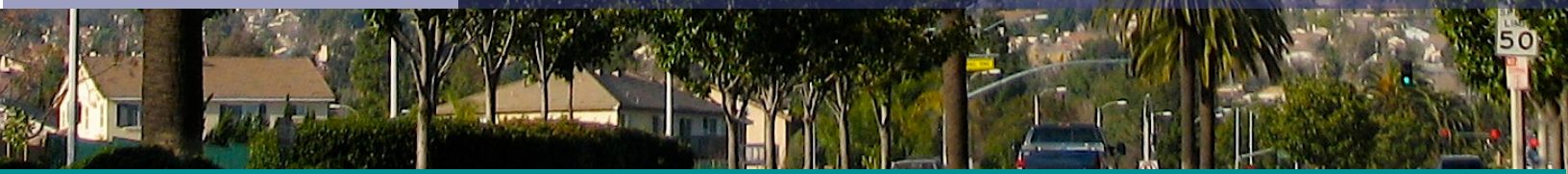




# Land Use

Existing Conditions Report

December 2020





## Introduction

Rancho Cucamonga enjoys a wealth of high-quality resources. Through the City's strategic development efforts to provide a sustainable balance of residential, commercial, industrial, and recreational uses, the City has grown and prospered. Land use planning ensures that land uses are located in proximity to each other to achieve economic efficiencies while minimizing incompatibilities. Following the boom period of the early 2000s that resulted in an 87% build-out of the City, a dramatic slowdown in development occurred. As Rancho Cucamonga achieves a degree of maturity, the primary challenge for land use planning will be to determine the best use for remaining infill properties. A second challenge will be to guide re-use of aging commercial and industrial properties for long-term community and property owner benefit.

Community design is integral to balancing aesthetic qualities and functionality for the many different land uses that are required of a complete community. Such balance is necessary to maintain and enhance a community that is highly enjoyable for living, working, and recreation. In Rancho Cucamonga, a strong emphasis on community design has allowed the City to achieve a particular identity, incorporating the history and character qualities of the three communities that preceded it: Alta Loma, Cucamonga, and Etiwanda.

Preservation of historic resources has allowed Rancho Cucamonga to retain its rich culture and heritage while facing growing and expanding development. The City is committed to preserving and developing aspects of the community that provide a sense of its origin and history.

This report focuses on land use and how it helps shape the physical development of Rancho Cucamonga.

Rancho Cucamonga's stable residential neighborhoods, diverse commercial and industrial development, extensive parks and recreational facilities, and high-quality community amenities can be attributed to the City's long-standing commitment to land use planning and urban design.

## Key Findings

The City has a mix of older neighborhoods and newer developments across a large geographic area. Development patterns are based on an automobile-centric environment, making it challenging to access necessary goods and services without the use of an automobile. These development patterns contribute to air pollution and poor health outcomes such as obesity, heart disease, and respiratory disease.

The City has also prioritized mid-sized single-family housing above other types of housing, limiting housing choices for our residents and making it difficult for new households that are just starting out to choose or remain in Rancho Cucamonga, as well as creating barriers for older residents to stay in Rancho Cucamonga as they retire and age.

While development patterns have been autocentric and residential development is mostly single-family housing, there is a mix of many, many types of places: rural, semi-rural, suburban, quasi-urban, office, and industrial. More can be done to better distinguish and accentuate the individual character of our different neighborhoods and districts.

Our regional location lends us to being attractive to many professionals who choose to establish households here but commute to jobs in Los Angeles, Orange County, and Riverside, leading to long commutes and impacts on quality of life.

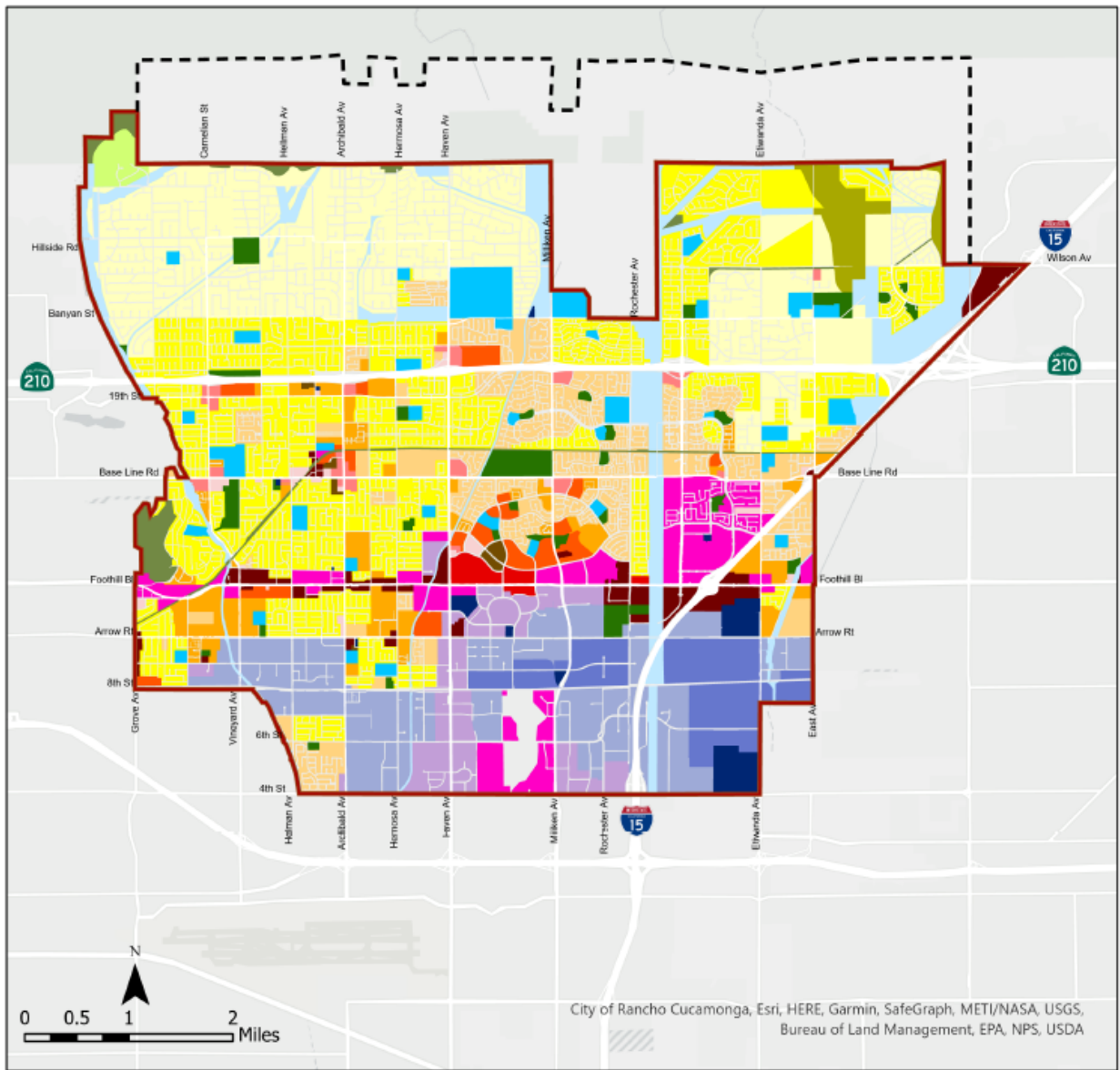
Rancho Cucamonga's is located at the crossroads of two very important highways and a railway not far from the busiest port on the West Coast. This location is also contributing to skyrocketing demand for logistics warehouses, creating unforeseen impacts on transportation networks, air quality, and fiscal sustainability, and exacerbating the City's jobs/skills imbalance.

With minimal large swaths of land available for new development, future development will be strategically focused on vacant opportunity parcels and redevelopment of existing properties.

## Existing Land Use

The City of Rancho Cucamonga encompasses 40 square miles and is over 90% built out. Of the developed areas, residential uses are the most common land use in the City, accounting for 55% of land in the City. The pattern of development within Rancho Cucamonga is generally characterized as residential uses dominating north of Foothill Boulevard, with pockets of residential uses south of Foothill Boulevard, predominantly west of Haven Avenue. Commercial centers are primarily clustered along Foothill Boulevard, Base Line Road, Haven Avenue, and Day Creek Boulevard. The southern portion of the City, east of Haven Avenue, is dominated by industrial uses. West of Haven Avenue is a mix of industrial and residential uses.

Figure 1 – Land Use Map



**City Limits**

- Rancho Cucamonga City Boundary
- - - Sphere of Influence

**Residential**

- Very Low
- Low
- Low Medium
- Medium
- Medium high
- High

**Commercial**

- Office
- Neighborhood Commercial
- Community Commercial
- General Commercial

**Industrial**

- Industrial Park
- General Industrial
- Heavy Industrial

**Open Space**

- HSR

**Conservation**

- Open space
- Flood Control/ Utility Corridor

**Public Facility**

- Civic/Regional
- Elementary School
- Junior High School
- High School
- Community College
- Parks

**Mixed Use**

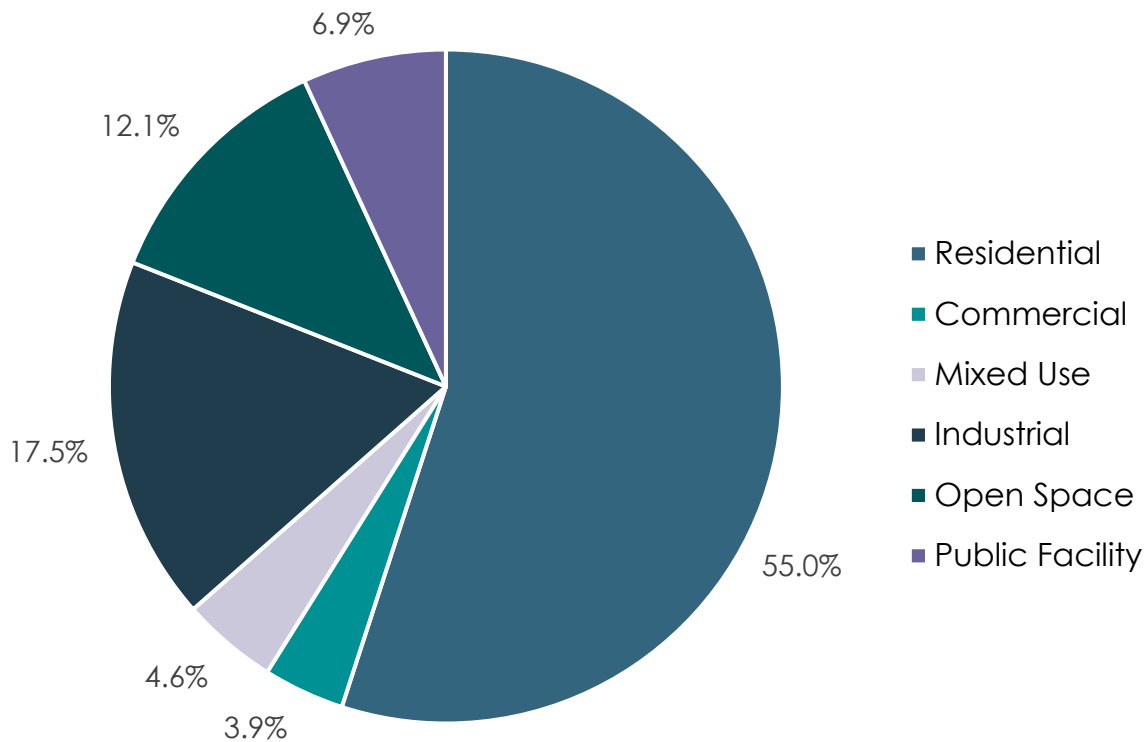
- Mixed Use

Rancho Cucamonga actively works toward creating a community with a balanced mix of land uses that fosters economic, environmental, and social sustainability. The City continues to lead Inland Empire cities in testing new ideas that support emerging business practices and lifestyle trends, such as high-density housing and flexible business space. New approaches to land use planning and development are driven by the need to create connections between land use and transportation choices, and to achieve more sustainable development approaches.

**Table 1 – Land Use Distribution by Acreage**

Land Use Type	Area (Acres)	Area (Percentage)
Residential	11420	55.0%
Commercial	799	3.9%
Mixed Use	950	4.6%
Industrial	3626	17.5%
Open Space	2517	12.1%
Public Facility	1436	6.9%
Total	20748	100.0%

**Figure 2 – Distribution of Existing Land Uses**



## Residential Uses

Approximately 11,420 acres in Rancho Cucamonga (55% of all land) are designated for residential uses. Most residential land (about 90%) is zoned or developed as single-family residential with the remaining (about 10%) developed or designated for multi-family residential. In addition, other non-residential uses may be permitted on residentially zoned property, such as private schools and religious institutions.

Single-family lot sizes range from 5,000 square feet to 1 acre or more. Larger lots (10,000 square feet and larger) are generally located in the northern third of the city. Six residential land use designations have been established to preserve the character of existing residential neighborhoods and to create opportunities for new housing types. While residential uses are the primary permitted uses, other complementary and compatible uses can be entitled as Development Code regulations permit, such as parks, trails, special residential uses addressed by state law, childcare facilities, schools, and places of religious assembly. Each of the residential use categories includes a range of allowable densities. The maximum density defines the maximum number of units per net acre at which development can occur within a given area.

**Very Low Residential (0.10 to 2.0 Dwelling Units per Acre)** - The Very Low Residential designation is characterized by detached, very low-density single residential units on 0.5-acre lots or larger, with private yards and private parking. This designation generally applies to the foothill areas north of Banyan Street and north of the Pacific Electric Trail in the Etiwanda area. New development is required to provide community and local trails for equestrian use in accordance with the Hiking and Riding Trails Plan, the Trail Implementation Plan, and the Equestrian/Rural Area Overlay District.

**Low Residential (2.0 to 4.0 Dwelling Units per Acre)** - The Low Residential designation is characterized by detached, low-density single residential units on individual lots forming a cohesive neighborhood, with private yards and private parking.

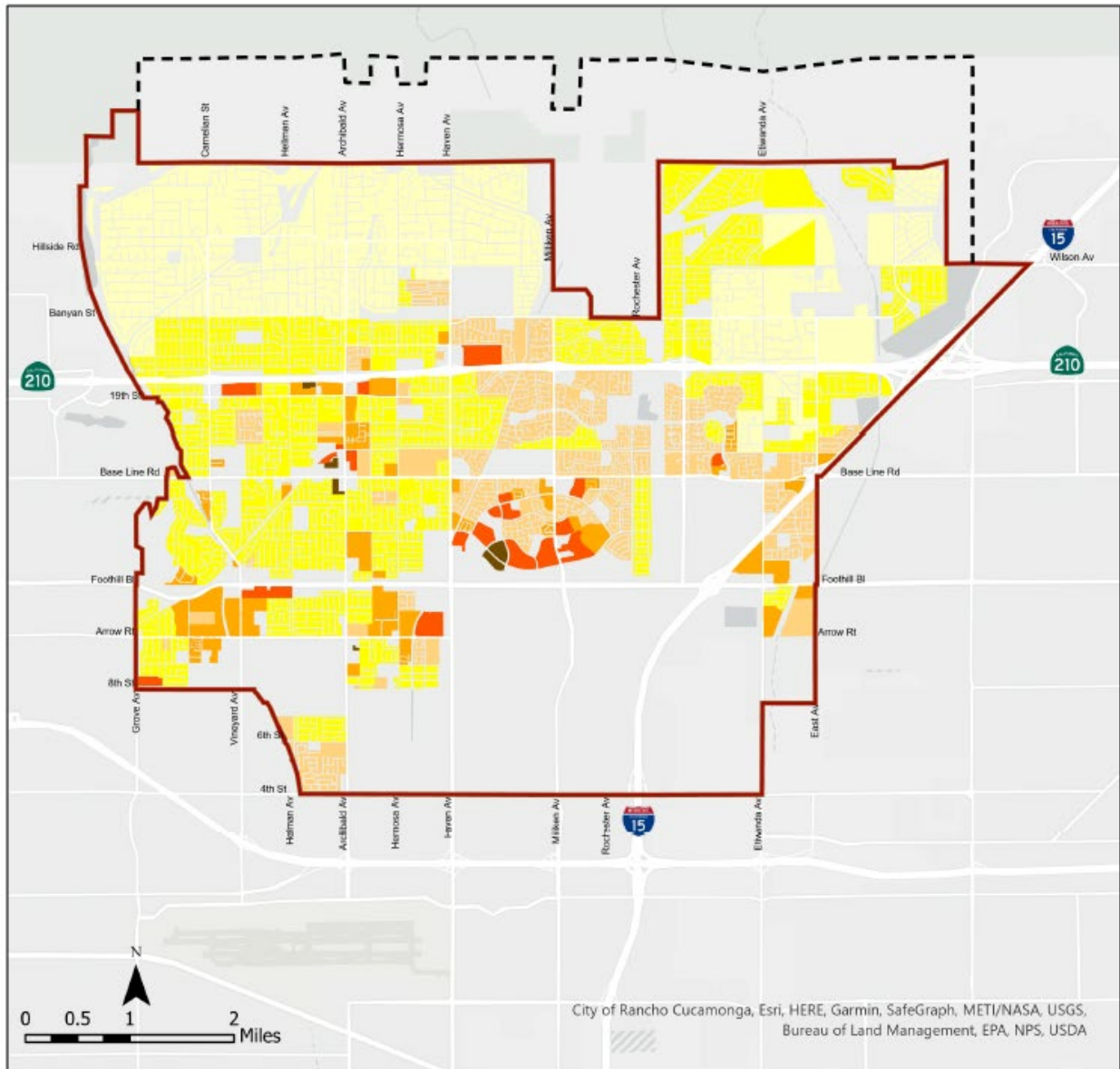
**Low Medium Residential (4.0 to 8.0 Dwelling Units per Acre)** - The Low Medium Residential designation is characterized by detached or attached housing structures that contain one or two individual dwelling units, such as single-unit zero-lot-line homes, cluster and patio homes, and duplexes. All development approaches include private, individually accessible parking for each unit. Development of townhomes at the upper end of the range may be suited to locations near commercial areas and along major arterials. This designation encourages housing diversity without changing the low-intensity character of the neighborhood.

**Medium Residential (8.0 to 14.0 Dwelling Units per Acre)** - The Medium Residential designation is characterized by detached and attached residential units, including small-lot subdivisions, duplexes and triplexes, and attached townhouse-type developments that provide private open space and multi-unit structures that comprise a cohesive development incorporating common open space areas. Mobile home parks are also allowed in this designation. Residential units may contain private yards and private parking or open common areas and shared parking. Building intensity at the lower end of the density range is suitable adjacent to low- and very low-density residential areas. The Medium Residential designation also serves as an appropriate buffer between low-density residential areas and areas of higher-density commercial activities.

**Medium High Residential (14.0 to 24.0 Dwelling Units per Acre)** - The Medium High Residential designation is characterized by low-rise condominiums and apartment buildings. Approaches to development may consist of multiple-unit buildings or groups of buildings, with private and common open space areas provided. This density is appropriate near major community facilities and employment centers, and along major thoroughfares with transit availability.

**High Residential (24.0 to 30.0 Dwelling Units per Acre)** - The High Residential designation is characterized by higher-density, multi-story residential development with a focus on providing an urban intensity and function at locations within walking distance to transit, recreation and community facilities, employment centers, and commercial services. Development typically is characterized by buildings between three and six stories in height and with open common areas. On-site amenities for residents are provided.

Figure 3 – Residential Land Use Distribution



**City Limits**

- Rancho Cucamonga City Boundary
- - - Sphere of Influence

**Residential**

- Very Low
- Low
- Low Medium
- Medium
- Medium high
- High



## Commercial Uses

Commercial areas provide places where residents and visitors can shop for goods and services, and where businesses can locate to serve local, regional, and international markets. Most commercial activities are located along major east-west arterials including Arrow Route, Foothill Boulevard, and Base Line Road, and adjacent to SR-210. Commercial uses are zoned in four categories.

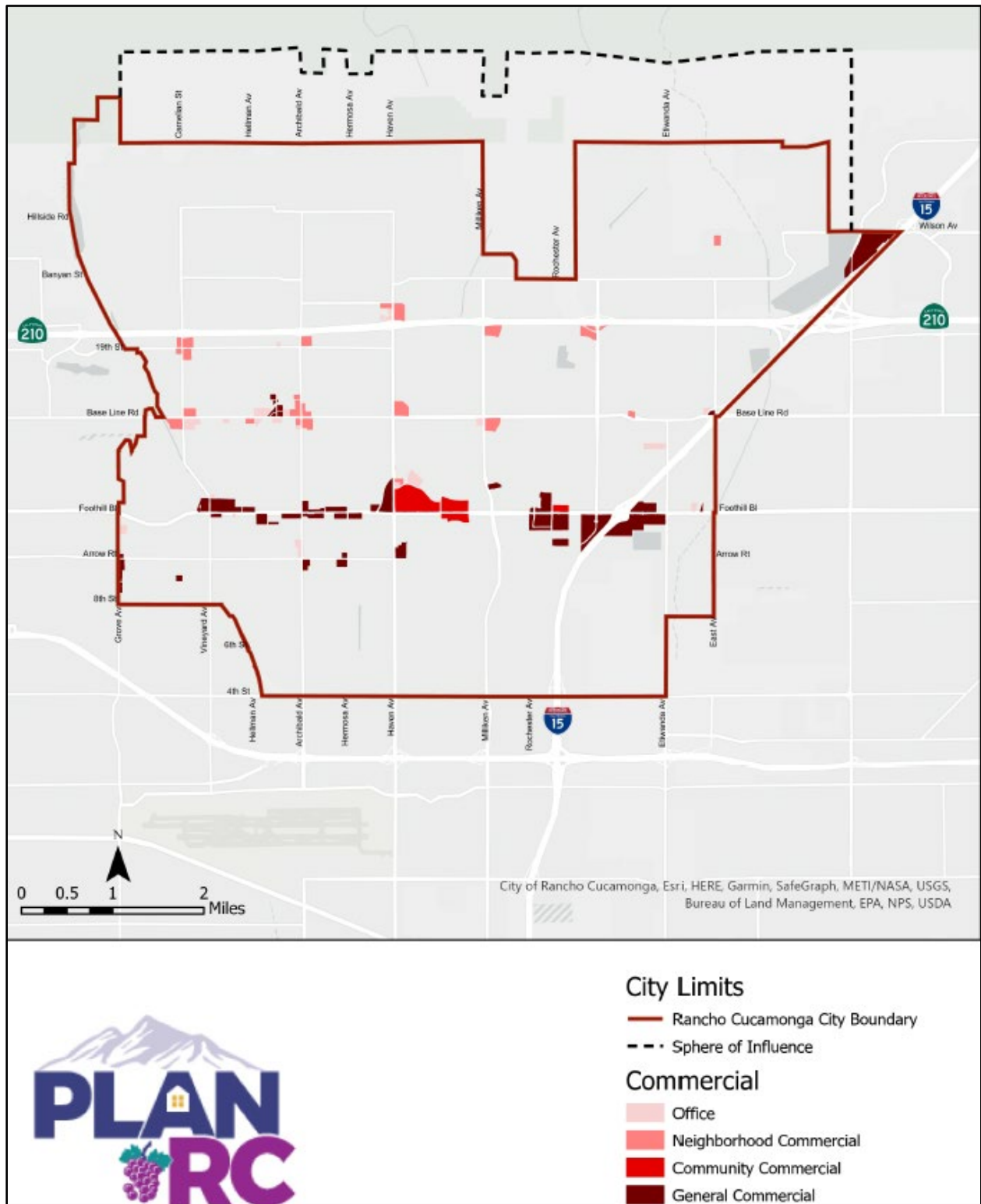
**Office** - The Office designation concentrates office-oriented business activities near centers of commercial activity and avoids the building of individual, isolated office buildings. Office developments may include low-rise, multi-tenant garden-type arrangements, particularly along the I-15 corridor, the Haven Avenue Office Overlay district, and within Mixed Use designated areas. Business activities permitted within this category include corporate headquarters, administrative and professional offices, finance, legal, insurance, real estate services, banks, and business support services. Supportive convenience retail and service commercial uses such as restaurants may also be allowed to serve the needs of employees and visitors.

**Neighborhood Commercial** - The Neighborhood Commercial designation provides for small-scale shopping centers (5 to 15 acres) located near or within residential neighborhoods and offering convenient retail goods and services for residents. Examples of permitted uses include small-scale restaurants, grocery and convenience stores, service businesses that generate limited traffic, and boutique retail sales. Neighborhood Commercial centers should be compatible in design and scale with adjacent residential areas. Convenient paths for pedestrian and bicycle access into and around the center should also be provided.

**General Commercial** - The General Commercial designation applies to properties along major activity corridors. This designation provides for a wide range of community-oriented and regional-oriented commercial businesses, including businesses that cater to tourists traveling on Historic Route 66 (Foothill Boulevard). Rather than perpetuate the linear “strip” configuration along arterial highways and parking-lot-dominated commercial centers that represent development approaches of the past, the General Commercial designation emphasizes cluster approaches and buildings pulled close to the roadway, with reciprocal access provided between commercial developments.

**Community Commercial** – The Community Commercial designation allows for development of larger retail, entertainment, and commercial service business centers, generally as part of a cohesive and coordinated shopping destination of retail and service-oriented businesses that serve the entire community. Community areas typically include larger retail uses, theaters, restaurants, professional and medical offices, and community facilities. Community Commercial centers encompass sites from 10 to 50 acres in size, with buildings or collections of buildings containing 100,000 square feet or more of floor area. Design of Community Commercial centers includes well-designed pedestrian connectivity between uses and parking areas.

Figure 4 – Commercial Land Use Distribution



## Mixed Use

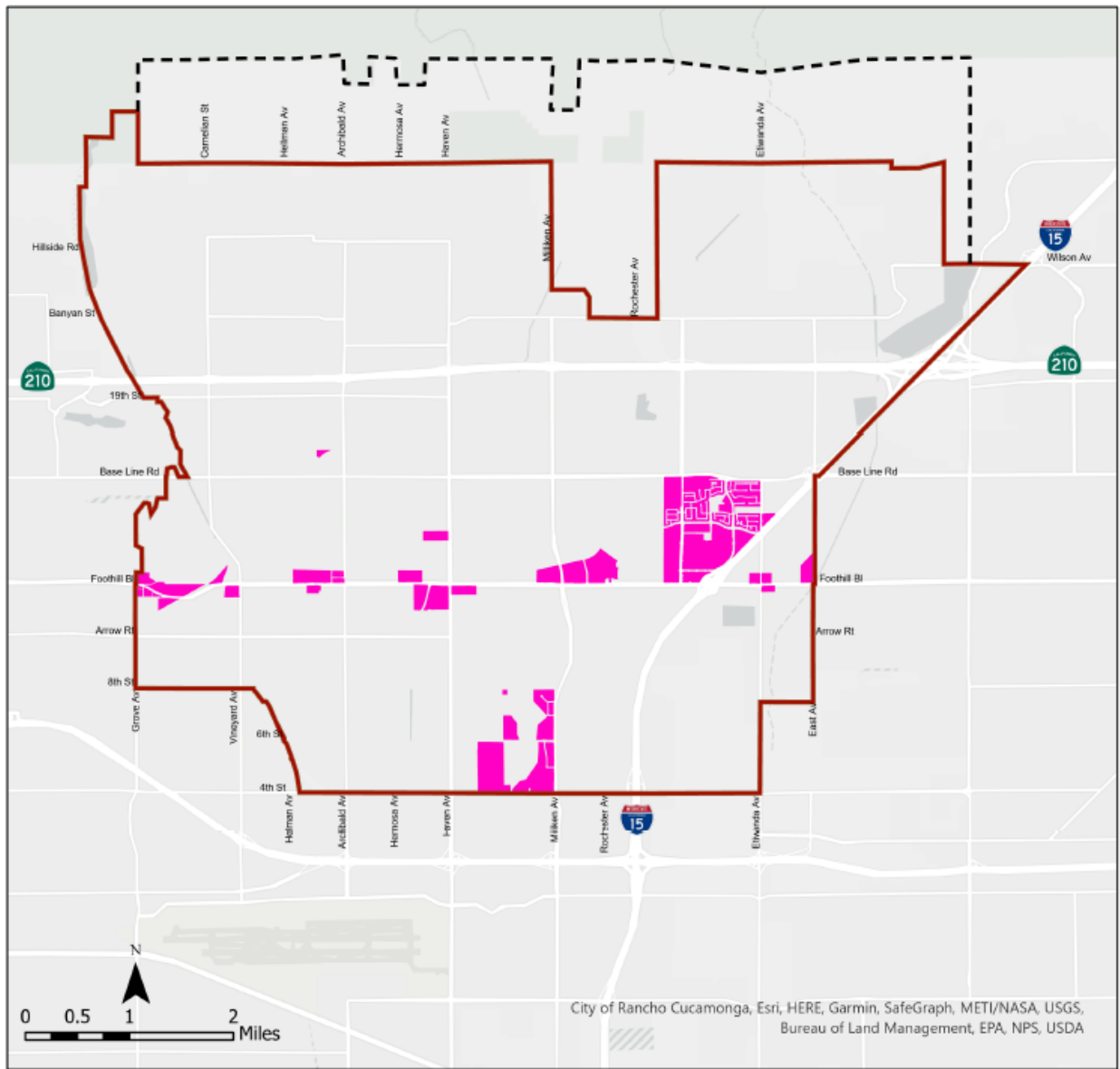
The Mixed Use designation recognizes that portions of Rancho Cucamonga are evolving into more urban places, and that the community desires the creation of new, more sustainable development forms. Mixed Use development approaches offer opportunities for people to live close to work or near transit stops, to walk to neighborhood stores and parks, to enjoy indoor and outdoor entertainment close to home, and to experience exciting pedestrian districts.

The Mixed Use designation offers opportunities for more intensely developed districts that combine complementary commercial, office, residential, and community uses in areas with easy access to transit. Mixed Use development may occur in two ways: 1) as a combination of uses within a single building (for example, retail on the first floor and residential or office on the upper floors); or 2) as a combination of uses on multiple parcels within a specified district of the City. In either case, the intent is to achieve a complete integration of the uses and their support functions into a livable development that fosters a strong sense of place. The desired outcome of the Mixed Use designation is to create special urban places within the general suburban pattern of single purpose uses. Victoria Gardens and the Town Center at Haven Avenue and Foothill Boulevard are exemplary developments that incorporate highly successful Mixed Use concepts. Community expectations of Mixed Use developments involve excellence in site planning, design, public safety, and use configurations based on the following criteria:

- Development projects will be interconnected rather than being rigidly separated.
- New Commercial and Mixed Use development will emphasize pedestrian orientation in site and building design and promote a walkable environment with active street frontages, well-scaled buildings, and usable public spaces such as small plazas, courtyards, and sidewalk cafes that are highly accessible and convenient to residents and visitors.
- Parking lots and enclosed parking facilities will generally be located to the rear of buildings or at other locations where they are not visible from major streets.
- Safe and convenient pedestrian movement will be provided into and within the site.
- The mix of uses will promote walkability by offering goods and services that appeal to and meet the needs of adjacent and nearby residents.
- Development forms will consist of generally higher intensities of use than in surrounding areas.
- Projects will express a common design theme that may be carried out by architectural styles, landscaping and lighting treatment, street improvements and street furniture, and other means of unifying the development. This does not preclude an eclectic mix of architectural styles, but development will be tied together in physical form by some means.
- Development approaches will involve a variety of scales and spaces to provide interest and diversity.
- An integrated circulation system of arterial access, internal circulation, parking facilities, pedestrian pathways, bicycle routes, transit stops (where applicable), and related signage will be provided. Movement among uses within a district will be possible without forcing patrons to use adjacent arterial highways.
- Crime Prevention Through Environmental Design (CPTED) principles will be integrated into development approaches to provide both the reality and perception of public safety.
- Adequate emergency vehicle access will be provided to address public safety needs.
- All development will provide a unique and engaging experience for residents and visitors to the City, like those often found in older, walkable towns and cities.

Mixed Use parcels are generally located along Foothill Boulevard and 4<sup>th</sup> Street between Milliken and Utica north to the Metrolink station. The largest Mixed Use development, Victoria Gardens, consists of over 1 million square feet of commercial uses, with residential and civic uses integrated within the development.

Figure 5 – Mixed Use Land Use Distribution



City of Rancho Cucamonga, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



**City Limits**

- Rancho Cucamonga City Boundary
- - - Sphere of Influence

**Mixed Use**

- Mixed Use
- Mixed Use



## Industrial Uses

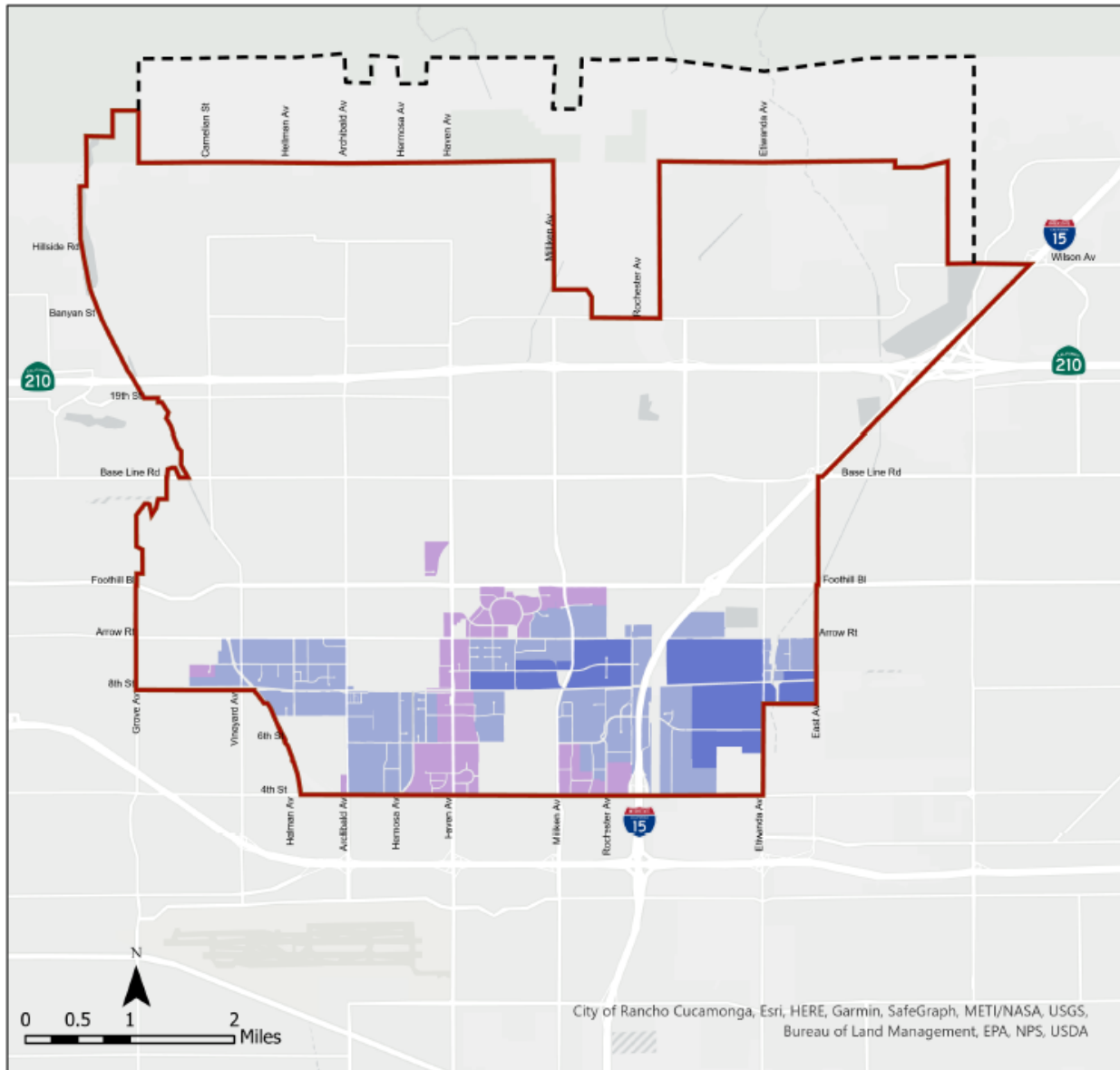
Industrial areas in Rancho Cucamonga benefit from their strategic location near the I-15 and I-10 freeways, the Metrolink station, and railway lines. A variety of light industrial, business park, office, manufacturing, heavy industrial, and similar business and industrial uses have been established, providing diverse employment opportunities for residents throughout the Inland Empire. Three Industrial designations are established that provide many employment development opportunities.

**Industrial Park** - The Industrial Park designation accommodates master-planned concentrations of light industrial, research and development businesses, green technology, and office uses. The designation also allows for limited convenience goods and services for employees and visitors. Industrial Park uses are typically labor intensive, meaning that the number of employees per acre is higher than uses involving mostly manufacturing or warehousing. The Industrial Park designation applies to major traffic corridors in the City, including 4<sup>th</sup> Street, Haven Avenue, Arrow Highway, and Foothill Boulevard, near the largest concentrations of civic and commercial activity.

**General Industrial** - The General Industrial designation permits a wide range of industrial activities that include manufacturing, assembling, fabrication, wholesale supply, heavy commercial, green technology, and office uses. Where adjacent to residential uses, properties designated General Industrial should be designed for office uses, or site planning should incorporate buffering techniques to minimize noise and traffic impacts associated with the industrial activity. General Industrial uses are located along Arrow Route, Archibald Avenue and on either side of I-15 from 4<sup>th</sup> Street to 8<sup>th</sup> Street.

**Heavy Industrial** - The Heavy Industrial designation permits heavy manufacturing, compounding, processing or fabrication, warehousing, storage, freight handling, and truck services and terminals, as well as supportive service commercial uses. Heavy Industrial areas are located to take advantage of rail lines and arterial roadway access, and to minimize impacts on surrounding land uses. Heavy industrial uses are mainly located on the east end of the City, between Arrow Route and Jersey Boulevard, continuing farther south on the east side of I-15.

Figure 6 – Industrial Land Use Distribution



**City Limits**

- Rancho Cucamonga City Boundary
- - - Sphere of Influence

**Industrial**

- Industrial Park
- General Industrial
- Heavy Industrial

## Open Space

The Open Space designations identify areas devoted to the preservation of natural resources and outdoor recreation. The General Plan establishes four Open Space designations.

**Hillside Residential (0.10 to 2.0 Dwelling Units per Acre)** – The Hillside Residential designation is established to: 1) maintain the natural open space character of sensitive areas in the Sphere of Influence; 2) protect natural land forms from extensive grading and minimize erosion; 3) provide for public safety against wildland fire, fault, and flooding hazards; 4) protect water, plant, and animal resources; and 5) provide design standards that allow for limited residential development that respects and responds to the sensitive environmental conditions in the hillsides. The maximum dwelling unit density may not exceed two units per net buildable acre in accordance with the provisions of the Development Code. “Buildable acre” is considered to be a contiguous area of the lot, which is less than 30% in natural slope, or the area determined through the environmental studies and investigation as buildable and is subject to slope/capacity factor calculations contained in Section 17.24.080 of the Development Code. Maximum population density is 1.6 persons per acre.

**Open Space (0 to 0.10 Dwelling Units per Acre)** – The Open Space designation, which applies to public and privately owned lands, is designed to: 1) establish protection in areas of fire, geologic, seismic, or flood hazards through restriction of intensive uses; 2) promote the retention of open space for recreational use and the protection of natural resources; and 3) promote the preservation of open spaces that protect natural features, offer views to residents, and maintain open areas where flood, fire, geologic, and seismic conditions may endanger public health and safety. Recreational uses, including golf courses, are permitted where terrain and access are appropriate to accommodate such uses.

On private lands designated Open Space, one residential unit is permitted per 10 acres, with at least one unit permitted on lots less than 10 acres in size. Maximum population density is 0.3 persons per acre.

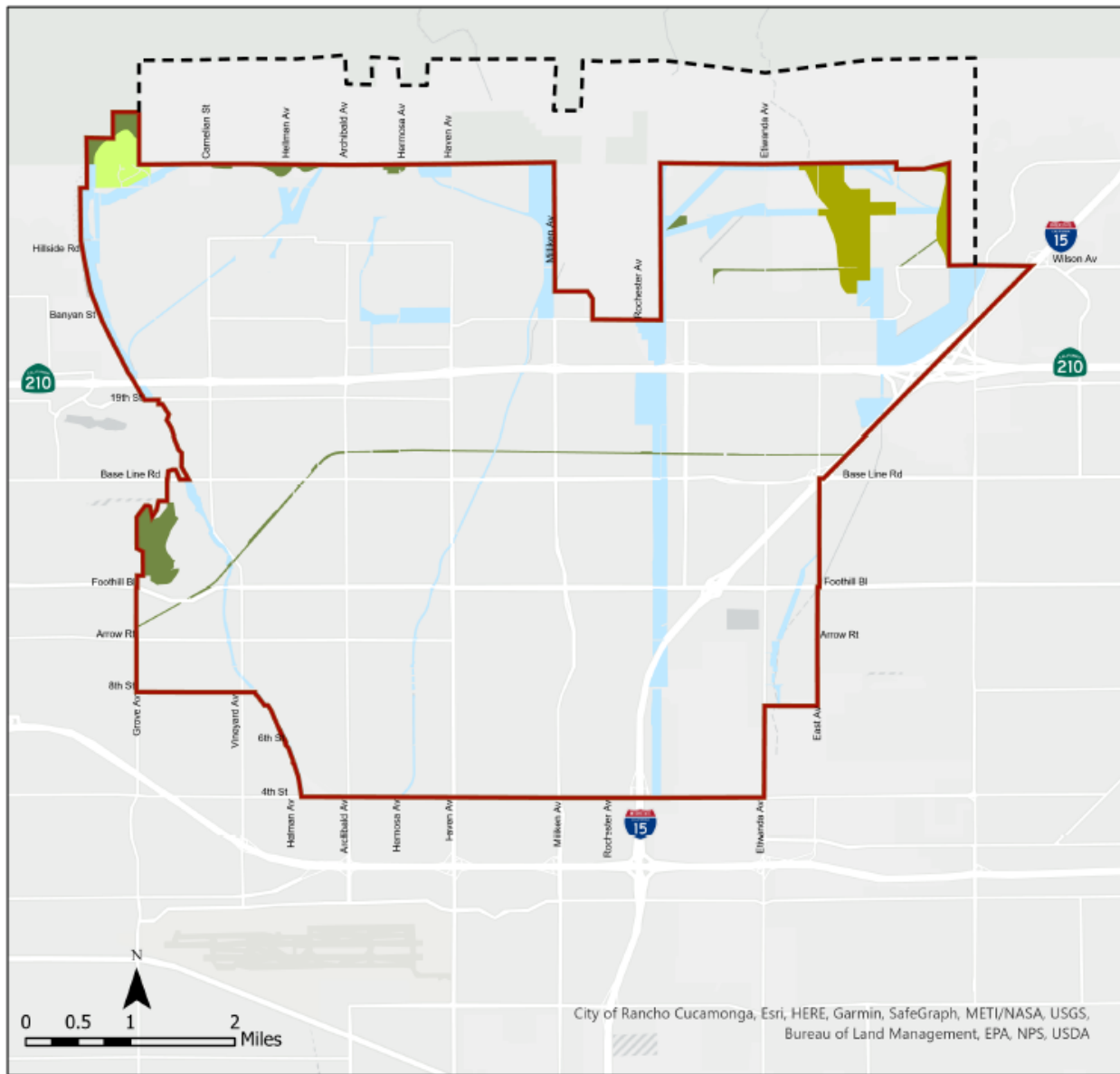
**Conservation** – The General Plan recognizes the sensitivity of the Riversidian Alluvial Fan Sage Scrub (AFSS) habitat and the benefits it provides for wildlife conservation. The purpose of the Conservation designation is to identify sensitive areas like AFSS habitat that will be managed to preserve and protect sensitive habitat, wetland resources, and sensitive plant and animal species potentially occurring in designated areas.

In cooperation with the County of San Bernardino, the City has designated vital AFSS areas within the Sphere of Influence as Conservation, and distinct and defined conservation areas have been set aside as mitigation sites for various state, county, city, and private projects. Additional parcels may be purchased in the future as mitigation for other projects in the region.

**Flood Control/Utility Corridor** – The Flood Control/Utility Corridor designation includes lands primarily used for flood control purposes and to support public utilities. Improvements typically include flood control channels, drainage basins, and major utility corridors, such as high-tension electric power transmission lines and towers. Flood control facilities include improved channels and natural waterways under the control of the City and the San Bernardino County Flood Control District. Both Deer and Day Creeks, along with utility easements within the Sphere of Influence, are key elements of the Flood Control/Utility Corridor designation. Because development of habitable structures is not permitted within this designation, no Floor Area Ratio (FAR) standard applies.

The majority of this designation falls in the City’s Sphere of Influence where the area is subject to flooding, potential wildland fires, and geologic and seismic hazards. To provide a high level of public safety, these areas should be left natural for the most part, offering residents the additional benefits of a scenic and recreational resource with limited development potential.

Figure 7 – Open Space Land Use Distribution



City of Rancho Cucamonga, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



**City Limits**

- Rancho Cucamonga City Boundary
- - - Sphere of Influence

**Open Space**

- HSR
- Conservation
- Open space
- Flood Control/ Utility Corridor



## Public Facilities

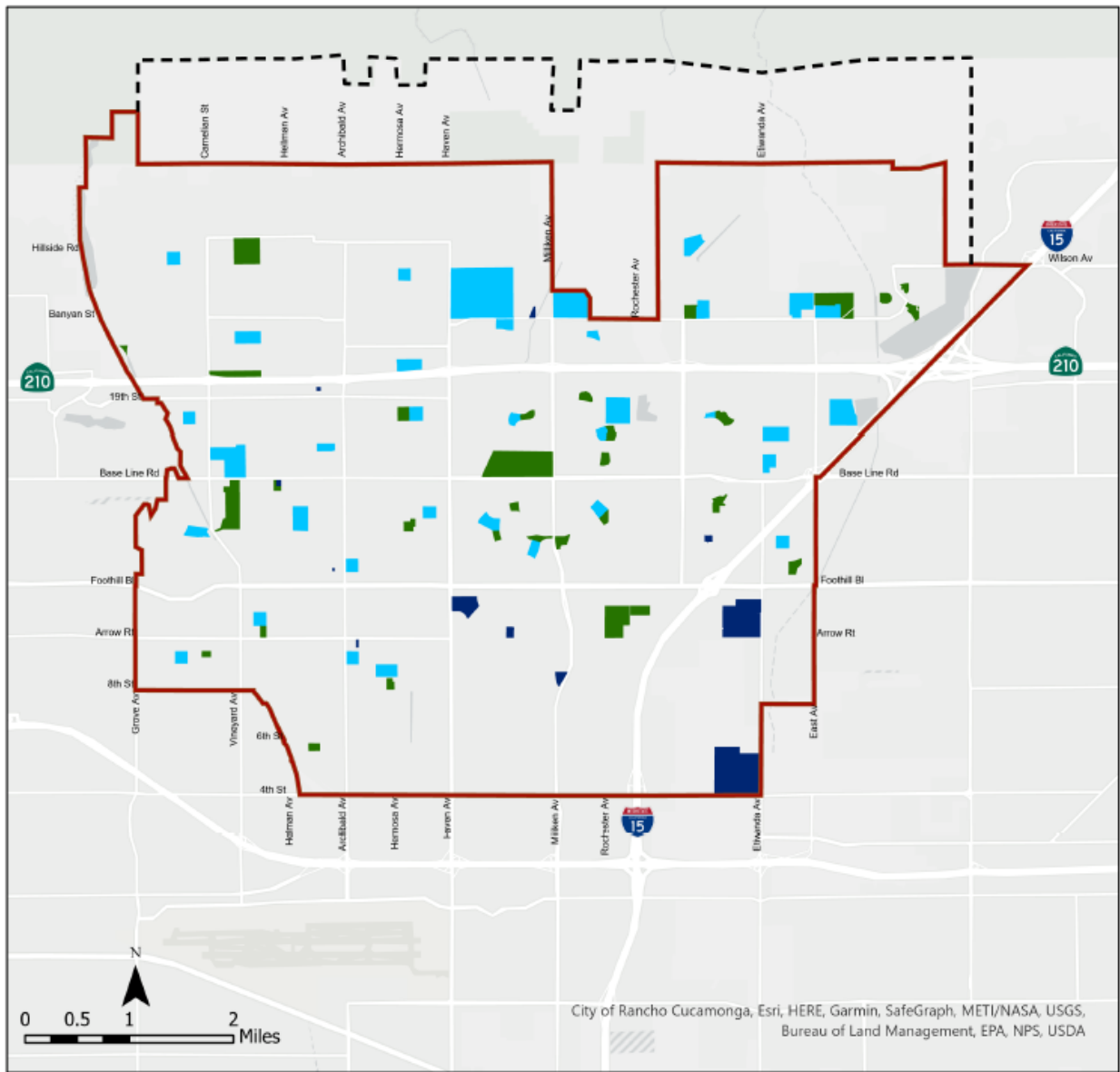
The Public Facility designations refer to uses operated for public benefit. The General Plan establishes the following three Public Facility designations.

**Civic/Regional** – The Civic/Regional designation applies to diverse public and quasi-public uses, including the Civic Center and police station, the County Courthouse facilities, the county jail/detention center, City fire stations, City libraries, post offices, and the City public works yard.

**Schools** – The Schools designation identifies existing and planned schools within the City and the Sphere of Influence. Elementary, junior high, high school, and college locations are indicated by type on the Land Use Policy Map. School sites indicated as “planned” may change as growth projections and student forecasts dictate.

**Parks** – The Parks designation identifies existing and planned public parks within the City and the Sphere of Influence. Existing parks include developed parkland owned by the City. Parklands include traditional neighborhood-level and community-level parks, as well as multi-purpose recreation-oriented lands such as the Epicenter and Central Park. Planned park sites are identified generally in areas where future residential development will occur. The location of future parks will be further defined by detailed neighborhood site planning and the City’s desire to locate new parks adjacent to and integrated with school sites. The City also controls 130 acres of undeveloped parkland not including undeveloped trail acreage.

Figure 7 – Public Facility Land Use Distribution



**City Limits**

- Rancho Cucamonga City Boundary
- - - Sphere of Influence

**Public Facility**

- Civic/Regional
- Schools
- Parks

## Implementation Documents

Rancho Cucamonga is guided by a series of visioning and implementation documents.

### General Plan

The most recent General Plan was adopted in 2010. The Rancho Cucamonga General Plan documents our shared vision of tomorrow and defines the steps to progress from the present to the future. The General Plan is a long-range policy document (with a projected horizon of 15 to 20 years), frequently referred to as the guidebook or “blueprint” for our City’s development. This blueprint directs the look, the feel, and the experience of our City now and in the future.

The General Plan reinforces established land uses attained in the City over the last 10 to 15 years by emphasizing protection of existing residential neighborhoods, and targeting of new residential, office, and commercial growth along major corridors, such as Foothill Boulevard and Haven Avenue south of Foothill Boulevard, where development opportunities exist on vacant or underutilized properties.

The land use growth strategy will focus on the following three objectives:

- Protect and maintain established residential neighborhoods
- Target new infill development opportunities
- Integrate land use and transportation

### Development Code

The implementation of the General Plan is generally managed by the Development Code (Title 17 of the Rancho Cucamonga Municipal Code). The Development Code includes zoning districts consistent with the General Plan and applies prescriptive development standards to each zoning district that guide the site layout and intensity. The Development Code also contains design standards for use types (residential, office, commercial, and industrial) that guide staff and the development community on the high-quality design aesthetics required within the City.

### Specific Plans

Specific plans allow for flexibility in design and customized development standards tailored to specific needs and conditions. The Specific Plan is one of the most creative tools available for guiding and regulating development, but also requires considerable attention to detail and may be too involved for some situations. As specified by the California Government Code, a specific plan must be consistent with the General Plan and must respond to all of the required General Plan topics to the extent that they apply to the area in question.

- Etiwanda Specific Plan
- North Etiwanda Specific Plan
- Empire Lakes Specific Plan
- Etiwanda Heights Neighborhood and Conservation Plan (in progress)

### Planned Communities

Planned Community zoning may be thought of as a less comprehensive form of a specific plan. It does allow custom design and development regulations, but its scope can be limited to only those aspects of the plan that deviate from conventional zoning requirements. It may include as many land use categories as are needed to implement the

applicable General Plan designations. It is typically accompanied by thorough design guidelines to ensure a coherent, quality result as the Planning Area is built out.

- Caryn Planned Community
- Terra Vista Planned Community
- Victoria Planned Community

## Master Plans

Master plans are discretionary planning entitlements (not a zoning district) that allow flexibility in the allowed uses and development standards for specific types of projects. Master plans are required for mixed-use projects and other integrated developments that warrant special development consideration beyond conventional zoning regulations to address the special or unique needs or characteristics. Master plans are also required for areas designated on the General Plan Land Use Map with the Master Plan symbol. The master plan entitlement requires preparation of a conceptual master plan to address issues such as circulation, drainage, open space linkages, trail connections, compatibility with adjacent uses, and similar concerns through a comprehensive approach and creative design flexibility. Master plans are intended to assure a harmonious relationship between the existing and proposed uses, and to coordinate and promote the community improvement efforts of private and public resources. Subsequent development within the master planned areas must be consistent with the approved conceptual master plans.

- Town Square Master Plan
- Victoria Arbors Master Plan
- Victoria Gardens Master Plan

## Overlays

Overlay districts establish unique use and/or development regulations for certain geographic areas of the city to address special site conditions, protect resources, and/or address land use needs opportunities in combination with the base zoning districts of the same parcels. Regulations for overlay zoning districts supplement the regulations that apply to the corresponding base zoning district.

- Foothill Boulevard Overlay District
- Senior Housing Overlay District
- Equestrian Overlay District
- Hillside Overlay District
- Haven Avenue Overlay District
- Industrial Commercial Overlay District