

## ORDINANCE NO. 1012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ADOPTING MUNICIPAL CODE AMENDMENT DRC2020-00004 TO AMEND TITLE 17 OF THE MUNICIPAL CODE TO INCORPORATE NEW DEVELOPMENT STANDARDS AND ADOPTING ZONING MAP AMENDMENT DRC2022-000315 THAT WILL APPLY TO ALL PROPERTIES LOCATED ALONG CAMINO PREDERA AND PREDERA COURT, A RESIDENTIAL NEIGHBORHOOD GENERALLY LOCATED NORTH OF FOOTHILL BOULEVARD/PACIFIC ELECTRIC (PE) TRAIL AND WEST OF CARNELIAN AVENUE/CUCAMONGA CREEK, IN THE LOW RESIDENTIAL (L) ZONE; APNS: 0207-631-01 THROUGH -11 AND -14 THROUGH -25, AND 0207-641-01 THROUGH -15. THESE AMENDMENTS ARE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15161(B)(3) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES**

### A. Recitals.

1. The City of Rancho Cucamonga is proposing to amend existing development standards by creating optional standards that would apply to the development of new, and modifications to existing, single-family residences, and similar related structures, on thirty-eight (38) vacant or improved properties located along Camino Predera and Camino Court (collectively, Tract 10035). In addition, the City proposes to create an overlay that identifies these properties along Camino Predera and Camino Court subject to the new optional development standards.

2. The City is proposing to amend Title 17 of the Municipal Code and Zoning Map for these properties that will be subject to these amendments. The City has prepared two amendments for this purpose consisting of Municipal Code Amendment DRC2020-00004 and Zoning Map Amendment DRC2022-00315 as described in the title of this Ordinance (hereafter referred to as "Amendments").

3. As shown in Attachments "A" and "B", the Amendments propose to amend Title 17 of the Municipal Code to establish new optional development standards and the Zoning Map to incorporate them into a new Zoning Overlay (hereafter "Camino Predera Overlay"), respectively.

4. On October 12, 2022, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the Amendments and concluded said hearing on that date.

5. On November 2, 2022, the City Council conducted a duly noticed public hearing on the Amendments, and all interested persons were given an opportunity to present oral and written evidence regarding the Amendments and concluded said hearing on that date.

6. All legal prerequisites prior to the adoption of this Ordinance have occurred.

### B. Ordinance.

NOW, THEREFORE, it is hereby found, determined, and ordained by the City Council of the City of Rancho Cucamonga as follows:

1. Recitals. The City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Ordinance are true and correct.

2. Findings. Based upon the substantial evidence presented to the City Council during the above-referenced public hearing on November 16, 2022, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. Per Section 17.22.040(C) of the Municipal Code, amendments to the Municipal Code and Zoning Map “may be approved only when the City Council finds that the amendment[s] are consistent with the General Plan goals, policies, and implementation programs.” These include the following Land Use and Housing goals:

- Land Use LC-1.2 Quality of Place. “Ensure that new infill development is compatible with the existing, historic, and envisioned future character and scale of each neighborhood.”
- Land Use LC-1.9: Infill Development. “Enable and encourage infill development within vacant and underutilized properties through flexible design requirements and potential incentives.”
- Land Use LC-1.11: Compatible Development. “Allow flexibility in density and intensity to address specific site conditions and ensure compatibility of new development with adjacent context.”
- Housing H-5.1: Development Review Processes. “Consider new policies, codes, and procedures that have the potential to reduce procedural delays, provide information early in the development process regarding development costs, and charge only those fees necessary to adequately carry out needed public services and improvements.”
- Housing H-5.4: Development Standards. “Evaluate and adjust as appropriate residential development standards, regulations, and processing procedures that are determined to constrain housing development, particularly housing.”

b. The Amendments identified herein have been processed, including, but not limited to, public notice, in the time and manner prescribed by State and local law, including the California Environmental Quality Act (“CEQA”).

c. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, these Amendments are exempt from environmental review pursuant to Section 15161(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed Amendments would not substantially increase the severity of effects relative to the environmental topics analyzed in the Certified EIR for the City’s General Plan, nor would the project require new mitigation measures or alternatives. Based on this evidence and all the evidence in the record, the City Council concurs with the Planning Commission and Planning Department staff’s determination that the Amendments will not have a significant effect on the environment and that the Amendments are exempt from environmental review. The City Council has considered the proposed exemption as described in the related staff report and oral reports related to the Amendments provided to the City Council by staff.

d. The Amendments are consistent with the direction, goals, policies, and implementation programs of the General Plan, including without limitation, the Housing and Land Use Elements thereof, and will provide for development in a manner consistent with the General Plan.

e. The Amendments do not conflict with the policies and provisions of the current General Plan or the Hillside Overlay. The subject properties are not within any Planned Community, Specific Plan, and/or Master Plan.

f. The City Council finds that the Amendments serve the important purpose of providing sufficient development standards that will apply to single-family residential development on thirty-eight (38) vacant and developed properties located along Camino Predera and Predera Court (Tract 10035). The City Council further finds that establishing new optional development standards and the Camino Predera Overlay protects the public health, safety, and welfare.

g. The findings set forth in this Ordinance reflect the independent judgment of the City Council.

3. Determination on Municipal Code Amendment DRC2020-00004. Based on the findings set forth in this Ordinance and the totality of the administrative record before it, the City Council hereby approves Municipal Code Amendment DRC2020-00004 set forth in Attachment “A”, attached hereto and incorporated herein by reference.

4. The City Council hereby amends the Municipal Code as follows: Chapter 17.38 (“Overlay Zoning Districts and other Special Planning Areas”) to add the purpose, applicability, and optional development standards of the Camino Predera Overlay; Chapter 17.114.010 (“Special Area Map”) to add the Camino Predera Overlay to Figure 17.114.010-1; and Chapter 17.114.050 (“Overlay Zoning District Descriptions”) to add the description of the Camino Predera Overlay as shown in Attachment “A”.

5. Determination on Zoning Map Amendment DRC2022-00315. Based on the findings set forth in this Ordinance and the totality of the administrative record before it, the City Council hereby approves Zoning Map Amendment DRC202-00315 as set forth in Attachment “B”, attached hereto and incorporated herein by reference.

6. The City Council hereby amends the Zoning Map. The parcels that are subject to the amendment are parcels identified by APNs: 0207-631-01 through -11 and -14 through -25, and 0207-641-01 through -15. For reference purposes, a list of the parcels affected by Zoning Map Amendment DRC2022-00315 is also included in Attachment “B”.

7. The City Council declares that, should any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

8. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published within in the manner required by law.

APPROVED AND ADOPTED THIS 2<sup>nd</sup> DAY OF NOVEMBER 2022.

CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA

BY: \_\_\_\_\_

L. Dennis Michael, Mayor

I, Janice C. Reynolds, City Clerk of the City of Rancho Cucamonga, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council held on the 2<sup>nd</sup> day of November 2022, by the following vote-to-wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Rancho Cucamonga

## ATTACHMENT A

### MUNICIPAL CODE AMENDMENT DRC2020-00004

#### 17.38.090 Camino Predera Overlay Zoning District

A. *Purpose.* The purpose of the Camino Predera Overlay Zoning District is to identify the geographical area of developed and undeveloped properties that are located on the north and south sides of Camino Predera and all properties that have street frontage along Predera Court that is subject to the City's optional development standards.

B. *Applicability.* The Camino Predera Overlay Zoning District is generally located north of Foothill Boulevard/Pacific Electric (PE) Trail and west of Carnelian Avenue/Cucamonga Creek, in the Low Residential (L) Zone as depicted on the zoning map. The Camino Predera Overlay Zoning District applies to areas of the City indicated on the zoning map by the reference letter "CP" after the reference letter(s) identifying the base zoning district.

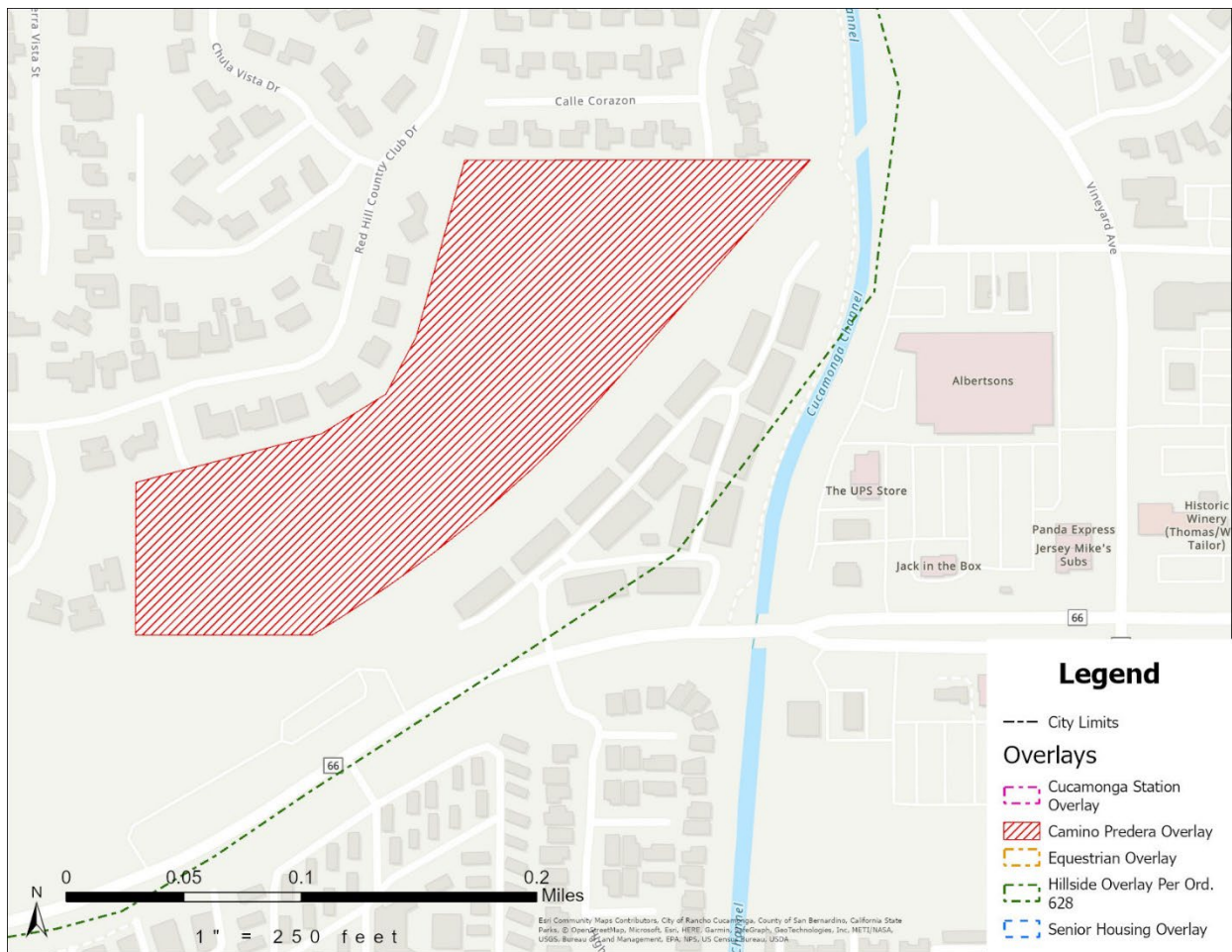
C. *Development standards.* Properties designated Camino Predera Overlay Zoning District shall comply with the City's hillside development regulations outlined in chapter 17.52 (Hillside Development) except as noted in this chapter.

Standards	Optional Standards	
	Maximum	Minimum
<b>Building Height</b>		
-South side of Camino Predera	14 feet <sup>1</sup>	None
-North side of Camino Predera	25 feet	None
<b>Building Setbacks</b>		
-Front	None	37±5 feet
-Rear	None	20 feet
-Side	None	5/10 feet
<b>Excavation/Fill</b>	8 feet	None
<b>Wall Height</b>		
-Screen (Freestanding)	6 feet	None
-Retaining	8 feet	None
1 - As measured from the curb at the street;		

D. *Plan Check/Zoning Clearance.* Applications for new residential construction for properties within the Camino Predera Overlay Zoning District utilizing the optional development standards are exempt from the Hillside Design Review process and shall only be subject to ministerial review per Section 17.16.030 (Plan Check/Zoning Clearance)

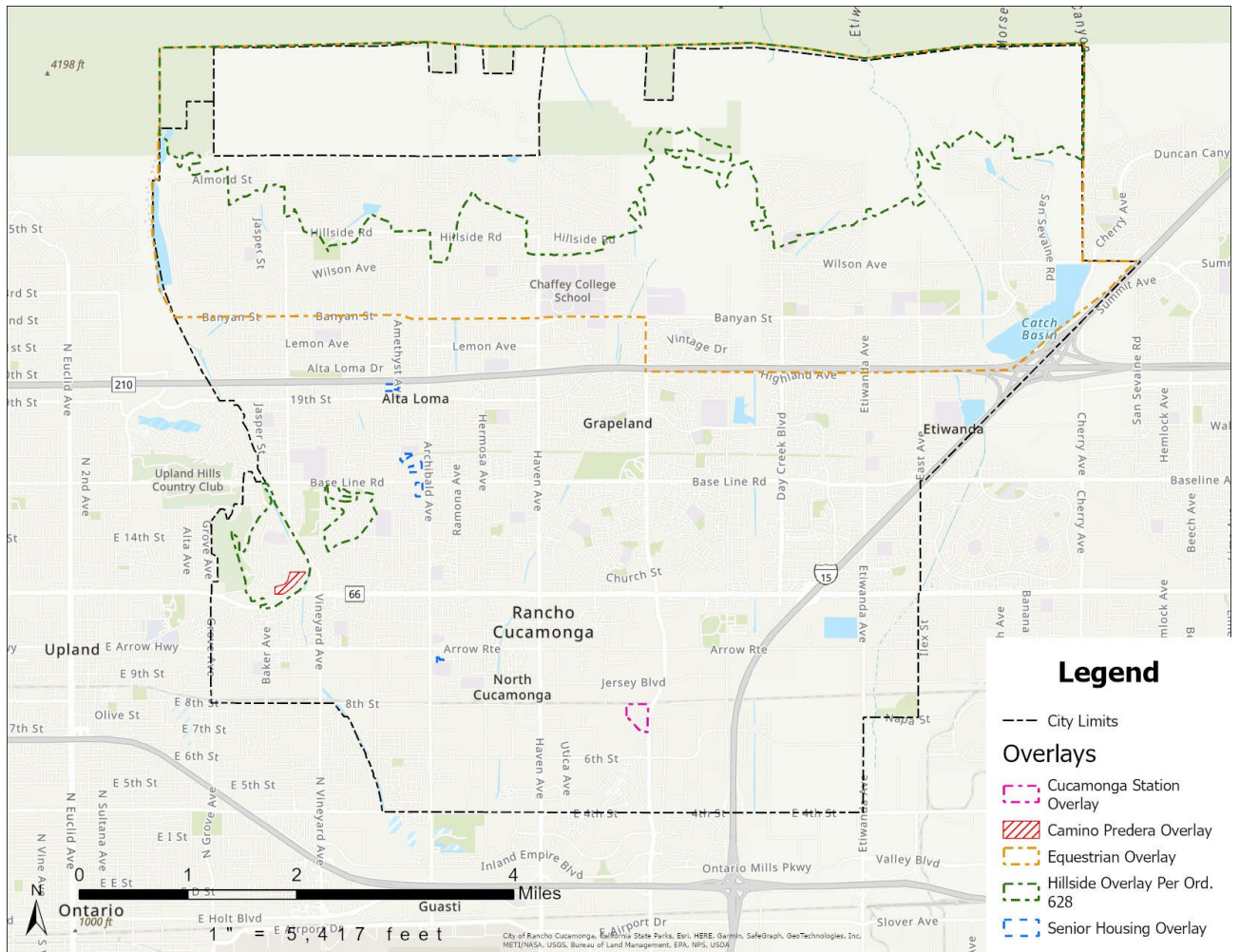
#### Chapter 17.114.050 Overlay Zoning District Descriptions

The Camino Predera (CP) Overlay Zoning District establishes optional development standards for 38 (thirty-eight) developed and undeveloped properties that are located on the north and south sides of Camino Predera and all properties that have street frontage along Predera Court, a residential neighborhood generally located north of Foothill Boulevard/Pacific Electric (PE) Trail and west of Carnelian Avenue/Cucamonga Creek, in the Low Residential (L) Zone. Optional development standards that will apply to these properties are identified in Chapter 17.38. A complete listing of additional development regulations for Camino Predera is included in Chapter 17.52 (Hillside Development).



## ATTACHMENT B

### ZONING MAP AMENDMENT DRC2020-00315



The Camino Predera Overlay applies to the following 38 parcels (identified by APN):

0207-631-01	0207-631-14	0207-641-01
0207-631-02	0207-631-15	0207-641-02
0207-631-03	0207-631-16	0207-641-03
0207-631-04	0207-631-17	0207-641-04
0207-631-05	0207-631-18	0207-641-05
0207-631-06	0207-631-19	0207-641-06
0207-631-07	0207-631-20	0207-641-07
0207-631-08	0207-631-21	0207-641-08
0207-631-09	0207-631-22	0207-641-09
0207-631-10	0207-631-23	0207-641-10
0207-631-11	0207-631-24	0207-641-11
0207-631-12	0207-631-25	0207-641-14
0207-631-13		0207-641-15