

IN

# NARRA HILLS

PLANNED UNIT DEVELOPMENT (PUD)

THE VISION



## **VISION STATEMENT**

Narra Hills is a private residential planned community located against the foothills of the San Gabriel Mountains, in the City of Fontana. Narra Hills is anticipated to be the premiere community within the City of Fontana, with a wide variety of home sizes and upscale designs, including very large estate homes to mid-sized condominiums and duplexes. The emphasis of the community will be centered around its organic setting among the foothills and the natural landscape. Higher-end community amenities such as walking trails, access to miles of hiking trails, a cutting-edge recreation center and pool area will be the centerpiece within. This community will have an emphasis on indoor/outdoor living, showcasing the natural elements found on the site, such as sycamore groves and grasses native to the site.

This proposed gated residential community is comprised of five residential neighborhoods, two private parks, private recreation building and pool, trails and water quality basins. The proposed project includes a total of 484 dwelling units of varying densities within each community. Creative site planning techniques have been utilized to promote a sense of connectivity and facilitate active indoor/outdoor living. The community is also connected by strong architectural themes of Modern Spanish, California Modern, Mid-Century Modern, California Ranch and Modern Farmhouse all carried throughout the community.

## **CONCEPTUAL DEVELOPMENT PLAN**



Narra Hills will provide a creative balance of well-designed homes within a gated community and will produce both an aesthetic and functional harmony with its upscale design nestled into the natural landscape of the foothills. A resident in this community will have the choice of multiple common open space areas to connect with the community, a large network of walking and hiking trails, or be able to enjoy their own private open spaces adjacent to their home or in their backyard. All of this is combined to create a strong “Sense of Place” to call home that is safe and enjoyable.



**CONCEPTUAL DEVELOPMENT PLAN (ENLARGED)**

## **IMPLEMENTATION**

The proposed General Plan Map Amendment would amend the Land Use Designations for the site from the existing combination of Residential Planned Community (R-PC), Residential Estates (R-E), Open Space (OS), and Public Utility Corridors (P-UC) to a proposed 68.6 acres of Residential Planned Community (R-PC), 32.4 acres of Medium Density Residential (R-M), 10.9 acres of Multi-family Residential (R-MF), 2.9 acres of Recreational Facilities (P-R), and 13.9 acres of Open Space (OS). The *Proposed General Plan Land Use Designations* map shows the configuration and relationships of the proposed land uses.

Under the provisions of the zoning code, the project is being designed as a Planned Unit Development (PUD). The PUD, Division 19 of Article III of Chapter 31 of the Municipal Code, is intended to encourage, within the density standards of the General Plan, a more desirable living environment by application of modern site planning techniques and grouping buildings that would otherwise not be permitted through the strict application of present zoning ordinance.

The use of the PUD section of the zoning ordinance allows the Planning Commission to approve a project based on the design provided by the developer. The design in itself creates the development standards specific to the project and are implemented and protected via conditions of approval and the application of a Conditional Use Permit. This will be further enforced by the Home Owners Association and underlying CC&R's.



**PROPOSED GENERAL PLAN LAND USE DESIGNATIONS**

## **PROJECT DESCRIPTION**

Narra Hills is a proposed residential community of approximately 136.4 acres located at the northeast corner of Lytle Creek Road and Duncan Canyon Road, in the City of Fontana. The project includes an amendment to the General Plan Land Use Designations and Zoning Districts, a Municipal Code Text Amendment, Tentative Tract Maps (Tract Nos. 20010, 20069 and 20070), Design Review for architecture of the detached condo units, single family units, duplex units and a Development Agreement.

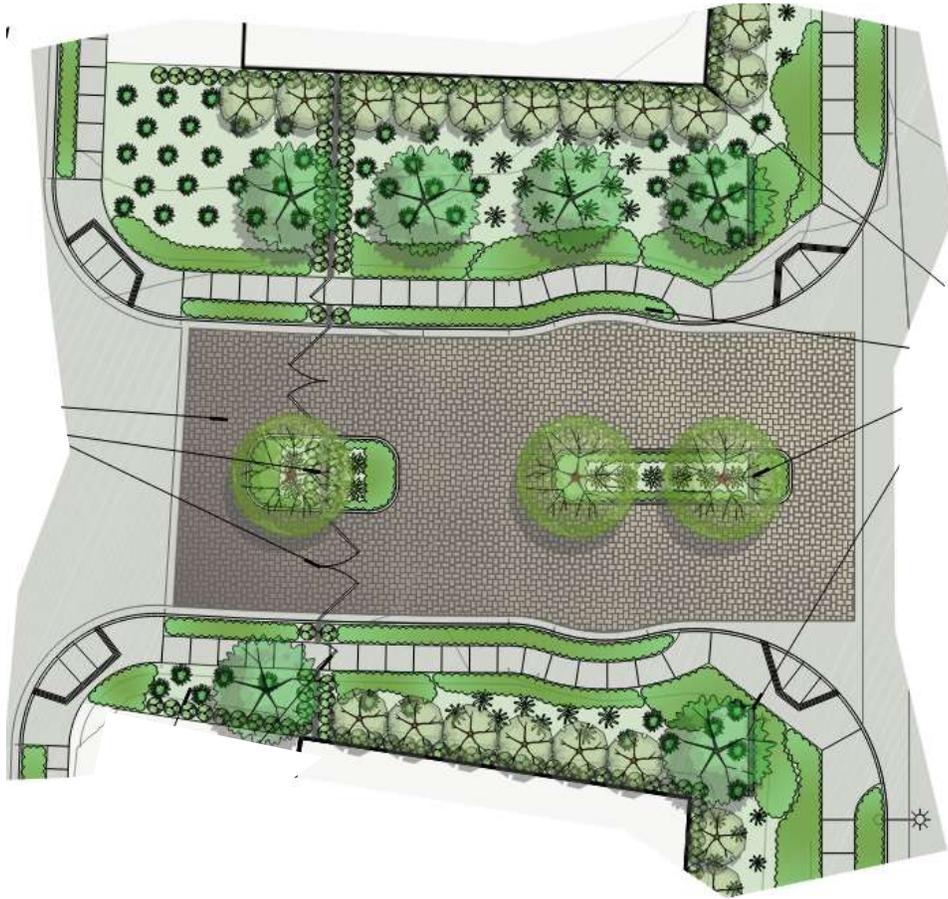
Relocation of existing right-of-way will be required with both the City of Fontana (Coyote Canyon Road) and San Bernardino Flood Control District (Hawker-Crawford Channel). The site has potentially jurisdictional waters, including Hawker-Crawford Channel, which may require regulatory permitting by US Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CADFW) and Regional Water Quality Control Board (RWQCB).

## **GATED ENTRY (TYPICAL) – ELEVATION VIEW**



- I. Site Plan – The site plan is designed to encourage more pedestrian connectivity and less dependency on vehicles. The building groupings are placed to maximize exposure and access to the amenities, open spaces, and trails, so there is enjoyment to both the aesthetic and practical use of the communities' amenities.
  - I. Circulation – The project is designed with four primary gated access points, located along Coyote Canyon Road. Each of the four gated access points is designed to provide a strong sense of entry, with an immediate connection to the surrounding landscape and walking paths and trails (see Circulation Diagram). The internal vehicular road is designed as a looped system with lanes off of the main Coyote Canyon Road to access each of the adjoining neighborhoods. This allows for maximum ease of circulation. All gated entries meet stacking and turnaround requirements.

### GATED ENTRY (TYPICAL)- PLAN VIEW

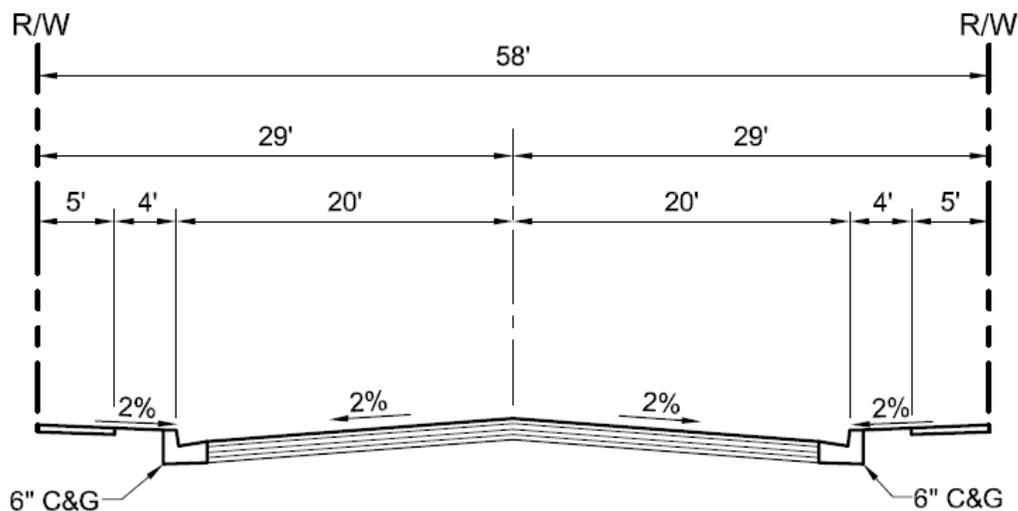


- II. Building Placement – The detached condos and duplexes are uniquely placed. They are designed to provide the detached lifestyle of private rear yard spaces while also promoting connectivity through aspects such as the duplex paseos and cul-de-sac style cluster lanes. This space allows homeowners to take advantage of indoor/outdoor living, and also provides a stronger visual and functional use of the space.
  
- III. Parking – The parking regulations are an important component of the community and provide for overall livability and success of the project. Per the R-3 parking standards, the attached duplex parking is 2.86 spaces per unit. Narra Hills not only meets but exceeds this standard. While the base zone does not adequately provide parking guidance for a cluster style detached condo, it was determined through independent research and standards from other local communities that the standard should be in the 3 to 3.5 space per unit range. Ultimately, the project has been designed in excess of 3.5 spaces per unit, of which 4 spaces are provided directly at each unit (2 car garage and 2 driveway parking space), along with additional street parking. One of the fundamental aspects of any project is the functional use of the garage as parking. While it is difficult for traditional single family neighborhood to enforce the use of the garage as parking, this project will have both recorded restrictions and enforcement by the HOA to insure parking is used appropriately.

### DEVELOPMENT STANDARDS AT COMMUNITY STREETS

- I. A conceptual layout of the Project is set forth on page 2, titled *Conceptual Development Plan*. The conceptual depiction of this Development Plan should not be construed by either party to represent the final determination of the number or placement of lots, streets, street numbers and/or location of amenities or any other information portrayed in the Exhibit, all of which is subject to final approval by the City.
- II. All residential lots north of Coyote Canyon Road shall be a minimum of 10,000 square feet, with the following exceptions. The minimum lot size north of Coyote Canyon Road may be less than 10,000 square only in the event the reduction is required to accommodate fire department requirements, which include, but are not limited to larger street and/or right-of-ways or cul-de-sac conditions, but in no event shall any lot be less than 9,500 square feet, and the average lot size for all lots north of Coyote Canyon Road must always be 10,000 square feet or larger.
- III. To implement the Project as contemplated, the Project shall be allowed the following deviations from the Fontana Municipal Code:
  - Minimum Driveway length (R-3): 19 feet (w/ decorative pavers in Motorcourt) **OR** 22 feet (w/ standard stamped concrete pavement in Motorcourt)
  - Minimum Street Right of Way: 54 feet (R-PC: TR20010, R-2: TR 20069) / 46 feet (R-3: TR 20070)
  - Minimum Street Pavement Width: 20 feet
  - Parkway Width: 4 feet
  - Sidewalk Width: 5 feet
  - Minimum Lot Frontage on a cul-de-sac: 42 feet
  - Use of Tubular Steel Fencing shall be allowed in the locations specified in the Fence and Wall Exhibit.

### CROSS SECTIONS- INTERIOR PRIVATE STREETS

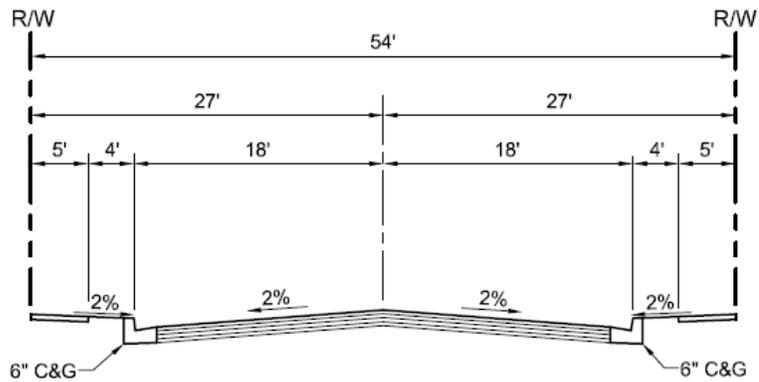


### TYPICAL PRIVATE LARGE STREET SECTION

A, B, & E, STREETS

N.T.S. **B**

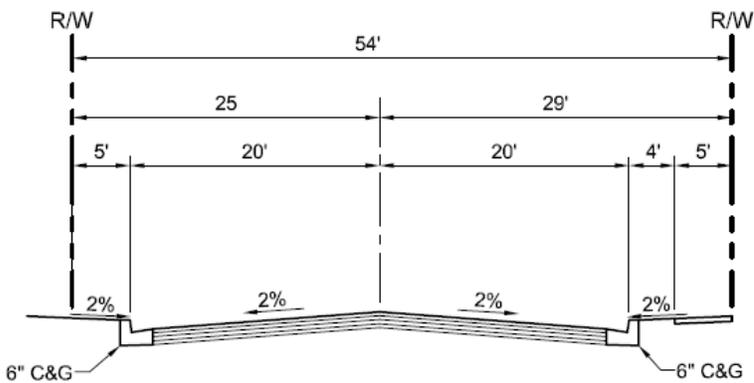
**CROSS SECTION- D STREET**



**TYPICAL PRIVATE SMALL STREET SECTION**

A, C, D, E, F, G, H & J STREETS  
 INTERIOR LOCAL STREET (54' R/W)

N.T.S. **C**

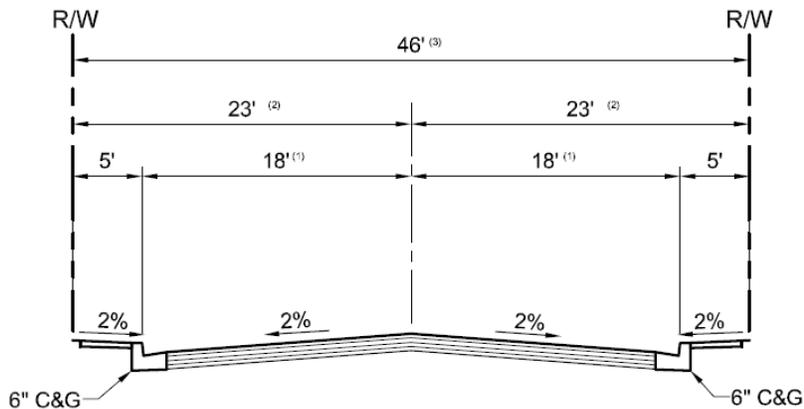


**TYPICAL PRIVATE SMALL STREET SECTION**

D STREET, EAST OF A STREET  
 INTERIOR LOCAL STREET (54' R/W)

N.T.S. **CC**

**CROSS SECTION- I STREET**

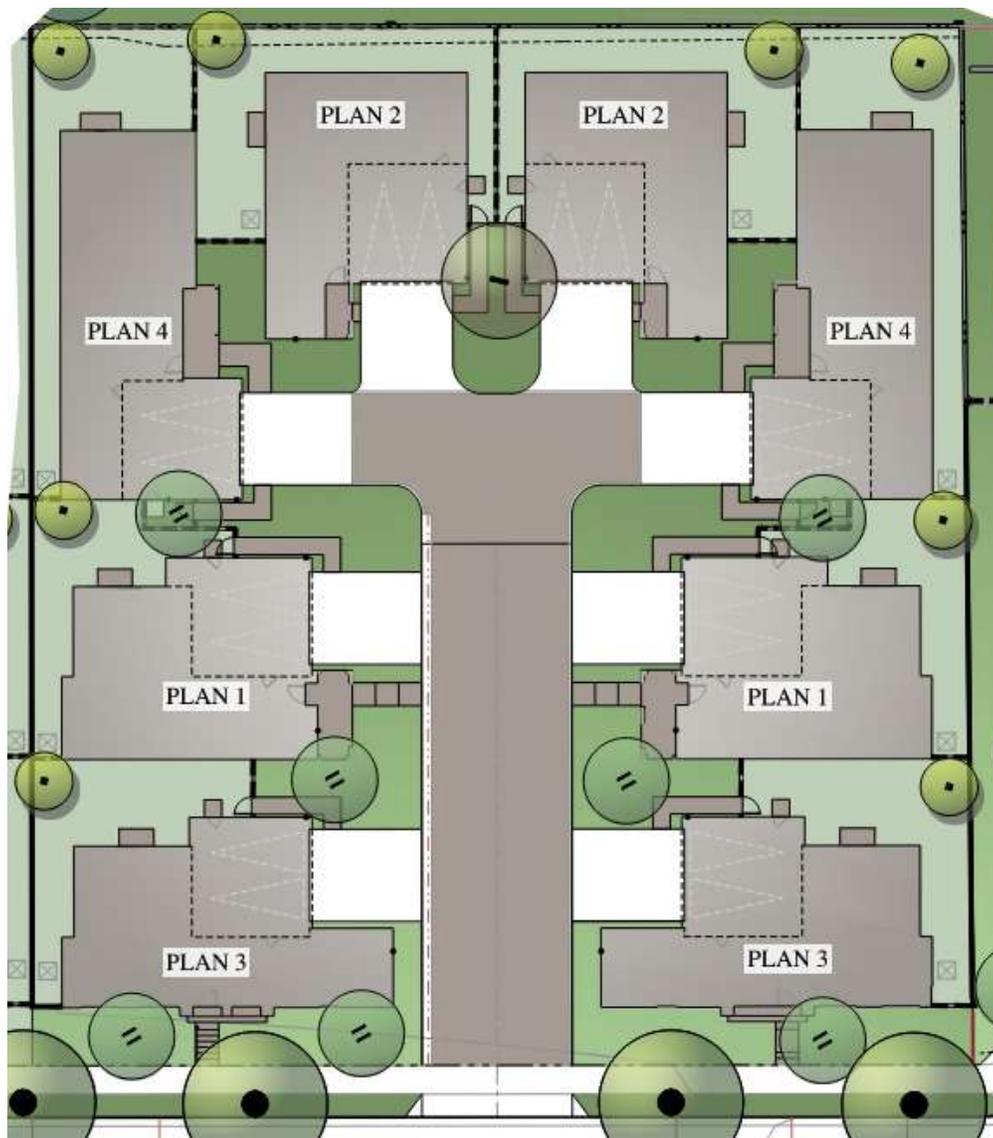


**TYPICAL CI TYPICAL PRIVATE STREET SECTION**

I STREETS  
 INTERIOR LOCAL STREET (54' R/W)

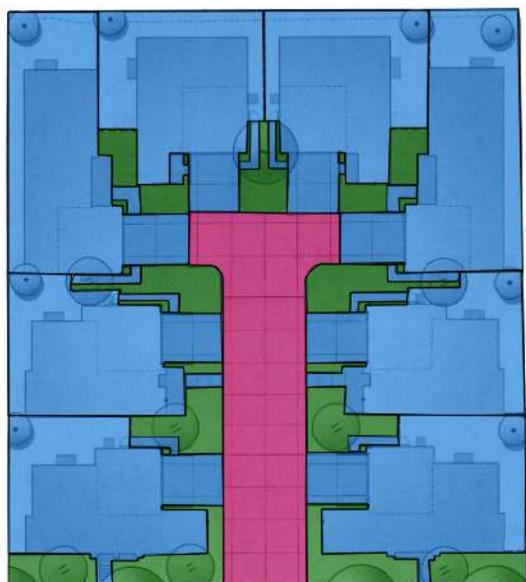
N.T.S. **F**

- (1) INCREASED TO 33' AT HEAD IN PARKING
- (2) INCREASED TO 38' AT HEAD IN PARKING
- (3) INCREASED TO 61' AT HEAD IN PARKING



**PAVING LEGEND:**

-  ENHANCED PAVING
-  STANDARD PAVING



-  Private - houses, rear yards, driveways & walkways
-  HOA Cost Center - front yard and common area landscaping
-  Master HOA - Alley Streets

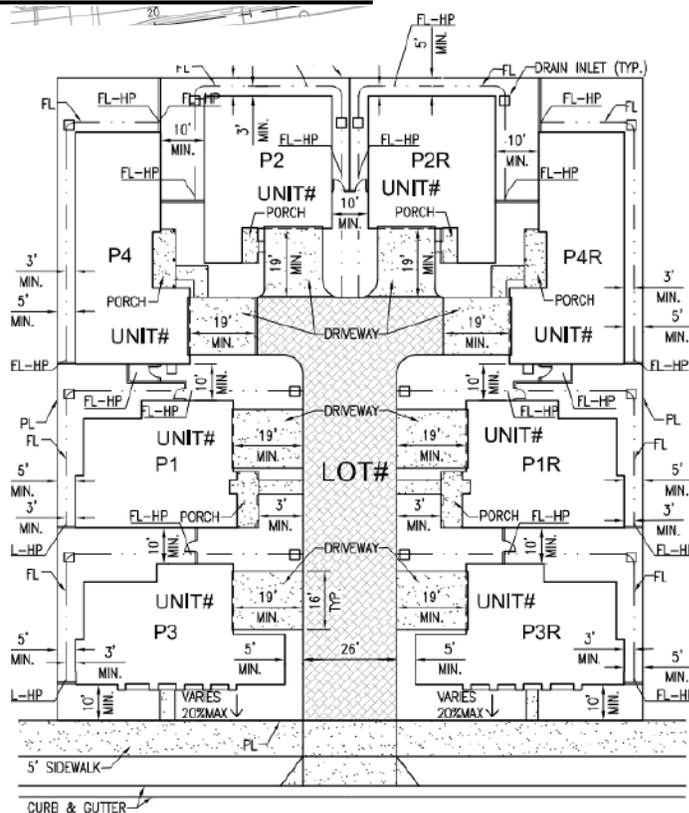
**DETACHED CONDOS- DEVELOPMENT STANDARDS**

|                              |                                   |                             |     |
|------------------------------|-----------------------------------|-----------------------------|-----|
| Front Setback                | From Street Right of Way          | Living                      | 10' |
|                              |                                   | Porch                       | 5'  |
|                              |                                   | Garage                      | N/A |
| Front Setback                | From Edge of Private lane         | Living                      | 5'  |
|                              |                                   | Porch                       | 3'  |
|                              |                                   | Garage W/ Decorative Paving | 19' |
| Rear & Side Setback          | From Street Right of Way or Fence | Living                      | 5'  |
|                              |                                   | Covered Patio               | 5'  |
| Building to Building Setback | Front to Front (living area)      | 36'                         |     |
|                              | Rear to Rear                      | 10'                         |     |
|                              | Side to Side                      | 10'                         |     |
| Private Lane                 | Minimum Width                     | 26'                         |     |
|                              | Maximum Lenth                     | 150'                        |     |
| Maximum Heights              | Buildings                         | 30'                         |     |
|                              | Masonry Walls                     | 8'                          |     |

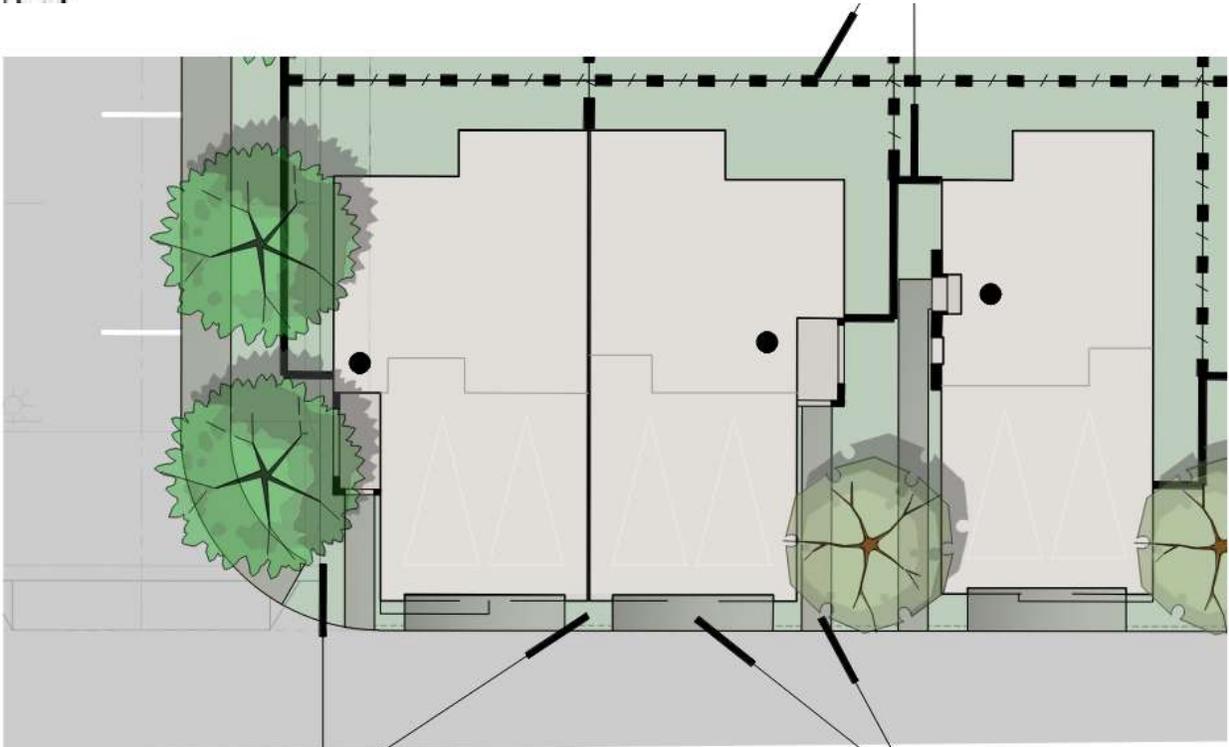
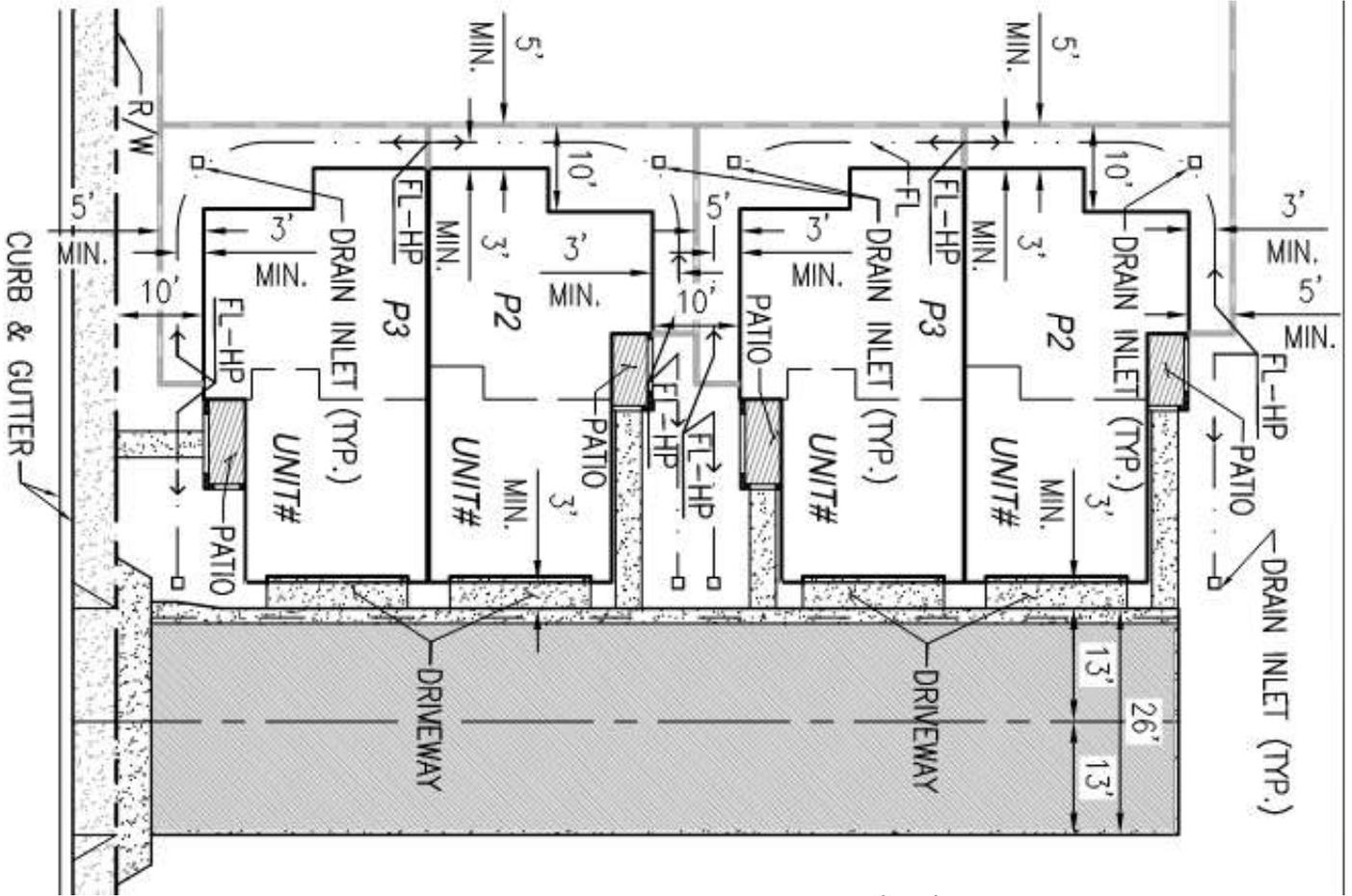
\* Private Open Space      Each unit shall have a private outdoor space with minimum area of 200 sq. ft. with no dimension less than 10 feet. Examples dimensions: 10' x 20' or 15' x 20'

\*\* Condo Lots      There shall be a minimum of two residential condominium units per lot with a minimum lot size of 10,000 sq. ft.

**DETACHED CONDOS - PLOTTING & TYPICAL SETBACKS**



DUPLEX- TYPICAL LAYOUT & PLOTTING



HOA MAINTAINED AREAS INCLUDING FRONT YARDS

PRODUCTION WALK AND DRIVEWAY

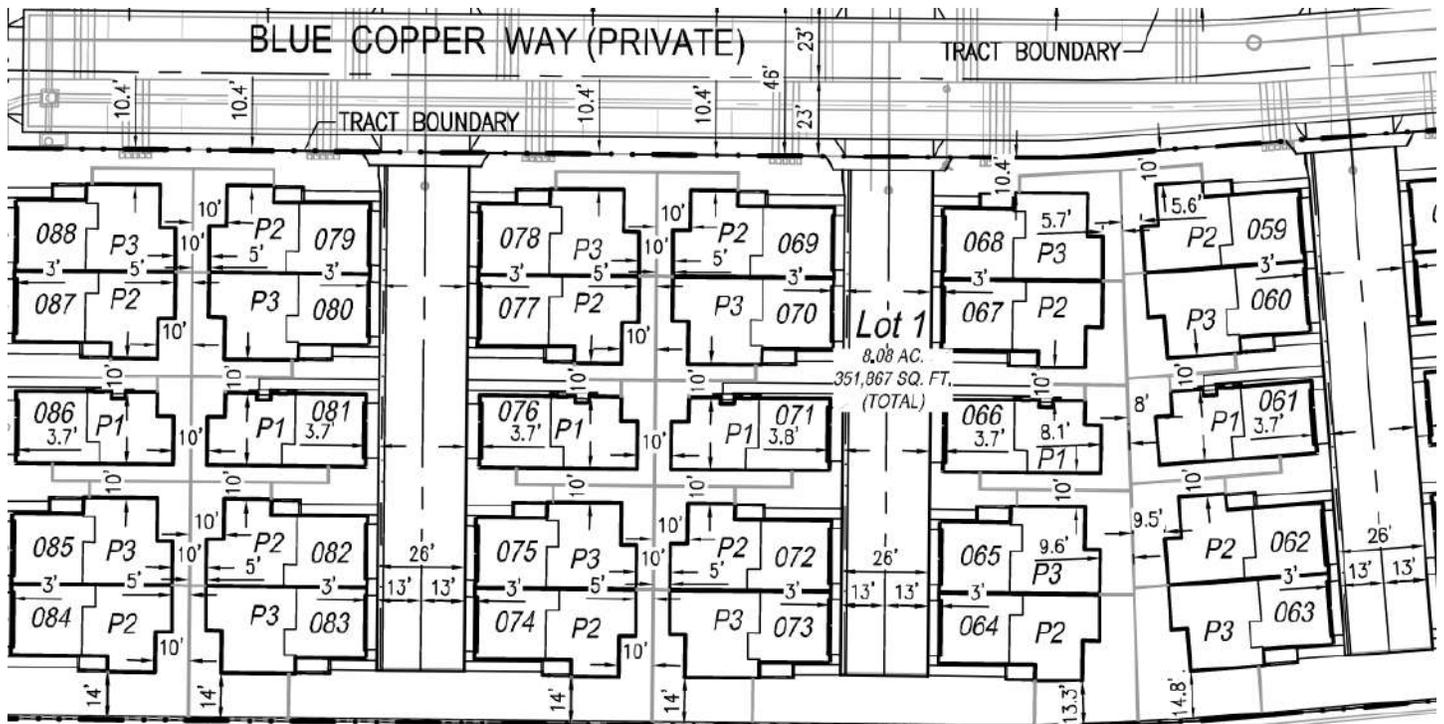
**ATTACHED DUPLEXES - DEVELOPMENT STANDARDS**

| <b>Minimum Building Separation</b> |                             |     |
|------------------------------------|-----------------------------|-----|
| A.                                 | Front to Front (Entry Face) | 26' |
| B.                                 | Rear to Rear (Garage Face)  | 32' |
| C.                                 | Front to Rear               | 36' |
| D.                                 | Side to Front               | 30' |
| E.                                 | Side to Side                | 10' |

| <b>Minimum Building Setbacks</b> |                                  |     |
|----------------------------------|----------------------------------|-----|
| F.                               | From Private Street ROW          | 9'  |
| G.                               | From Hawker Crawford Channel ROW | 10' |
| H.                               | From Edge of Parking Stall       | 10' |
| I.                               | From ROW to Porch                | 5'  |
| J.                               | From Private Alley Edge          | 3'  |

- Parallel Parking Dimensions**                    8' x 22'
- Perpendicular Parking Dimensions**        9' x 19'
- Private Street Width (Curb to Curb)**      36'
- Private Alley Width**                            26'

**ATTACHED DUPLEXES- PLOTTING & TYPICAL SETBACKS**



## ARCHITECTURE

The architecture at Narra Hills is an important element to the overall aesthetics and strength of community for the project. Five overall design themes were chosen: Modern Spanish, CA Modern, Mid-Century Modern, Modern Farmhouse and CA Ranch. Each of the themes will provide variety to the architectural elevations, while giving a cohesive identity to the project.

- I. **Detached Condo Floor Plan & Building Mix** –The cluster area is designed along paved lanes with eight unit clusters. This promotes a stronger sense of neighbor connectivity and for a courtyard type experience. There are 127 cluster units, and it was decided to create a total of 4 different floor plans. Several of the units are designed to allow for corner conditions with front entries visible from the street while concealing the garage doors around the corner on the private lane.

### STREET SCENE – DETACHED CONDOS



- II. **Home Amenities** - Each detached condo floor plan is designed to provide for differing lifestyles and choices. Emphasis is placed on how the active areas of the home, such as the kitchen and living space, is located to orient to the outdoor private spaces. All detached condo homes are designed with 3-4 bedrooms, some with a single bedroom on the first floor. The total square footages of the plans range from approx. 2099-2552 sf.
- III. **Duplex Floor Plan & Building Mix**- The 2-story attached duplexes provide 3 floor plans offering 3 and 4 bedroom homes, each with a private backyard. The overall theme is an “open” floor plan design to maximize the livability, with emphasis in providing features such as direct access attached 2 car garages, interior laundry, larger than average room sizes, with other functional spaces such as lofts and ample storage. The square footage of the townhouse plans range from approx. 1300-1700 sf.



**CONNECTIVITY TO OUTDOOR LIVING**

The open space design of Narra Hills is considered the “backbone” of the project. The overall site plan and product design was initially conceptualized with the active living and outdoor connectivity in mind. This was the key to providing the sense of place and community and to promote a fun, healthy, and functional lifestyle. The network of walking trails in the community also connects to miles of hiking in the surrounding mountains.

**CIRCULATION DIAGRAM**

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A variety of biking and pedestrian opportunities linking interior points of interest as well as connections to adjacent trail systems are offered throughout the community



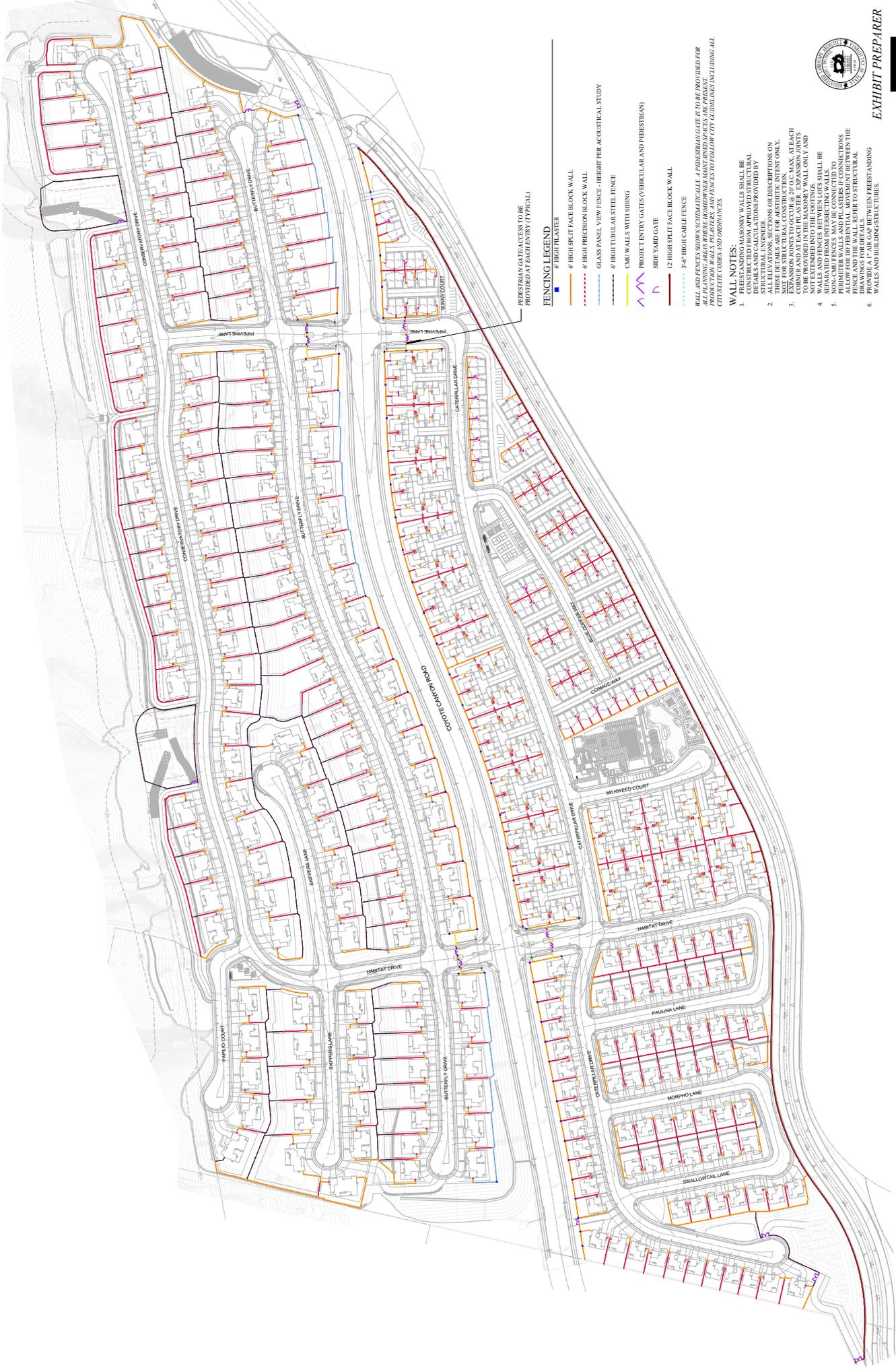
**SITE PHOTOS**



## AMENITIES

The guidelines of the PUD code suggest that at least 5 from a list of 7 amenities be provided. Narra Hills is planned to provide all possible types of amenities; large open lawn areas, two different aged tot lots, pool, spa, wader pool for children, community building, fitness room, BBQ stations, shade shelters, benches, tables, seating, fire pits, small and large dog parks and pickle ball courts. All homes will have access to amenities. There will be a higher demand from higher density neighborhoods south of Coyote Canyon Road. Please see concept designs below for the Park and Recreation Center.





PEDESTRIAN GATE/ACCESS TO BE PROVIDED AT EACH ENTRY (TYPICAL)

FENCING LEGEND

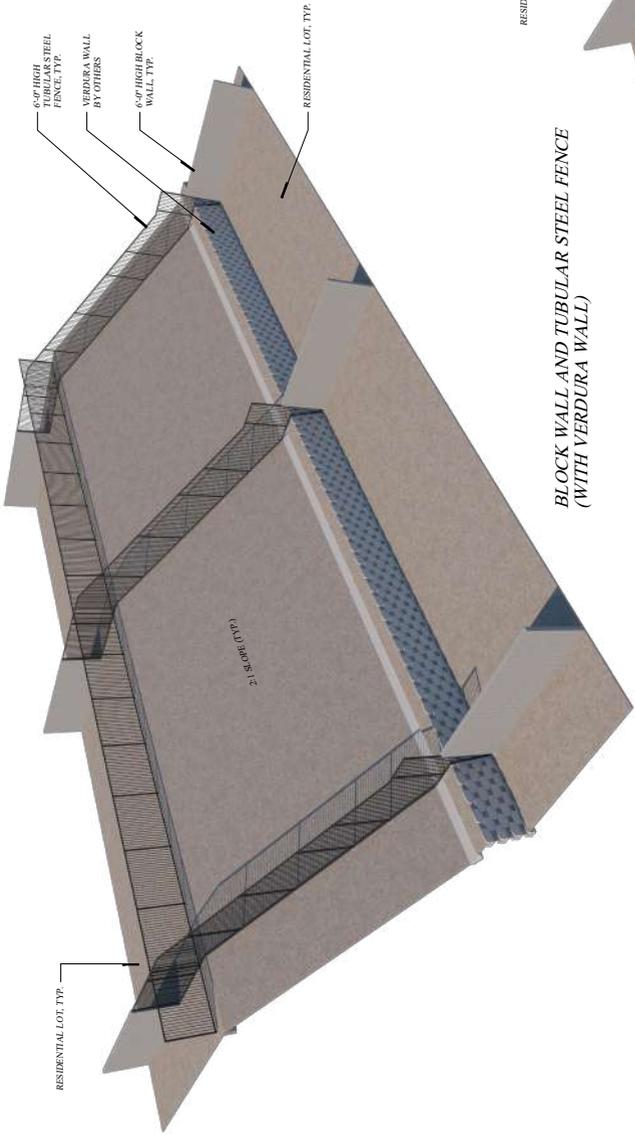
- 6" HIGH PLASTER
- 6" HIGH SPLIT FACE BLOCK WALL
- 6" HIGH PRECISION BLOCK WALL
- GLASS PANEL VIEW FENCE - HEIGHT PER ACOUSTICAL STUDY
- 6" HIGH TUBULAR STEEL FENCE
- CMU WALLS WITH SIDING
- PROJECT ENTRY GATES (VEHICULAR AND PEDESTRIAN)
- SIDE YARD GATE
- 12" HIGH SPLIT FACE BLOCK WALL
- 3-6" HIGH CABLE FENCE

WALL AND FENCES SHOWN SCHEMATICALLY. PEDESTRIAN GATES TO BE PROVIDED FOR ALL PLANNING AREAS WHERE HOMEOWNER MAINTAINED SPACES ARE PRESENT. ALL PEDESTRIAN GATES TO BE PROVIDED TO FOLLOW CITY GUIDELINES INCLUDING ALL COTSITE CODES AND ORDINANCES.

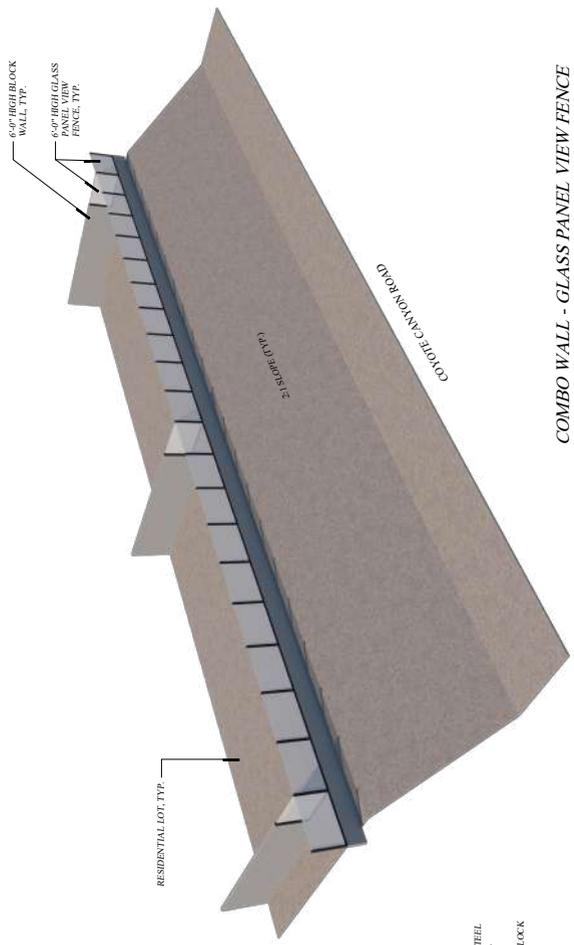
WALL NOTES:

1. FREESTANDING MASONRY WALLS SHALL BE CONSTRUCTED FROM APPROVED STRUCTURAL MATERIALS AND CONDITIONS PROVIDED BY STRUCTURAL ENGINEER.
2. ALL ELEVATIONS, SECTIONS OR DESCRIPTIONS ON THIS PLAN SHALL BE FOR CONSTRUCTION ONLY, NOT FOR STRUCTURAL CONSTRUCTION.
3. EXPANSION JOINTS TO OCCUR @ 20' O.C. MAX. AT EACH CORNER AND AT ALL POINTS WHERE WALLS TO BE PROVIDED IN THE MASONRY WALL ONLY AND NOT EXTENDED INTO THE FOOTINGS.
4. NON-CMU FENCES MAY BE CONNECTED TO SEPARATED FROM INTERSECTING WALLS ALLOW FOR FREEDOM OF MOVEMENT BETWEEN THE FENCE AND THE WALL. REFER TO STRUCTURAL ENGINEER FOR DETAILS.
5. PROVIDE A 1" AIR GAP BETWEEN FREESTANDING WALLS AND BUILDING STRUCTURES.

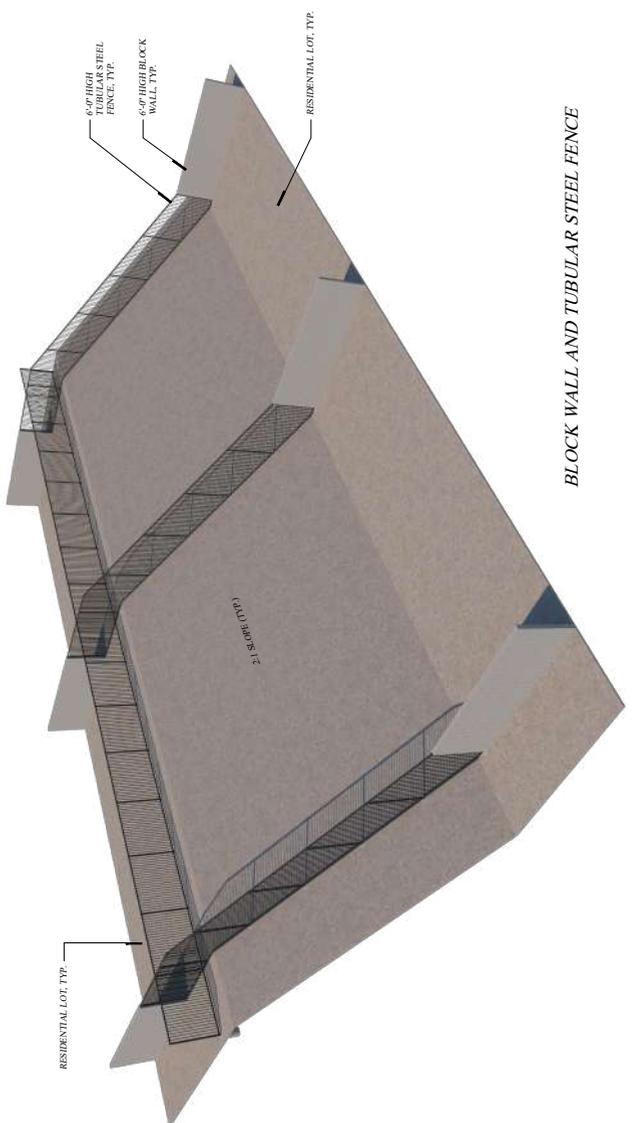




BLOCK WALL AND TUBULAR STEEL FENCE (WITH VERDURA WALL)



COMBO WALL - GLASS PANEL VIEW FENCE



BLOCK WALL AND TUBULAR STEEL FENCE

# OWNERSHIP & MAINTENANCE EXHIBIT

