



Design Review Committee Meeting Agenda September 17, 2024

FINAL MINUTES

Rancho Cucamonga, CA 91730

New Time: 6:00 p.m.

A. Call to Order

The meeting of the Design Review Committee held on September 17, 2024. The meeting was called to order by Sean McPherson, Staff Coordinator, at 6:00 p.m.

Design Review Committee members present: Vice Chairman Boling and Commissioner Diaz

Staff Present: Bond Mendez, Associate Planner

B. Public Communications

Staff Coordinator opened the public communication and after noting there were no public comments, closed public communications.

C. Consent Calendar

- C1.** Consideration to adopt Meeting Minutes of September 3, 2024.

Item C1. Motion carried 2-0 vote.

D. Project Review Items

- D1. ENVIRONMENTAL ASSESSMENT, DESIGN REVIEW, TENTATIVE PARCEL MAP – RIGHT TIME DEVELOPMENT** - A request for site plan and architectural review of 18 multi-family units and a tentative map for condominium purposes located on approximately 1.3 acres of land within the Medium (M) Residential zone, located on the northwest corner of Arrow Route and Manola Place; APNs: 0207-201-24, -10, -11. This item is exempt from the requirements of the California Environmental Quality Act (CEQA) under CEQA Section 15332 (SUBTPM20738, Design Review DRC2023-00131).

Staff presented the item to the Design Review Committee. The DRC complimented the project design overall and asked for clarification on a few items. Committee member Boling asked for clarification on inquiries for development and connectivity to the vacant property to the west of the project site. Boling also requested clarification on enforcement and management of private parking violations. The applicant responded and confirmed that the HOA is responsible for parking management. Committee member Diaz asked for clarification on the tot lot and to confirm if playground equipment will be included. The applicant confirmed and stated that passive grass areas will be included as well. Both committee members commended the applicant for a thoughtful and well-designed project. The Design Review Committee voted to move the project forward to the Planning Commission with a recommendation of approval.

The Committee took the following action:

Recommend approval to PC. 2-0 Vote.

D2. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW – LEWIS MANAGEMENT CORP

- A request for site plan and architectural review of 75 multi-family units located on approximately 3.18 acres of land within Planning Area N-12 in the Core Living (CL) Placetype of the Resort North Specific Plan, located north of 6th Street, south of the BNSF/Metrolink right of way, and west of Milliken Avenue; APN: 0209-272-20. (Design Review DRC2023-00360). Pursuant to the California Environmental Quality Act (CEQA), the City certified an Environmental Impact Report (EIR) (SCH No. 2015041083) on May 18, 2016, in connection with the City's approval of General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040, and Development Code Amendment DRC2015-00115. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required in connection with subsequent discretionary approvals of the same project.

Staff presented two items from the Lewis Management Corp. team as one presentation to the Design Review Committee. The two items are two separate planning areas, N12 (DRC2023-00360) and N14 (DRC2023-00331), both within the Resort North Specific Plan.

Regarding Planning Area N-12 (DRC2023-00360), the DRC asked for clarification on a few items. Committee member Diaz asked for clarification on the "community boxes" to which the applicant confirmed these are mailboxes and bulletin boards for community events. Diaz also requested clarification on the availability of recreational space within the project site. The applicant responded and confirmed that the overall Resort Specific Plan area will provide multiple locations for recreation and amenities. Committee member Boling asked if the applicant may consider including little free libraries throughout the community.

Regarding Planning Area N-14 (DRC2023-00331), Boling discussed the juxtaposition of the roof style and the contemporary style for N-14 and the related parapet roofs. The Committee voted to move forward with Planning Area N12 to the Planning Commission with a recommendation of approval.

The Committee took the following action:

Recommend approval to PC. 2-0 Vote.

D3. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW – LEWIS MANAGEMENT CORP

- A request for site plan and architectural review of 84 multi-family units located on approximately 3.4 acres of land within Planning Area N-14 in the Village Neighborhood (VN) Placetype of the Resort North Specific Plan, located north of 6th Street, south of the BNSF/Metrolink right of way, and west of Milliken Avenue; APN: 0209-272-20. (Design Review DRC2023-00331). Pursuant to the California Environmental Quality Act (CEQA), the City certified an Environmental Impact Report (EIR) (SCH No. 2015041083) on May 18, 2016, in connection with the City's approval of General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040, and Development Code Amendment DRC2015-00115. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required in connection with subsequent discretionary approvals of the same project.

As mentioned, this item was presented along with the previous Agenda Item (D2). Following the presentation and discussion, the Committee made a separate motion to move forward with Planning Area N14 with the direction to the applicant to further analyze topic of the consistency between hip roof and parapets on the contemporary style buildings.

The Committee took the following action:

Recommend approval to PC. 2-0 Vote.

E. Adjournment

Principal Planner Sean McPherson adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Elizabeth Thornhill

Elizabeth Thornhill, Executive Assistant

DESIGN REVIEW COMMENTS

September 17, 2024

7:00 p.m.

Bond Mendez, CPD, Associate Planner

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW – LEWIS MANAGEMENT CORP - A request for site plan and architectural review of 75 multi-family units located on approximately 3.18 acres of land within Planning Area N-12 in the Core Living (CL) Placetype of the Resort North Specific Plan, located north of 6th Street, south of the BNSF/Metrolink right of way, and west of Milliken Avenue; APN: 0209-272-20. (Design Review DRC2023-00360). Pursuant to the California Environmental Quality Act (CEQA), the City certified an Environmental Impact Report (EIR) (SCH No. 2015041083) on May 18, 2016, in connection with the City’s approval of General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040, and Development Code Amendment DRC2015-00115. Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required in connection with subsequent discretionary approvals of the same project.

Site Characteristics and Background: The project site is part of a 160-acre property that was formerly developed with the privately owned and operated Empire Lakes Golf Course and within the Empire Lakes Specific Plan (the “Specific Plan”). The golf course was closed in mid-2016 following City Council approval to develop a new mixed-use, transit-oriented Development (The Resort) regulated by two separate specific plans, Resort South Specific Plan and Resort North Specific Plan. The Resort North Specific Plan is located north of 6th Street and south of the BNSF/Metrolink right of way and has been rough graded with a combined area of approximately 91 acres of land. The subject project site has an area of approximately 3.18 acres of land with the Resort North Specific Plan and is Parcel 7 of Tract 20440.

Land Uses: The existing Land Use, General Plan, and Zoning Designations for, the project site and the surrounding properties are as follows:

	Land Use	General Plan	Zoning
Site	Vacant Land	City Center	Core Living (Planning Area N12)
North	Vacant Land	City Center	Recreation (Planning Areas N16 and N17)
South	Vacant Land	City Center	Core Living (Planning Areas N12 and N13)
East	Vacant Land	City Center	Village Neighborhood (Planning Areas N14 and N15)
West	Vacant Land	City Center	Village Neighborhood (Planning Areas N11)

Project Overview: The project is for the development of 75 for sale multi-family townhouse units. The Resort North Specific Plan is divided into nineteen (19) planning areas broken into 4 Placetypes. The project site is within the planning area N-14 and the Core Living (CL) Placetype. The site is also partially within the Mixed-Use Overlay along the D Street alignment. The specific plan provides flexibility in location of the non-residential land uses as long as the target square footage of non-residential land use is met.

Architecture, Building Plotting, and Site Layout: The Specific Plan encourages the use of multiple architectural design themes throughout the Specific Plan area. The Specific Plan provides standard characteristics that should be incorporated into the architecture to ensure that the proposed design is consistent with the selected design theme. The applicant has chosen two architectural design themes: Craftsman and Spanish. Design elements include tile roofs, stucco and horizontal siding, stone veneer, and paneling to reinforce the specific architectural style. The materials are carried to each elevation to emphasize the chosen architectural theme and building

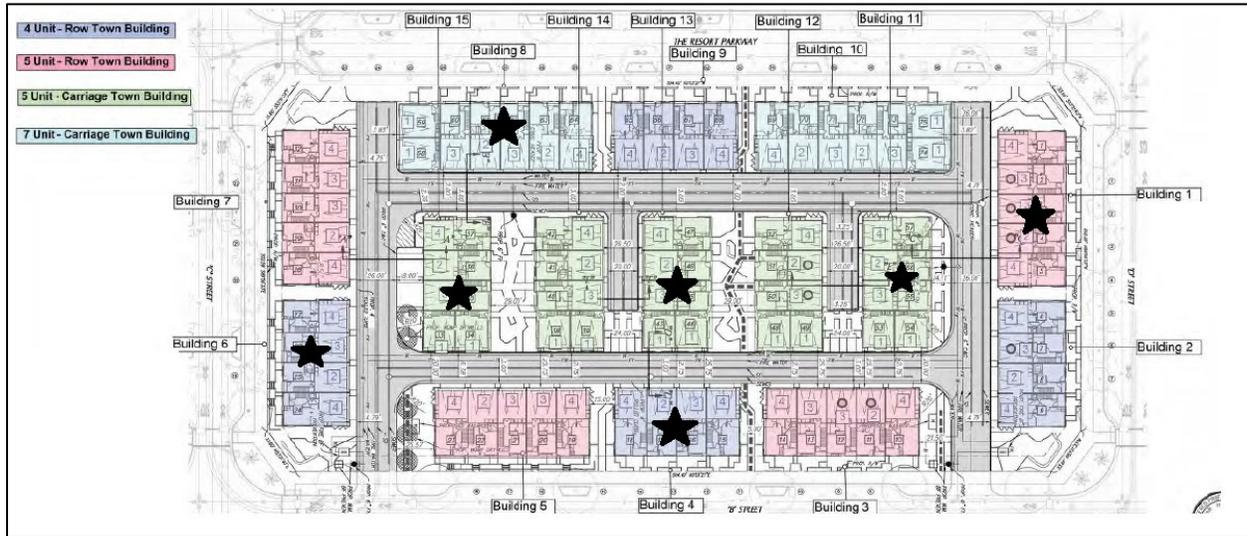
articulation. In turn, each architectural theme is distributed throughout the plan area to create a varied street scene.



Craftsman



Spanish



Architectural Theme Distribution. Black Star = Spanish elevations.

The Specific Plan has a stated goal that building massing and design should reinforce the pedestrian scale of the adjacent street. The proposed three-story buildings are all below 40 feet in height and are of a size and scale that does not overwhelm the adjacent public streets, pedestrian pathways, or paseos. The building massing includes extensive wall and roof plane articulation, creating visual interest to each building elevation. The front entrances to the individual units and the second story balconies face either the public street or a paseo, helping to activate the adjacent public spaces and providing an extra level of security (i.e., eyes on the street).

The project consists of 14 two-bedroom units, 21 three-bedroom units, and 40 three-bedroom units that range in size from 1,201 to 2,201 square feet and are within 4, 5, and 7-unit buildings with optional flex ground floor spaces that can be used as a bedroom, home office or workspace. Each unit includes a private balcony with the minimum required depth of 5 feet. The units are generally plotted with the front entrances either facing a public street or a paseo interior to the project. Trash collection will take place in individual trash bins in fixed locations throughout the project site.

UNIT SUMMARY		
<i>Residential</i>		
Unit Type	Unit Size (SF - Net)	Number of Units
2 Bedroom	1,204 SF	14
3 Bedroom	1,933 SF	21
4 Bedroom	1,897 to 2,201 SF	40
Total Number of Units		75

Consistent with the requirements of the Specific Plan, the project will be an “open community.” All streets within the interior of the project will be private and maintained by a homeowner’s association. These streets, however, will be open to the public. Access into the project will be provided by street connections from four adjacent streets (Streets B, C, D, and Resort Parkway) and from non-gated pedestrian access points. Landscaping features, including enhanced paving, planters, trees, bike racks and benches. or bollards, may improve pedestrian safety and use. Decorative paving is provided at each of the main pedestrian crossings throughout the project

site.

Compliance with Development Standards:

The project was designed in compliance with Resort North Specific Plan for projects within the Core Living (CL) Placetype and shown in the following table:

COMPLIANCE TABLE			
Development Standard	Required	Proposed	Complies
Residential Density	18 to 35 DU/AC	24 DU/AC	YES
Street Setback from Resort Parkway ROW	10 Feet	10 Feet	YES
Building Separation Across Drive Aisles	26 Feet Minimum	31 Feet or greater	YES
Interior/Rear Yard Setback	10 Feet	N/A	YES
Building Height	70 Feet Maximum	Less than 40 Feet	YES
Open Space	150 SF/Unit Minimum	578 SF/Unit	YES

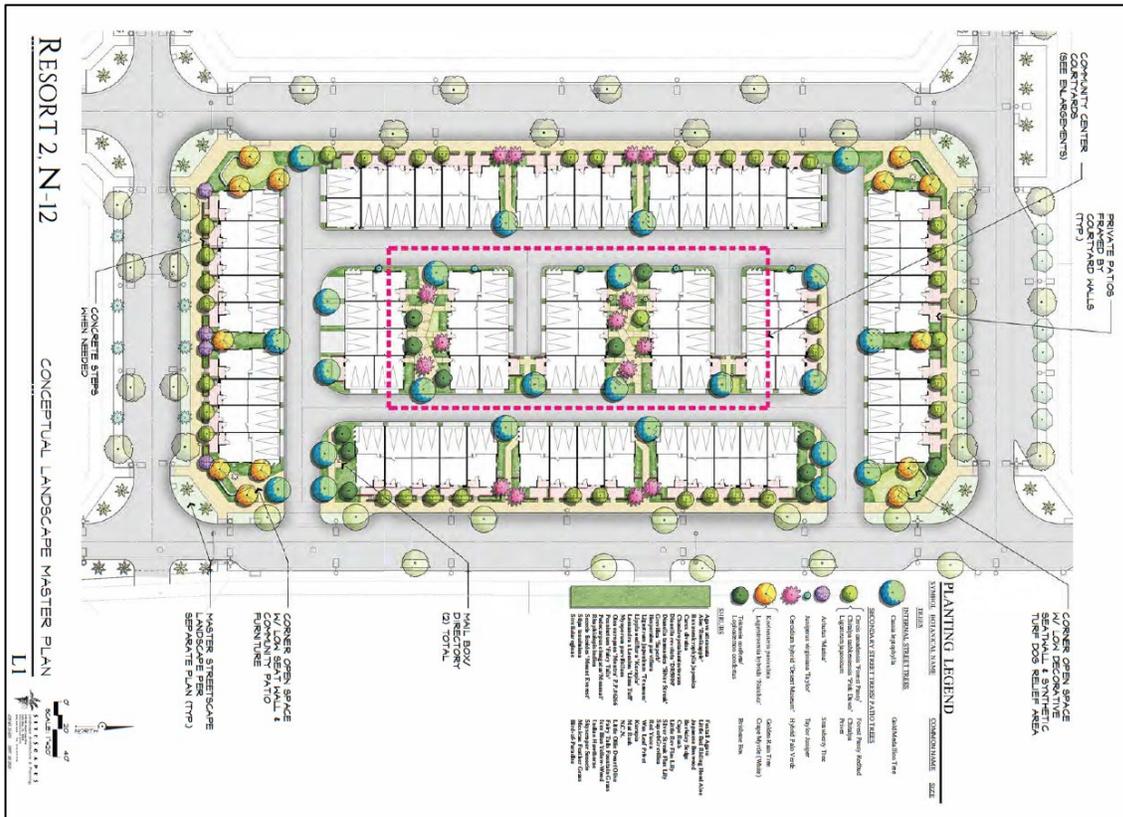
Parking: Section 9.3.5 (Parking Requirements) of the Specific Plan states that residential development with a density of 30 units/acre or less are required to provide parking consistent with the requirements described in Table 17.64.050-1 of the Development Code. The project has a proposed density of 24 dwelling units per acre and is made up of 75 units. The project is required to provide 170 resident parking spaces and 15 guest parking spaces, for a total of 185 overall parking spaces. The project provides 185 resident parking spaces. The Specific Plan allows for street parking spaces to be counted towards required parking spaces. The following table summarizes the required and provided parking spaces:

PARKING ANALYSIS				
	Number of Units	Square Footage	Parking Ratio	Required Parking
Multi-family Unit (Two Bedrooms)	14	N/A	2 Per Unit (2 in Garage or Carport)	28
Multi-family Unit (Three Bedroom)	21	N/A	2 Per Unit (2 in Garage or Carport)	42

Multi-family Unit (Four Bedroom)	40	N/A	2.5 Per Unit (2 in Garage or Carport)	100
Guest parking	75	N/A	1 Per 5 Units	15
Total Garage Parking Required (Covered)				170
Total Garage Parking Provided (Covered)				170
Street Parking Spaces				15
Total Parking Spaces Required				185
Total Parking Spaces Provided				185

Open Space and Recreational Amenities: Individual projects within the Specific Plan area are required to provide 150 square feet of a combination of private and common open space area per unit. The project provides private decks along with common seating and recreation areas that when averaged across the project total approximately 578 square feet per unit. Common open space areas include passive lawn areas and paseos totaling approximately 34,261 square feet.

In addition to the project-specific open space amenities, the larger Specific Plan area will include common recreation facilities including pools/spas, fitness centers, parks, walking paths, and common gathering areas that are designed to meet the recreational amenity requirements that are generally required of multi-family projects within the City. These common recreational facilities areas are generally designed to be within close proximity to each of the residential developments throughout the larger project site.



Landscape Plan

Walls/Fences: Onsite walls include street facing 36-inch-tall patio walls/fences along Streets B, C, D, and Resort Parkway. A sidewalk along the project perimeter creates a link in the larger pedestrian network that will connect the project site to the larger Resort North Specific Plan area.

Staff Recommendation: The project complies with the intent and development requirements of the Resort North Specific Plan and the Core Living (CL) Placetype. The buildings are placed close to the street, creating an urban street scene consistent with the standards set forth in the Specific Plan, pedestrian connections are provided throughout the project. Open space areas are dispersed throughout the project area and low-walled patios are provided along the adjacent streets. The buildings are well designed and varied in architecture including carrying materials to each elevation creating a varied street scene.

Staff requests that the Design Review Committee consider the design (building architecture, site planning, etc.) of the proposed project and recommend the selected action below:

- Recommend Approval** of the design of the project as proposed by the applicant.
- Recommend Approval with Modifications** to the design of the project by incorporating revisions requested by the Committee. Follow-up review by the Committee is not required. The revisions shall be verified by staff prior to review and action by the Planning Director / Planning Commission.
- Recommend Conditional Approval** of the design of the project by incorporating revisions

requested by the Committee. Follow-up review by the Committee is not required. The revisions shall be Conditions of Approval and verified by staff during plan check after review and action by the Planning Director / Planning Commission.

Recommend Denial of the design of the project as proposed by the applicant.

Design Review Committee Action:

Staff Planner: Bond Mendez, Associate Planner

Members Present:

Staff Coordinator: Sean McPherson, Principal Planner

Exhibit A – Project Plans