis: The applicant has submitted a Minor Exception (DRC2016-00657) to reduce the required building setback from 6th Street and Hellman Avenue by 10 percent. Staff supports the setback reduction due to the odd shape of the lot, which narrows from 167 feet along the north property line, to less than 6 feet along the south property line. The applicant is also requesting to increase the wall heights along the west and north property lines due to an up to 4-foot grade difference between the project site and the flood control facility to the west and a portion of 6th Street to the north. The additional wall height is mostly visible on the project side of the wall.

Staff Comments: The proposed project is well-designed and is in keeping with the surrounding residential development. The Craftsman architectural theme is well executed and is carried through to each elevation and provides ample roof and wall plane articulation. The project site is laid out to best take advantage of the odd shape of the lot and to provide adequate common and shared open space areas. The project is in conformance with all Development Code requirements, except for a request to reduce the required street setbacks on 6th Street and Hellman Avenue and to allow up to 8-foot high walls along a portion of the north and west property lines. Staff is in support of the requested 10 percent reduction in the required street setback (Minor Exception DRC2016-00657) due to the odd shape of the lot and up to 2-foot increase in wall height

(Minor Exception DRC2016-00658) due to grade differences between the project site and the adjacent flood control channel to the west and 6th Street to the north.

Major Issues: As indicated above, staff supports the request for a Minor Exception for a building setback and increased wall heights along the west and north property lines. The Committee should review the project and Minor Exceptions and provide input and direction as appropriate.

Secondary Issues: None

Staff Recommendation: Staff recommends that the Committee review the proposed project and Minor Exceptions and forward the project to the Planning Commission for final review and action.

Design Review Committee Action:

Members Present:

Staff Planner:           Tabe van der Zwaag

## DESIGN REVIEW COMMITTEE COMMENTS

7:00 p.m.

Dominick Perez

October 18, 2016

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19992 – BCA DEVELOPMENT, INC. – A request to subdivide a 41.62 acre site to create 113 lots located within the Very Low (VL) Residential District of the Etiwanda North Specific Plan (ENSP) and within the Equestrian Overlay District at the northeast corner of Wilson Avenue and East Avenue – APN: 1087-071-31 and -33. Related Files: General Plan Amendment DRC2016-00167 and Specific Plan Amendment DRC2016-00168.

**Project Description, Background and Design:** The subject property is an undeveloped site of 41.62 acres within the Very Low (VL) Residential District of the Etiwanda North Specific Plan (ENSP) and within the Equestrian Overlay District located at the northeast corner of Wilson Avenue and East Avenue. The site is located east and southeast of three separate, previously approved subdivisions (Tentative Tract Map SUBTT18908 – 30 lots, Tentative Tract Map SUBTT16072 – 358 lots, and SUBTT14749 – 269 lots). All three are located within the Low (L) Residential District of the Etiwanda North Specific Plan. Despite this, they remain undeveloped as house product has not been submitted to the City for review. The properties to the south are also undeveloped. To the east is a flood control basin operated and maintained by the San Bernardino County Flood Control District.

The applicant, BCA Development, Inc., is proposing to subdivide the site to create 113 single-family residential lots. The project will have a density of 2.91 dwelling units per acre (du/ac). The lots will range in size from 7,200 square feet to 22,456 square feet and will have a minimum net average of over 10,000 square feet per lot. The lots will have a minimum width of 70 feet and a minimum depth of 100 feet. Because the site's current land use designation only allows for a maximum of 2 du/ac, in order to implement the project at the proposed density, amendments to the General Plan to change the land use designation from Very Low Residential to Low Residential, and ENSP to change the zoning designation from Very Low (VL) Residential District to Low (L) Residential District are required. The applicant has submitted applications for both amendments accordingly.

As previously noted, the site is also located within the Equestrian Overlay District. General Plan, Figure CS-3 (Hiking and Riding Trails Master Plan), indicates the layout for City's regional and community trails. Based on the Trails Master Plan, a segment of a Community Trail is required to be provided generally along the easterly perimeter of the proposed subdivision. Consistent with this requirement, a 20-foot wide equestrian trail easement will be located along the easterly tract boundary.

Vehicular access to the site will be via two (2) local streets that will connect to an extension of East Avenue. Since East Avenue is not yet present at this location, construction of the extension of this street, and associated street improvements including curb, gutter, and sidewalk, will be required as a condition of approval.

General Plan, Figure PS-2 (Fault Hazards), shows the Etiwanda Avenue Fault Scarp runs through the northerly portion of the tract. The fault is located on Lots A and B. Instead of single-family residence on these lots, a parklet of 1.57 acres will be constructed.

The site slopes from north to south with less than an 8 percent slope. Because of this, a majority of the lots within the tract contain slopes within the rear and/or side yard areas. These areas will have a maximum slope of 2:1. A combination of 6-foot tall decorative block walls and wrought iron view fencing is planned throughout the subdivision.

Per the ENSP, the site is located within the "Upper Etiwanda" neighborhood. This requires an entry monument to be installed at the northeast corner of Wilson Avenue and East Avenue in accordance with the attached Exhibit 25(A) of the ENSP. A 30-inch high (maximum) cut stone wall with a concrete cap and low pilaster will be constructed per this Exhibit. The material and color of the wall will match an existing, similar feature that is located at the intersection of Etiwanda Avenue and Wilson Avenue.

**Staff Comments:** The proposed subdivision is consistent in design with the previously approved subdivisions to the west. With the proposed amendment to the General Plan and Etiwanda North Specific Plan, the project will meet all development standards required by the specific plan for the Low (L) Residential District, including minimum lot size, minimum lot width, and minimum lot depth. The project will be consistent with the General Plan as a Community Trail segment will be provided as required. Furthermore, the tract was designed to avoid placing lots within the Etiwanda Avenue Fault Scarp. Staff has no major issues with the design of the project.

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

1. None.

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

1. None.

**Staff Recommendation:** Staff recommends the Design Review Committee recommend approval and forward the project to the Planning Commission for review.

**Design Review Committee Action:**

Staff Planner: Dominick Perez

Members Present:

- Attachments:
- Exhibit A - General Plan, Figure CS-3 (Hiking and Riding Trails Master Plan)
  - Exhibit B - General Plan, Figure PS-2 (Fault Hazards)
  - Exhibit C - Etiwanda North Specific Plan, Exhibit 25 (A) - Upper Etiwanda Neighborhood Entry

# EXHIBIT A



**Regional Multi-Purpose Trails**  
 The Regional Multi-Purpose Trails are the backbone of the public trail system. They are reserved, long-distance corridors, and serve as the main connections to community parks, scenic canyons, the National Forest, major open spaces, residential, commercial, and industrial areas. These trails mainly follow flood control channels and utility corridors. They are intended as equestrian, pedestrian, and bicycle trails.

**Community Trails**  
 Community Trails provide trail users access to community facilities such as parks, schools, and neighborhood shopping centers. These public trails form loops of varying length and act as the link between the local leader trails in each tract and the Regional Multi-Purpose Trails system. Community Trails follow streets, utility corridors, and easements. They are intended for equestrian and pedestrian users, except equestrian usage is limited to the Equestrian/Rural area

**Trail Connections and Trail Heads**

- Existing Trail Head
- Proposed Trail Head
- Bridge
- Existing Grade Separation
- Proposed Grade Separation

**Equestrian/Rural Area Overlay**

**Base Map Features**

- San Bernardino National Forest
- San Bernardino City Boundary
- Sphere of Influence
- Waterways

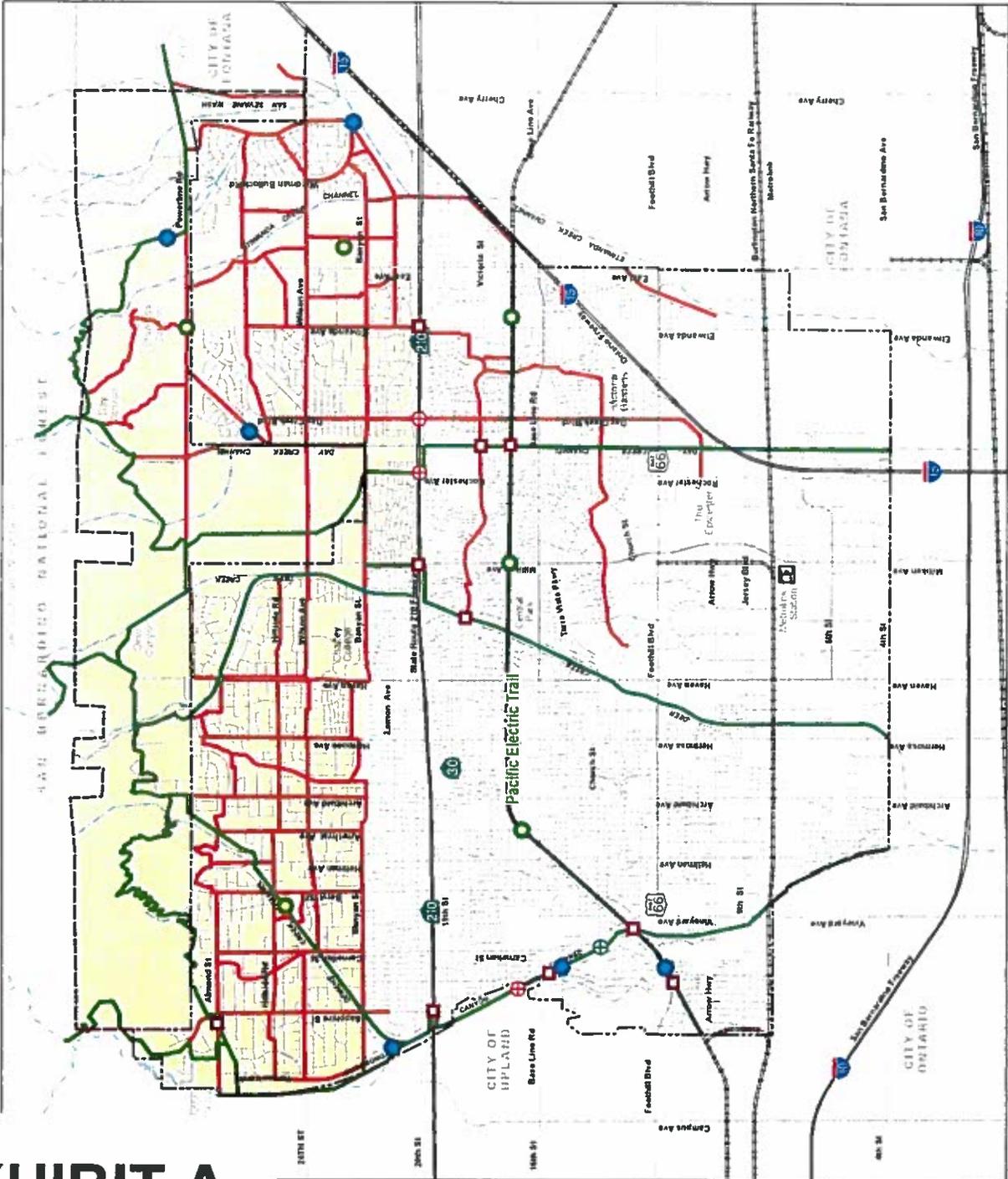


Figure CS-3:  
**Hiking and Riding Trails  
 Master Plan**

Source: Rancho Cucamonga, 2001 and San Bernardino County Assessor, 2009



- Fault Zones**
- Existing Alquist-Priolo Earthquake Zone<sup>1</sup>
  - Proposed Expansion of Alquist-Priolo Earthquake Zone<sup>1</sup>
  - Proposed Special Studies Zone<sup>1</sup>
  - Low Ground Rupture Potential Zone<sup>2</sup>
- Active Faults**
- Cucamonga Fault**
- Fault Accurately Located
  - Fault Approximately Located
  - Fault Inferred
  - Fault Concealed
  - Fault Scarp (it's indicates downthrown side)
- Edwards Avenue Fault Scarp**
- Fault Accurately Located
- Red Hill Fault**
- Fault Inferred
  - Fault Quoted (uncertain)
  - ? Fault Quoted (uncertain)

- Base Map**
- Rancho Cucamonga City Boundary
  - Sphere of Influence

Notes: 1. All proposed structures for human occupancy within these zones shall require special fault hazard studies.  
 2. Associated with the uncertain segment of Red Hill Fault, special subsurface studies are recommended for essential facilities.

Source: City of Rancho Cucamonga, 2008 and Earth Consultants International, 2000.

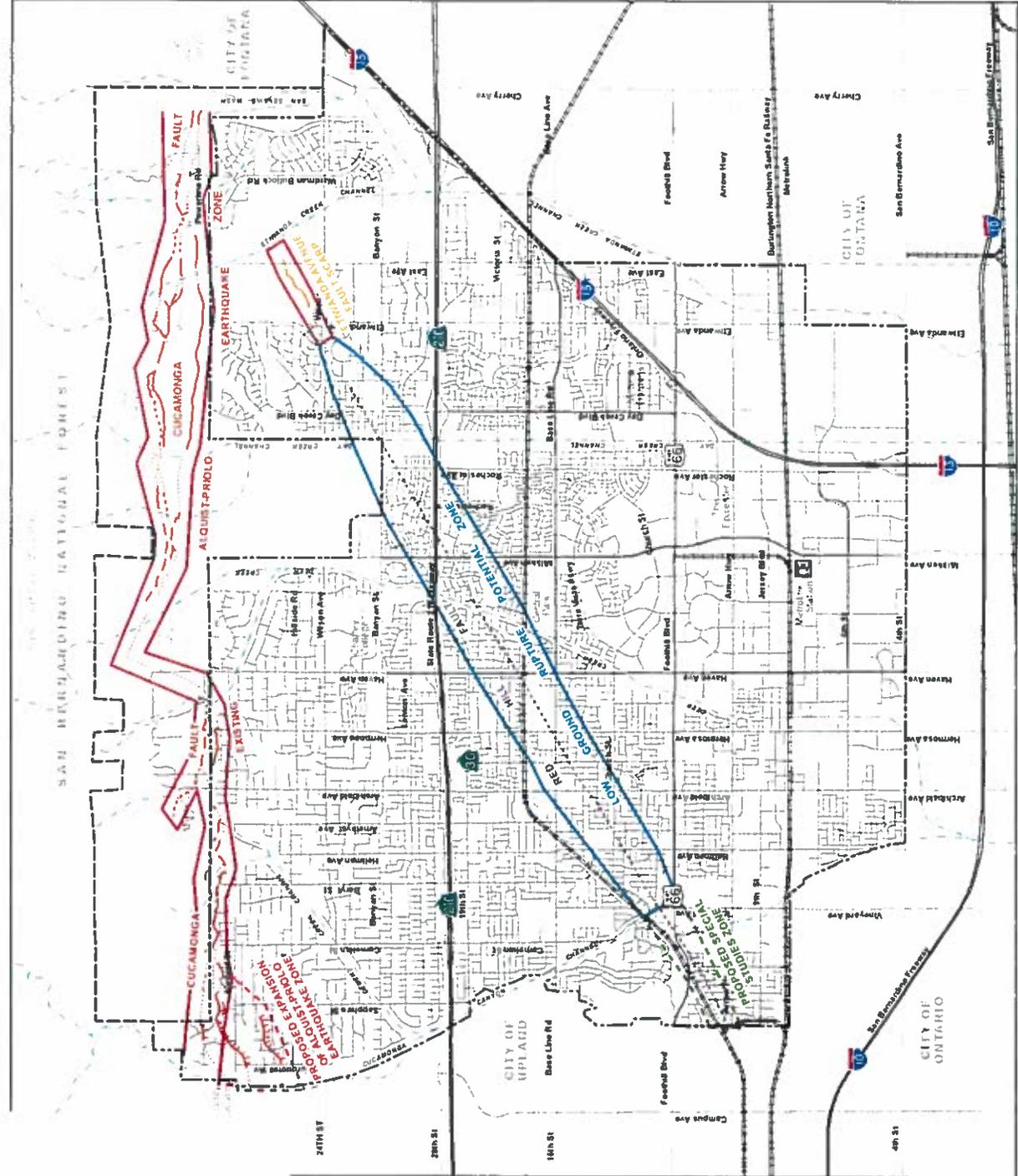
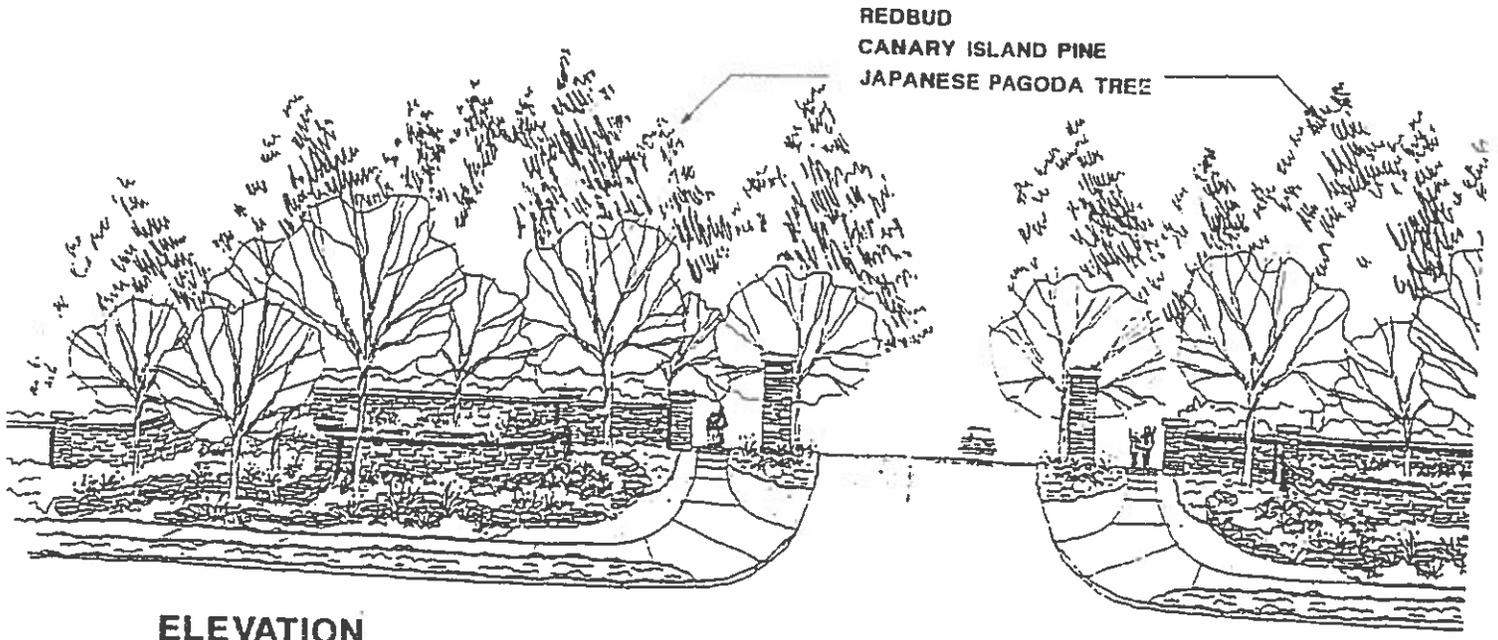
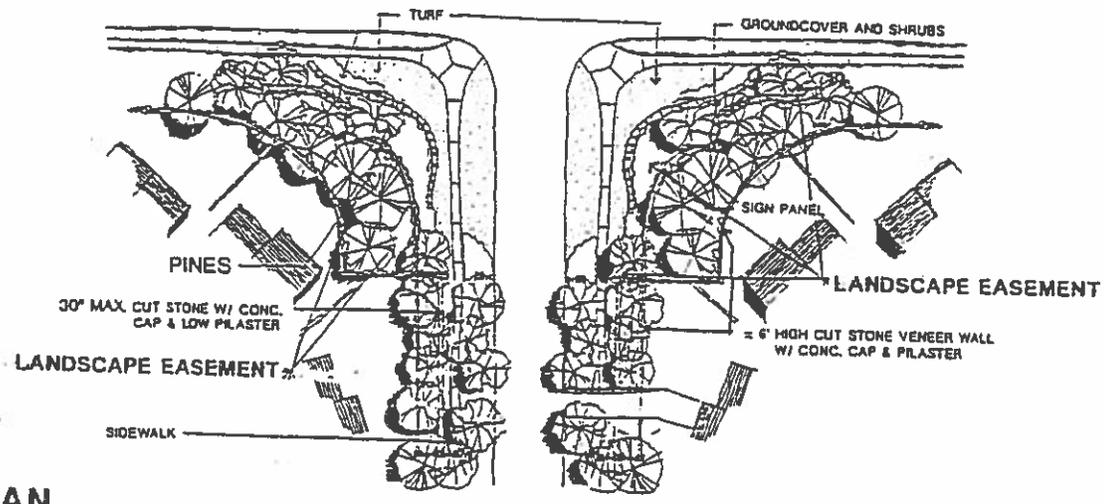


Figure PS-2:  
**Fault Hazards**



REDBUD  
CANARY ISLAND PINE  
JAPANESE PAGODA TREE

ELEVATION

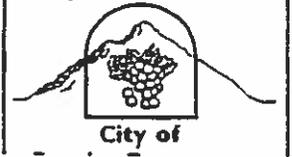


PLAN

**UPPER ETIWANDA NEIGHBORHOOD ENTRY**

EXHIBIT 25(A)

Etiwanda Nort.  
Specific Plan



III-78

Item B-5

**EXHIBIT C**

## DESIGN REVIEW COMMENTS

7:00 p.m.

Nikki Cavazos

October 18, 2016

**SITE DEVELOPMENT REVIEW DRC2016-00756 – KAMUS+KELLER FOR STONEFIRE GRILL RESTAURANT** - A review of a proposed change to the exterior architectural theme and color scheme of an existing restaurant building (previously “On the Border”) located in a commercial complex of about 69.9 acres within the Community Commercial (CC) District, Terra Vista Community Plan, at 10680 Foothill Boulevard between Haven Avenue and Aspen Avenue – APN 1077-422-68.

Site Characteristics: The project site is within Terra Vista Town Center, a commercial complex that consists of numerous buildings on twenty-six (26) parcels with a combined area of approximately 69.9 acres. The specific area of work is an existing 7,300 square foot restaurant pad building on a parcel of 49,700 square feet. The parcel is 275 feet east to west and 175 feet north to south. To the east and west of the commercial complex are other commercial complexes. To the south is an office complex. To the north is a small commercial development, an apartment complex (Santa Barbara at Terra Vista), and an office complex (Terra Vista Business Park). The subject parcel has direct street frontage along Foothill Boulevard. The zoning of the site is Community Commercial (CC) District. The zoning of the properties to the west is General Commercial (GC) District, while the properties to the south are zoned Industrial Park (IP) District. The zoning of the properties to the north are Community Commercial (CC) District, Office Park (OP) District, and High (H) Residential District. The project site and the properties to the north and east are all within the Terra Vista Community Plan.

General: The applicant proposes to change the architectural style, decorative features and color scheme of the existing restaurant building which currently has elements of mission style architecture. The proposal also includes relocating the main entrance from the south side of the building to the west side of the building. The proposal does not include any changes to the general footprint or floor area of the building, the parking lot, or the landscape/hardscape areas around the building.

The proposed architecture is described by the applicant as “Urban Rustic” which the applicant describes as a “new/modern” design combined with a “home/rural feel.” The applicant is proposing Rysysta paneling, a natural composite which has the visual characteristics of wood, at several locations on all elevations. The majority of the paneling will be on the west elevation (around the entrance) and the south elevation facing Foothill Boulevard. Cobble stone wainscoting is also proposed on all building facades. Metal trellises/canopies are proposed at the outdoor patio eating area, above the main entrance on the west elevation, and above the windows on the south and east elevations. The remaining areas without paneling or cobble stone will be painted with two different neutral colors. The applicant chose these colors in order to maintain the building’s similarity to the other existing buildings in the Terra Vista Town Center commercial complex. The existing, raised “tower” parapets at the west, east and south elevations will be modified so that the top edge of them are rectilinear and consistent with the new architectural theme. All elevations have undulating rooflines. The top edge of the parapets (except at the “towers”) will have foam cornices painted in gray. At the north elevation, the applicant proposes to replace the existing terracotta “s” tile roofing with gray concrete tile. Small design details include new light fixtures above the metal canopies and along portions of all elevations.

The proposed architectural theme is different from the architectural theme of the commercial complex. However, staff believes that the proposal is consistent with the ongoing evolution of the City’s design standards. Within the last year, the City has approved several projects with similar modern architecture including the project that is currently under construction at the southwest corner of Foothill Boulevard and Spruce Avenue about 1,000 feet to the east. That project also includes wood paneling and metal canopies with rectilinear roof lines and tower elements.

**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.

**Minor Issues:**

None.

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

None

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

**Design Review Committee Action:**

Staff Planner:

Members Present:

Additional Staff Present: