



THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

February 10, 2016 - 7:00 PM

Rancho Cucamonga Civic Center
COUNCIL CHAMBERS
10500 Civic Center Drive
Rancho Cucamonga, California

I. CALL TO ORDER

Pledge of Allegiance

Roll Call

Chairman Wimberly ___ Vice Chairman Oaxaca ___

Munoz ___ Macias ___ Fletcher ___

II. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Historic Preservation Commission or the Planning Commission on any item listed or not listed on the agenda. State law prohibits the Historic Preservation Commission or the Planning Commission from addressing any issue not previously included on the Agenda. The Historic Preservation Commission or the Planning Commission may receive testimony and set the matter for a subsequent meeting.

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HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

February 10, 2016

Page 2

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of regular meeting minutes dated January 13, 2016

IV. PUBLIC HEARINGS/HISTORIC PRESERVATION COMMISSION

The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.

- B. LANDMARK DESIGNATION DRC2015-01091 - MARCELLA ALCALA - A request for a historic landmark designation for a single-family residence within the General Commercial (GC) District, located at 7112 Amethyst Avenue; APN: 0202-081-43. This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331, historical resource restoration/reconstruction. This item will be forwarded to City Council for final action.
- C. CERTIFICATE OF APPROPRIATENESS DRC2015-00989 - HEATHER PERRY - A request to add an additional porch on the south side of the Thomas Winery Building in the Specialty Commercial (SC) District, at the northeast corner of Foothill Boulevard and Vineyard Avenue, located at 8916 Foothill Boulevard; APN: 0208-101-23. This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331, historical resource restoration/reconstruction.

V. PUBLIC HEARINGS/PLANNING COMMISSION

The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.

- D. TIME EXTENSION DRC2015-01168 - JAIME CAMPOS - A request to allow for a one (1) year time extension of a previously approved 3-lot Tentative Parcel Map (SUBTPM18626) located at the southeast corner of Lemon Avenue and Daylily Court at 9923 Lemon Avenue - APN: 0201-902-16. Planning Department staff has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 15 (CEQA Guidelines Section 15315) exemption, which covers minor land divisions of four or fewer parcels.



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

February 10, 2016

Page 3

- E. **CONDITIONAL USE PERMIT DRC2015-01034 - KNEADZ WORK** - A request to operate a massage establishment in a 2,440 square foot tenant space within the General Industrial (GI) Zoning District located at 9637 Arrow Route, Suite A.; APN: 0209-021-35. The project is categorically exempt under Section 15303 as a Class 3 exemption (existing facilities) of the guidelines for the California Environmental Quality Act.
- F. **ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00650 - CONSOLIDATED CONSULTING FOR RICHARD DICK & ASSOCIATES** - A request for site plan and architectural review of a 44,336 square foot warehouse building on a 2.2 acre lot located on the west side of Pittsburgh Avenue and approximately 275 feet south of 6th Street in the Industrial Park (IP) District - APN: 0229-341-03. Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers in-fill development on no more than 5 acres substantially surrounded by urban uses. Related file: Tree Removal Permit DRC2015-00659.

VI. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- G. INTER-AGENCY UPDATES
- H. COMMISSION ANNOUNCEMENTS

VII. ADJOURNMENT

I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on February 4, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



If you need special assistance or accommodations to participate in this meeting, please contact the Planning Department at (909) 477-2750. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility. Listening devices are available for the hearing impaired.



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

February 10, 2016

Page 4

INFORMATION FOR THE PUBLIC

TO ADDRESS THE PLANNING COMMISSION

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AVAILABILITY OF STAFF REPORTS

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APPEALS

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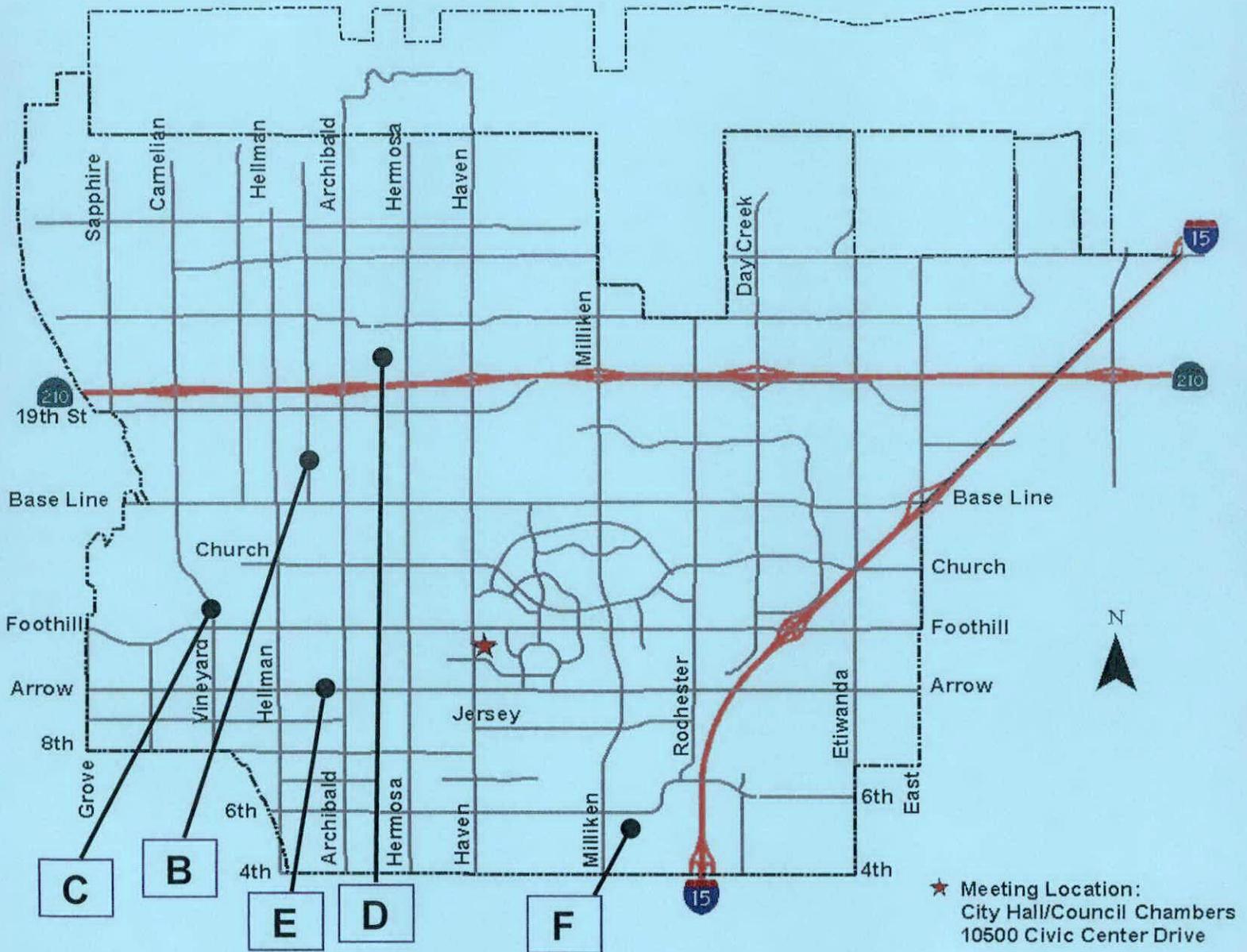
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Vicinity Map

Historic Preservation and Planning Commission Meeting

February 10, 2016



- Item A: Consideration of regular meeting minutes dated January 13, 2016
- Item B: LANDMARK DESIGNATION—MARCELLA ALCALA
- Item C: CERTIFICATE OF APPROPRIATENESS—HEATHER PERRY
- Item D: TIME EXTENSION—JAIME CAMPOS
- Item E: CONDITIONAL USE PERMIT—KNEADZ WORK
- Item F: DESIGN REVIEW—CONSOLIDATED CONSULTING FOR RICHARD DICK & ASSOCIATES



THE CITY OF RANCHO CUCAMONGA

THE **MINUTES** OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

January 13, 2016 - 7:00 PM

Rancho Cucamonga Civic Center
COUNCIL CHAMBERS
10500 Civic Center Drive
Rancho Cucamonga, California

I. CALL TO ORDER

Pledge of Allegiance **7:00 PM**

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias X Fletcher A

Additional Staff Present: Candyce Burnett, Planning Director; Maricela Marroquin, Assistant City Attorney; Tom Grahn, Associate Planner; Dan James, Senior Civil Engineer; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II

II. PUBLIC COMMUNICATIONS

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None



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

January 13, 2016

Page 2

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of Regular Meeting Minutes dated December 9, 2015
- B. Consideration of Workshop Minutes dated December 9, 2015

Moved by Oaxaca, seconded by Macias to adopt the Consent Calendar. Carried 4-0-1 (Fletcher absent)

IV. PUBLIC HEARINGS/PLANNING COMMISSION

The following items have been advertised and/or posted as public hearings as required by law. The Chairman will open the public hearing to receive testimony. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2015-00555 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - A request to amend the Development Code to conditionally permit Residential Care Facilities in the Low (L) and Low Medium (LM) Residential Districts for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Tree Removal Permit DRC2015-00174, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item as well as the Mitigated Negative Declaration of environmental impacts will be forwarded to the City Council for final action.
- D. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00165 MERRILL GARDENS AT RANCHO CUCAMONGA (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - The proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Conditional Use Permit DRC2015-00166, Tree Removal Permit DRC2015-00174, Development Code Amendment DRC2015-00555, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

January 13, 2016

Page 3

- E. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT DRC2015-00166 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - The proposed development of a 112-Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Tree Removal Permit DRC2015-00174, Development Code Amendment DRC2015-00555, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP SUBTPM19619 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - A request to subdivide a 9.55 acre parcel into two lots in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Tree Removal Permit DRC2015-00174, Development Code Amendment DRC2015-00555. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- G. TREE REMOVAL PERMIT DRC2015-00174 (MERRILL GARDENS AT RANCHO CUCAMONGA) - SRM DEVELOPMENT - A request to remove 35 trees for the proposed development of a 112-unit Residential Care Facility on 4.07 acres in the Low (L) Residential District, on the north side of Highland Avenue, between Archibald Avenue and Hermosa Avenue, located at 9944 Highland Avenue; APN: 0201-055-49. Related Files: Design Review DRC2015-00165, Conditional Use Permit DRC2015-00166, Development Code Amendment DRC2015-00555, Tentative Parcel Map SUBTPM19619. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Tom Grahm, Associate Planner, gave the staff report and PowerPoint presentation (copy on file). He noted that a letter had been received from the County of San Bernardino Department of Public Works regarding the proposed MND with respect to water resources. Mr. Grahm reported that their concern has already been addressed in the standard conditions. He also noted that a Planning Condition has been added to three of the resolutions and correction sheets have been placed before the Commissioners (copies on file).

Commissioner Oaxaca asked how staff evaluated the criteria to make sure these facilities are compatible with the Low Residential District.

Mr. Grahm said staff addressed all the development standards. He said this facility is not a residential use per se but it is consistent with the residential character of the neighborhood. Those living there are more controlled by living inside, and therefore noise is not an issue. He added that the parking is sufficient and the buildings are similar in mass and scale to



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

January 13, 2016

Page 4

residential development. He said the Development Code will still allow these facilities in 13 areas in the City and the Code Amendment will not prevent single-family homes from being built. He said they looked at all the standards and all have been met; it is compatible.

Vice Chairman Oaxaca observed that compatibility is measured more on a case by case basis.

Mr. Grahn concurred in that the Conditional Use Permit ensures we consider all those factors for every application for this type of development.

Chairman Wimberly opened the public hearing.

Andy Loos of SRM Development said they have partnered with Merrill Gardens for the last 12 years. He reported that they have 7 assisted living communities. He said with respect to compatibility; their facilities are very well accepted by the community and provide synergy in that often the families of residents live in the community; their units are in high demand.

Chairman Wimberly asked about how the payment structure works.

Mr. Loos said they do take Medicare; the units rent from about \$3,000 per month for a studio up to around \$5,000 per month. Meals, laundry and transportation is included and then all other services are on the cafeteria plan.

Brad Buller, stated he has worked with the applicant since the inception of the project. He thanked staff and the team. He said the industry of adult care has changed in recent years and these uses make good neighbors.

Pat Biehl, 9778 Caldaro Street asked if this is senior housing and if there is medical assistance.

Ashley Montgomery 9934 Highland asked about the elevation of the buildings.

Mr. Grahn explained there are 3 levels and the building follows the topography of the site. He said the height is 34 feet for the upper story.

Chairman Wimberly confirmed the 3rd level is below grade.

Mr. Loos said no medical care is provided; they assist with daily activities and hygiene; there is a memory care unit for dementia and alzheimers. He said residents do not have to need additional services to live there; the memory care unit will have trained personnel there. He said most residents are elderly that need minimal help and there is no age restriction; the typical age is in the low 80s. In response to Chairman Wimberly he said they do medicine management but no nursing, no shots.



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

January 13, 2016

Page 5

Rusty Monzo, said he is a representative of Highland Avenue Community Church. He said Mr. Loos has taken much time to explain everything to their members and they are in total support.

Paul Schroeder said he is a visitation pastor and member of church since 1981. He noted Transportation is provided for residents to go to their doctor if needed.

Chairman Wimberly closed the public hearing.

Commissioner Munoz expressed support and noted the applicant worked hard. He said he liked how they built into the hill and it looks compatible with the area.

Commissioner Macias expressed his support.

Vice Chairman Oaxaca said he reviewed the project at the DRC. He said the applicant was very responsive, and he believes the facility is compatible.

Chairman Wimberly agreed and thanked the applicant for being considerate of the surrounding uses.

Moved by Munoz, seconded by Oaxaca, carried 4-0-1 (Fletcher absent) to recommend approval of Development Code Amendment DRC2015-00555, to forward the Development Code Amendment and Mitigated Negative Declaration to the City Council for final action and to approve Design Review DRC2015-00165 as presented, and Tentative Parcel Map 19619 and Conditional Use Permit DRC2015-00166 and Tree Removal Permit DRC2015-00174 as amended.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

H. INTER-AGENCY UPDATES

Commissioner Munoz provided a copy of the strategic goals for 2016 for the California League of Cities. They were received and filed by the secretary and will be distributed to the remainder of the Commission and staff.

I. COMMISSION ANNOUNCEMENTS

None



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

January 13, 2016

Page 6

VI. ADJOURNMENT

7:40 PM

I, Lois J. Schrader, Planning Commission Secretary of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on January 7, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



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APPEALS



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

January 13, 2016

Page 7

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STAFF REPORT

PLANNING DEPARTMENT



Date: February 10, 2016
To: Chairman and Members of the Historic Preservation Commission
From: Candyce Burnett, Planning Director
By: Tom Grahn, Associate Planner
Subject: HISTORIC LANDMARK DESIGNATION DRC2015-01091 - MARCELLA ALCALA
- A request for a historic landmark designation for a single-family residence within the General Commercial (GC) District, located at 7112 Amethyst Avenue; APN: 0202-081-43. This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331, historical resource restoration/reconstruction. This item will be forwarded to City Council for final action.

The request to designate the Stoebe House, located at 7112 Amethyst Avenue, as a Historic Landmark was withdrawn by the applicant.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Candyce Burnett", is positioned above the printed name.

Candyce Burnett
Planning Director

CB:TG/jp

STAFF REPORT

PLANNING DEPARTMENT



DATE: February 10, 2016
TO: Chairman and Members of the Historic Preservation Commission
FROM: Candyce Burnett, Planning Director
BY: Tom Grahn, Associate Planner
SUBJECT: CERTIFICATE OF APPROPRIATENESS DRC2015-00989 - HEATHER PERRY - A request to add an additional porch on the south side of the Thomas Winery Building in the Specialty Commercial (SC) District, at the northeast corner of Foothill Boulevard and Vineyard Avenue, located at 8916 Foothill Boulevard; APN: 0208-101-23. This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331, historical resource restoration/reconstruction.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

Project Site - Specialty Commercial (SC)
North - Specialty Commercial (SC)
South - Community Commercial (CC)
East - Specialty Commercial (SC)
West - Community Commercial (CC)

B. General Plan Designations:

Project Site - General Commercial
North - General Commercial
South - Neighborhood Commercial
East - General Commercial
West - General Commercial

C. Site Characteristics: The project site is in the location of California's oldest winery, the Cucamonga Rancho Winery (aka Thomas Vineyard Company Winery), originally developed in 1839. The site was purchased by Hugh Thomas in 1920 and was developed as a successful business after Prohibition was repealed. The site and building were designated as a local landmark in 1979, and more recently, was developed as a commercial center. The Thomas Winery Building contains the Sixty6 Sports Lounge, a restaurant and bar, Coffee Klatch, a local coffee house, and The Wine Tailor, offering wine sales and tasting.

D. Action Requested: The Historic Preservation Commission is requested to review the proposed porch expansion for Coffee Klatch only. The proposed porch design and materials match the existing wood patio in front of the Sixty6 Sports Lounge. Approval of Certificate of Appropriateness is necessary before the applicant can begin construction. Chapter 17.18.040 of the Rancho Cucamonga Municipal Code requires that any person desiring to carry out any alteration, restoration, rehabilitation, construction, removal, relocation, or demolition to any Historic Landmark or Contributing Resource apply for a Certificate of Appropriateness.

ANALYSIS: The proposed patio is designed to match the existing porch at the front of the Thomas Winery Building adjacent to Sixty6 Sports Lounge. Proposed elevations, floor plan, and materials utilize identical materials, massing, and proportion for the elevation, floor plan, and materials of the existing porch, including the use of concrete piers, wood floor, posts, and top rail (Exhibit C). Photos

HISTORIC PRESERVATION COMMISSION STAFF REPORT
CERTIFICATE OF APPROPRIATENESS DRC2015-00989 – HEATHER PERRY
February 10, 2016
Page 2

of the existing porch and proposed location are also attached (Exhibit B). The porch addition is a significant improvement over the existing cement at the project location, and because the design and materials are consistent with the existing porch, staff supports the approval of Certificate of Appropriateness DRC2015-00989.

FACTS FOR FINDING: The proposed Certificate of Appropriateness meets the following criteria established in Section 17.18.040 (E) of the Rancho Cucamonga Development Code.

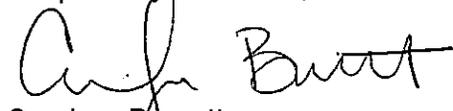
- A. The proposed project will not cause a substantial adverse change in the significance of a Historic Resource within the meaning of the California Environmental Quality Act (CEQA); and
- B. The proposed project is consistent with the purposes of Chapter 17.18 of the Rancho Cucamonga Development Code; the proposal meets requirements of Section 17.18.040 because the proposed improvements are compatible with the historic representation of the Thomas Winery Building; will protect important features of the original building, and will enhance the value of the structure and property; and
- C. The project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed, in that the improvements are appropriate to the era of significance and the reconstructed property, will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

ENVIRONMENTAL ASSESSMENT: Planning Department staff has determined that the Certificate of Appropriateness is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 31 (CEQA Guidelines Section 15331) exemption which covers historical resource restoration/reconstruction.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission adopt a resolution approving Certificate of Appropriateness DRC2015-00989, subject to the conditions of approval within the Resolution.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:TG/jp

Attachments: Exhibit A - Location Map
Exhibit B - Photo of Existing and Proposed Exterior Elevation
Exhibit C - Floor Plan
Resolution of Approval for Certificate of Appropriateness DRC2015-00989

EXHIBIT A

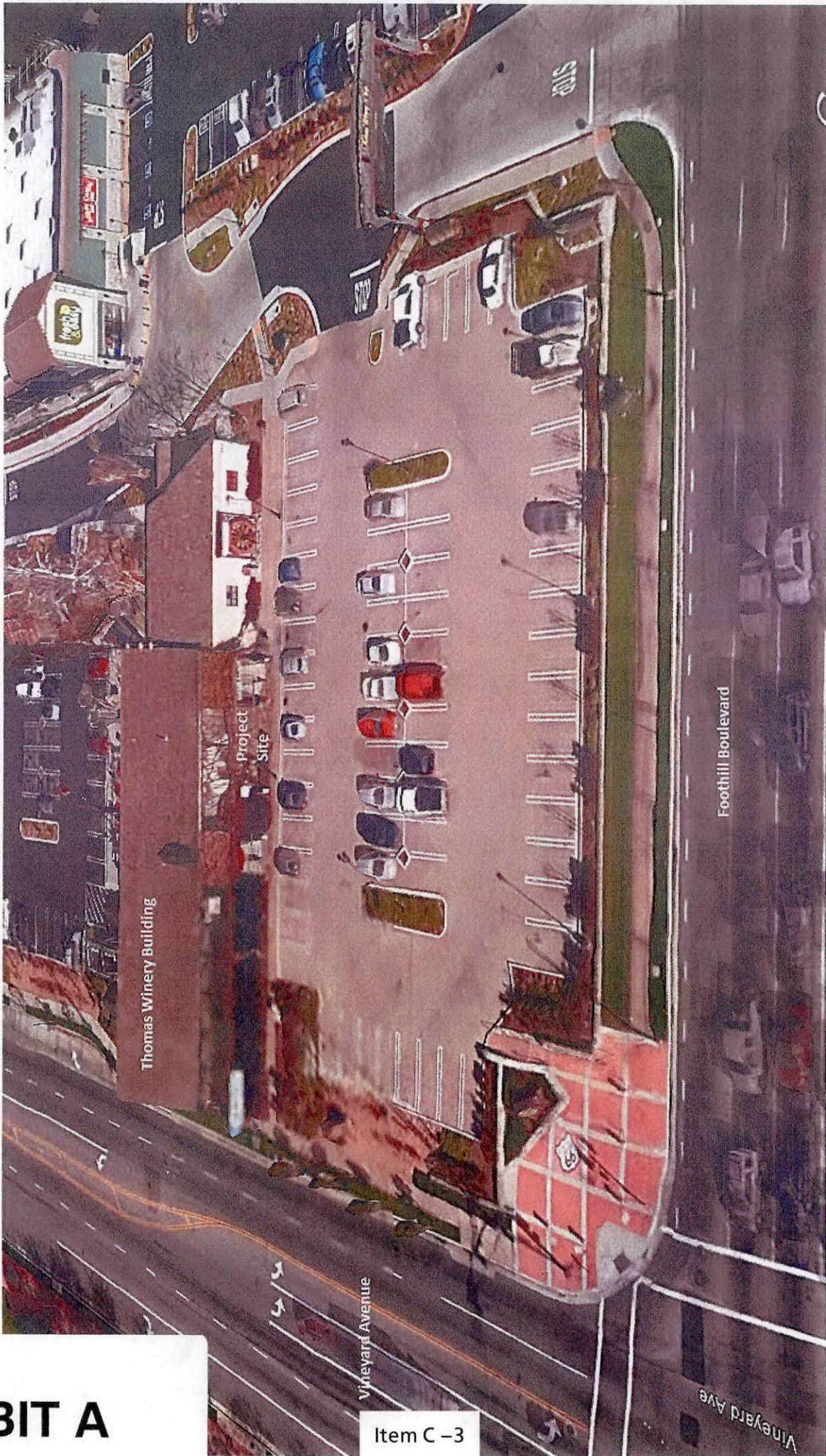
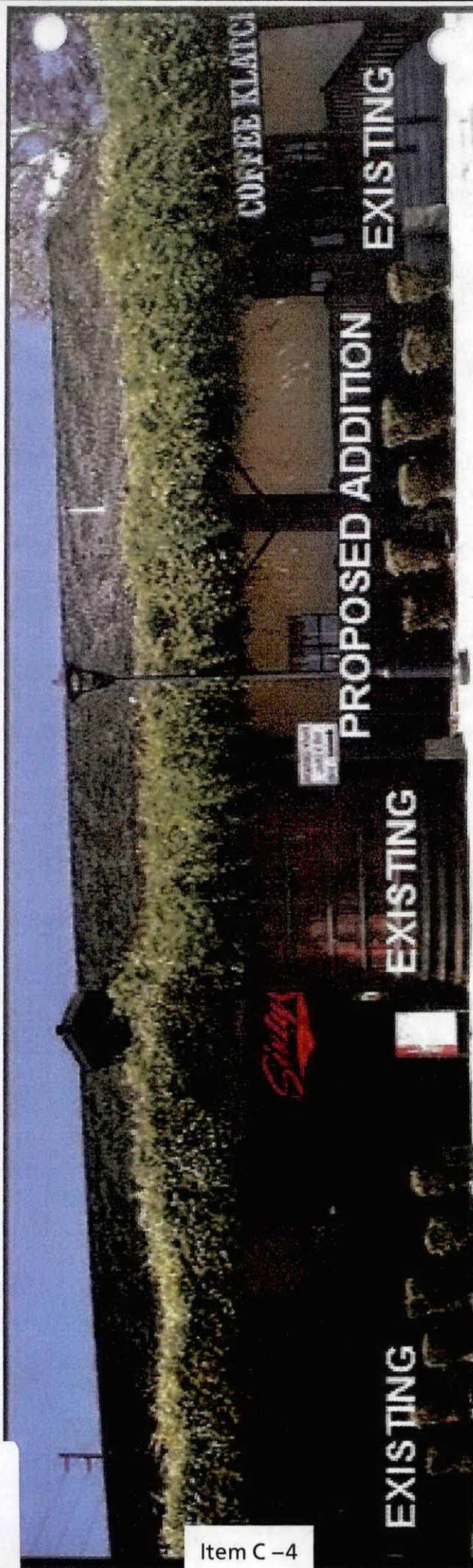


EXHIBIT B



Item C -4



Proposed Elevation

RESOLUTION NO. 16-01

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING CERTIFICATE OF APPROPRIATENESS DRC2015-00989, A REQUEST TO ADD AN ADDITIONAL PORCH ON THE SOUTH SIDE OF THE THOMAS WINERY BUILDING IN THE SPECIALTY COMMERCIAL (SC) DISTRICT, AT THE NORTHEAST CORNER OF FOOTHILL BOULEVARD AND VINEYARD AVENUE, LOCATED AT 8916 FOOTHILL BOULEVARD; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0208-101-23.

A. Recitals.

1. Heather Perry filed an application for the approval of Certificate of Appropriateness DRC2015-00989, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Certificate of Appropriateness request is referred to as "the application."

2. On February 10, 2016, the Historic Preservation Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Historic Preservation Commission of the City of Rancho Cucamonga as follows:

1. The Historic Preservation Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced public hearing on February 10, 2016, including written and oral staff reports, together with public testimony, and pursuant to Section 17.18.020 of the Rancho Cucamonga Municipal Code, the Commission hereby specifically finds as follows:

a. The application applies to the property located at 8916 Foothill Boulevard and is presently improved with the Thomas Winery Building and surrounding shopping center; and

b. The property to the north, east, and west of the project site are developed with a commercial shopping center; the property to the south is developed with commercial buildings; and

c. The Cucamonga Rancho Winery (Thomas Vineyard Company Winery), on the property of the proposed application, was designated as an Historic Landmark by the City Council on December 19, 1979; and

d. The proposed project will install a wood porch that matches the elevations, floor plan, materials and massing, of the existing wood porch on the south side of the Thomas Winery Building.

3. Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, the Commission hereby finds and concludes as follows:

a. The proposed project will install a wood porch that matches the elevations, floor plan, materials and massing, of the existing wood porch on the south side of the Thomas Winery Building. Therefore, the proposed project will not cause a substantial adverse change in the significance of a Historic Resource within the meaning of the California Environmental Quality Act; and

b. The proposed project is consistent with the purposes of Chapter 17.18 of the Rancho Cucamonga Development Code; the proposal meets requirements of Section 17.18.040 because the proposed improvements are compatible with the historic representation of the Thomas Winery Building; will protect important features of the original building, and will enhance the value of the structure and property; and

c. The project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed, in that the improvements are appropriate to the era of significance and the reconstructed property, will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

4. Based upon the findings and conclusions set fort in paragraphs 1, 2, and 3 above, the Historic Preservation Commission hereby approves Certificate of Appropriateness DRC2015-00989, subject to the attached Conditions of Approval.

5. The Secretary to the Historic Preservation Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2016.

HISTORIC PRESERVATION COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ray Wimberly, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Historic Preservation Commission for the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Historic Preservation Commission of the City of Rancho Cucamonga, at a regular meeting of the Historic Preservation Commission held on the 10th day of February 2016, by the following vote-to-wit:

HISTORIC PRESERVATION COMMISSION RESOLUTION 16-01
CERTIFICATE OF APPROPRIATENESS DRC2015-00989 – HEATHER PERRY
February 10, 2016
Page 3

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Conditions of Approval

Community Development Department

Project #: DRC2015-00989
Project Name: Certificate of Appropriateness
Location: 8916 FOOTHILL BLVD K1 - 020810123-0000
Project Type: Certificate of Appropriateness

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. Approval is for a request to add an additional porch on the south side of the Thomas Winery Building in the Specialty Commercial (SC) District, at the northeast corner of Foothill Boulevard and Vineyard Avenue, located at 8916 Foothill Boulevard; APN: 020810123
2. The proposed porch shall match the existing porch in terms of design, materials, massing, proportion, color, and scale.

Standard Conditions of Approval

3. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
4. Copies of the signed Historic Preservation Commission Resolution of Approval and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of \$50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Historic Preservation Commission Secretary prior to public hearing or within 5 days of the date of project approval.
6. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
7. Approval of this request shall not waive compliance with all sections of the Development Code, State Fire Marshall's regulations, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance.
8. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, and exterior materials and colors on file in the Planning Department, the conditions contained herein, and Development Code regulations.

Project #: DRC2015-00989
Project Name: Certificate of Appropriateness
Location: 8916 FOOTHILL BLVD K1 - 020810123-0000
Project Type: Certificate of Appropriateness

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

9. The project contains a designated Historical Landmark. The site shall be developed and maintained in accordance with the Cucamonga Rancho Winery (Thomas Vineyard Company Winery) Designated Local Landmark No. 2. Any further modifications to the site including, but not limited to, exterior alterations and/or interior alterations which affect the exterior of the buildings or structures, removal of landmark trees, demolition, relocation, reconstruction of buildings or structures, or changes to the site, shall require a modification to the Certificate of Appropriateness subject to Historic Preservation Commission review and approval.

STAFF REPORT



PLANNING DEPARTMENT

DATE: February 10, 2016
TO: Chairman and Members of the Planning Commission
FROM: Candyce Burnett, Planning Director
BY: Dominick Perez, Associate Planner

SUBJECT: TIME EXTENSION DRC2015-01168 – JAIME CAMPOS – A request to allow for a one (1) year time extension of a previously approved 3-lot Tentative Parcel Map (SUBTPM18626) located at the southeast corner of Lemon Avenue and Daylily Court at 9923 Lemon Avenue – APN: 0201-902-16. Planning Department staff has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 15 (CEQA Guidelines Section 15315) exemption, which covers minor land divisions of four or fewer parcels.

RECOMMENDATION: Staff recommends approval of Time Extension DRC2015-01168 by adoption of the attached Resolution of Approval with conditions.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

North - Single-Family Residence; Low (L) Residential District
South - Single-Family Residences; Low (L) Residential District
East - Single-Family Residences; Low (L) Residential District
West - Single-Family Residences; Low (L) Residential District

B. General Plan Designations:

Project Site - Low Residential
North - Low Residential
South - Low Residential
East - Low Residential
West - Low Residential

C. Site Characteristics: The project site is a parcel of approximately 27,400 square feet (0.63 acre) with dimensions of approximately 210 feet (north to south) by approximately 130 feet (east to west). Located generally at the center of the project site is the applicant's single-family residence. At the southeast corner of the site, is a metal shed. There are numerous trees throughout the site. There are single-family residences in all directions around the property. The zoning of the property and all surrounding properties is Low (L) Residential District. The subject property slopes north to south. The elevation at the north side is approximately 1,576 feet. At the south side, the elevation is generally approximately 1,573 feet.

ANALYSIS:

A. Background: On January 12, 2011, the Planning Commission approved a request to subdivide this parcel into three parcels. Leading up to the previous approval of the Planning Commission, the project was reviewed and given a recommendation of approval by the Design, Technical and Grading Review Committees on November 16, 2010 and a neighborhood meeting was conducted on October 19, 2010 where no issues were raised.

- B. General: This application involves a request to extend the approval period of Tentative Parcel Map SUBTPM18626 by one (1) additional year. Upon the initial approval of SUBTPM18626 on January 12, 2011, the approval period was for a duration of 3 years and was set to expire on January 13, 2014. In the meantime, a series of Assembly/Senate Bills (SB 1185, AB 333, AB 208 and AB 116) were passed during the last several years by the State Legislature that automatically extended the approval period of various active tentative maps throughout the State. Per the most recent bill passed, AB 116, the expiration date of any tentative map, which was approved on or after January 1, 2000 and had not expired on or before the effective date of the bill on July 11, 2013, was extended by 24 months. Therefore, AB 116 automatically extended the approval period of SUBTPM18626 by an additional 2 years. The current expiration date of SUBTPM18626 was January 13, 2016.

Per the Subdivision Map Act, Section 66463.5(c), "prior to the expiration of an approved or conditionally approved tentative map, upon the application by the subdivider to extend the map, the map shall automatically be extended for 60 days, or until the application for the extension is approved, conditionally approved, or denied, whichever comes first." Thus, although the expiration date was on January 13, 2016, the map is still active as an application to extend the approval period of the map because the application was submitted to the City, for review and action, in a timely manner prior to the expiration date.

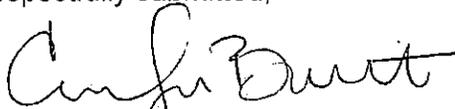
At this time, no changes have occurred from what was previously approved, which involves the subdivision of 1 lot into 3 lots for single-family residential development (Exhibit C). The applicant's residence will remain in-place on Parcel 2. At this time, the applicant has not determined whether he will construct homes on Parcels 1 and 3 or sell one or both. All lots will comply with the development standards applicable to this zoning district as described in the Development Code. Individual lot areas will be 9,635 square feet, 9,105 square feet and 8,455 square feet for Parcels 1, 2 and 3, respectively. The proposed lot areas will be in excess of the required minimum 7,200 square feet and required minimum average of 8,000 square feet. The depth of each lot will be approximately 130 feet, which will exceed the required minimum depth of 100 feet. The width of each lot will be 75 feet, 70 feet and 65 feet for Parcels 1, 2 and 3, respectively. These dimensions will comply with the required minimum average of 65 feet (Exhibit D). All of the lots will be conventional in design and will mirror the lots of the subdivision directly across the street (Tract 16431) and to the east (Tract 15726). Access for all 3 lots will be via Daylily Court. The existing drive approach at Lemon Avenue and the corresponding driveway for the existing house will be removed. The existing garage door on the north side of the garage for the existing house will be relocated to the south side of the garage (Exhibit E), as previously conditioned, and a new driveway and drive approach at Daylily Court will be constructed. The metal shed will be removed. Most of the street improvements along both Daylily Court and Lemon Avenue are already in place with the exception of street trees and street lights. The installation of these improvements will be required by the Engineering Department as conditions of approval.

- C. Environmental Assessment: The Planning Department staff previously determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 – Minor Land Divisions - as the project is a division of residential zoned property into four or less parcels, in conformance with the General Plan and zoning designations, no variances or exceptions required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in

a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent. There is no substantial evidence that the project may have a significant effect on the environment.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site. No comments have been received in response to these notifications.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:DP/jp

- Attachments:
- Exhibit A - Aerial Photo
 - Exhibit B - Site Utilization Map
 - Exhibit C - Site Plan/Tentative Tract Map SUBTPM18626
 - Exhibit D - Grading Plan and Sections
 - Exhibit E - Elevations of the Existing Residence (showing relocated garage door)
 - Exhibit F - Design Review Committee Action Comments (November 16, 2010)
 - Exhibit G - Table 17.08.040-B Basic Development Standards
 - Exhibit H - Tentative Parcel Map SUBTT18626 Staff Report (January 12, 2011)
 - Exhibit I - Resolution of Approval with Conditions for SUBTPM18626 (January 12, 2011)

Draft Resolution of Approval for Time Extension DRC2015-01168

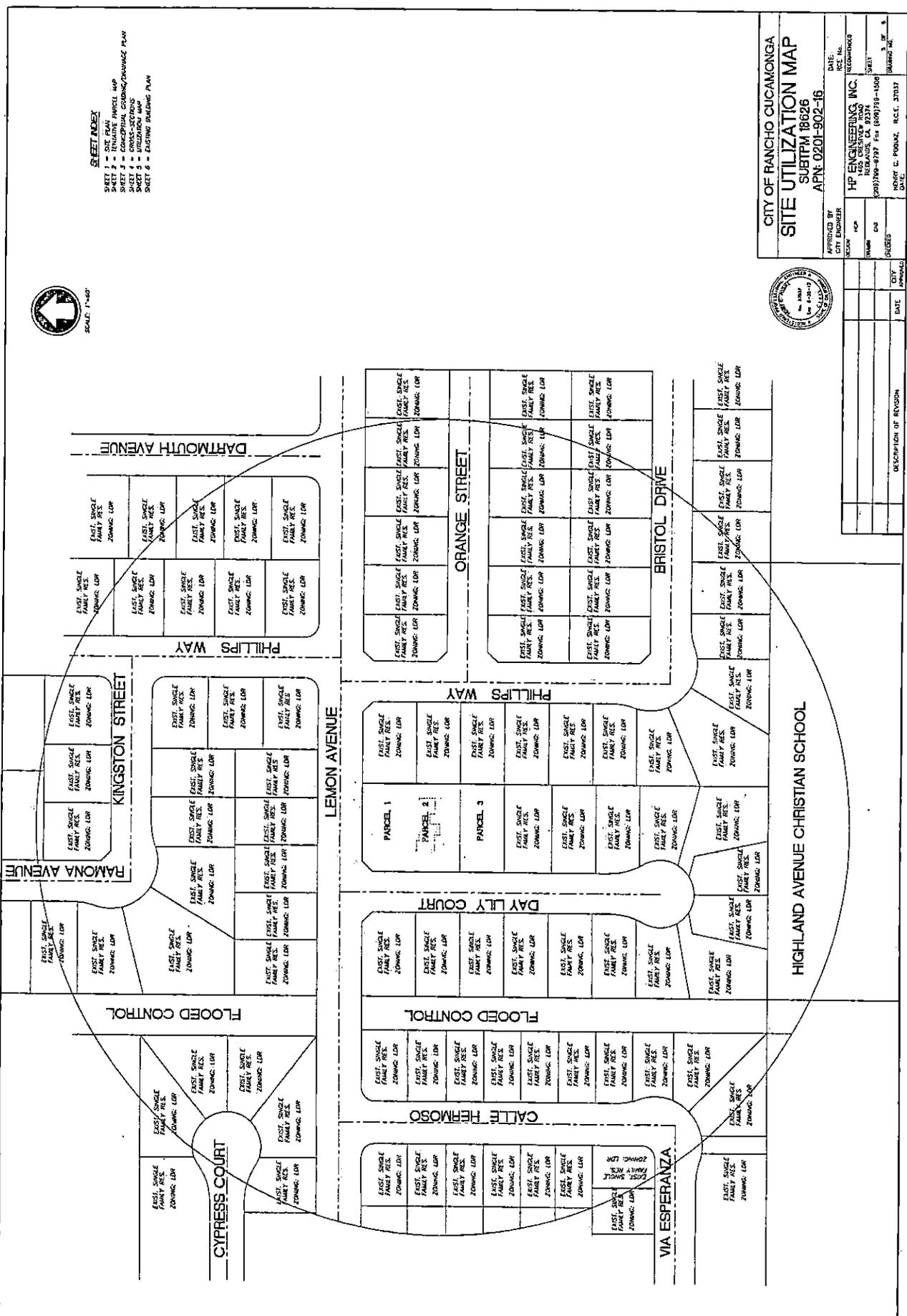
Time Extension DRC2015-01168

Aerial Photo



EXHIBIT A

EXHIBIT B



SHEET INDEX
 SHEET 1 = SITE PLAN
 SHEET 2 = TRAFFIC IMPROVEMENT AND SIGNAGE PLAN
 SHEET 3 = CROSS-SECTION
 SHEET 4 = UTILIZATION MAP
 SHEET 5 = EXISTING BUILDING PLAN



SCALE: 1"=40'



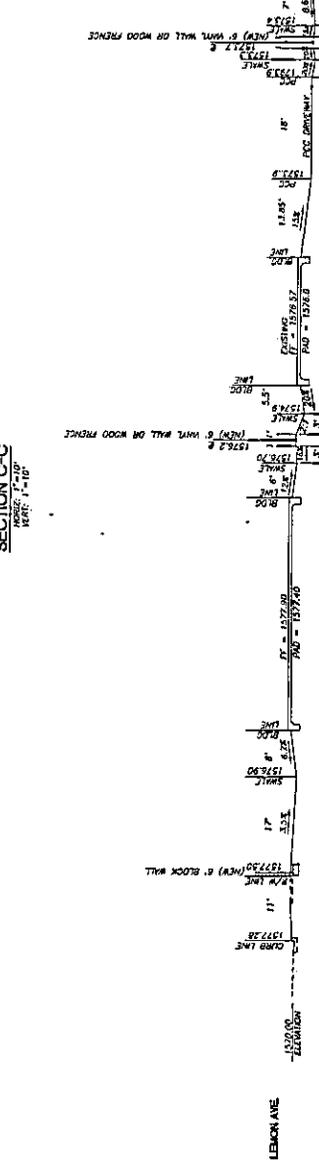
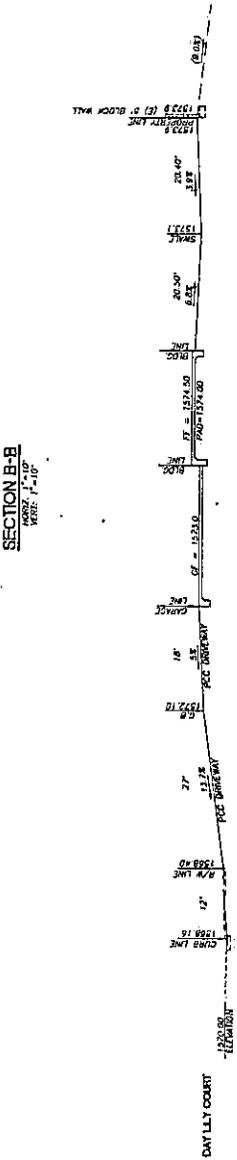
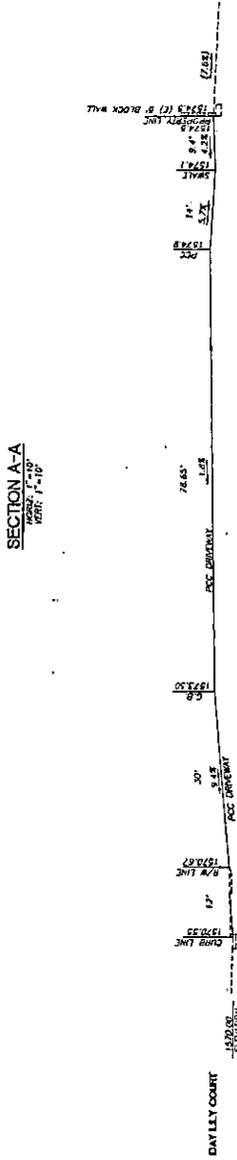
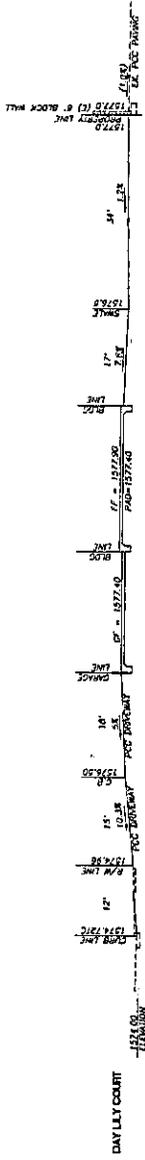
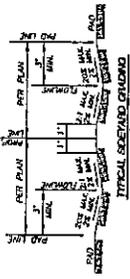
CITY OF RANCHO CUCAMONGA
SITE UTILIZATION MAP
 SUBTPM 18626
 APN: 0201-902-16

APPROVED BY	DATE
CITY ENGINEER	12/15/2010
REASON	RECOMMENDED
PREPARED BY	DATE
HP ENGINEERING INC.	12/15/2010
1425 CRENSHAW ROAD	
REDAWOOD, CA 93374	
(925)769-4737 Fax (925)759-1506	
DATE	DATE
HEBERT C. POOLANZ, P.E. 37037	

NO.	DATE	CITY ENGINEER	DESCRIPTION OF REVISION

SHEET INDEX

- SHEET 1 = SITE PLAN
- SHEET 2 = EXISTING PARCEL MAP
- SHEET 3 = CONCEPTUAL GRADING/DRAINAGE PLAN
- SHEET 4 = UTILIZATION MAP
- SHEET 5 = EXISTING BUILDING PLAN



CITY OF RANCHO CUCAMONGA
CROSS-SECTIONS
SUBMIT 18826
APN: 0207-902-16



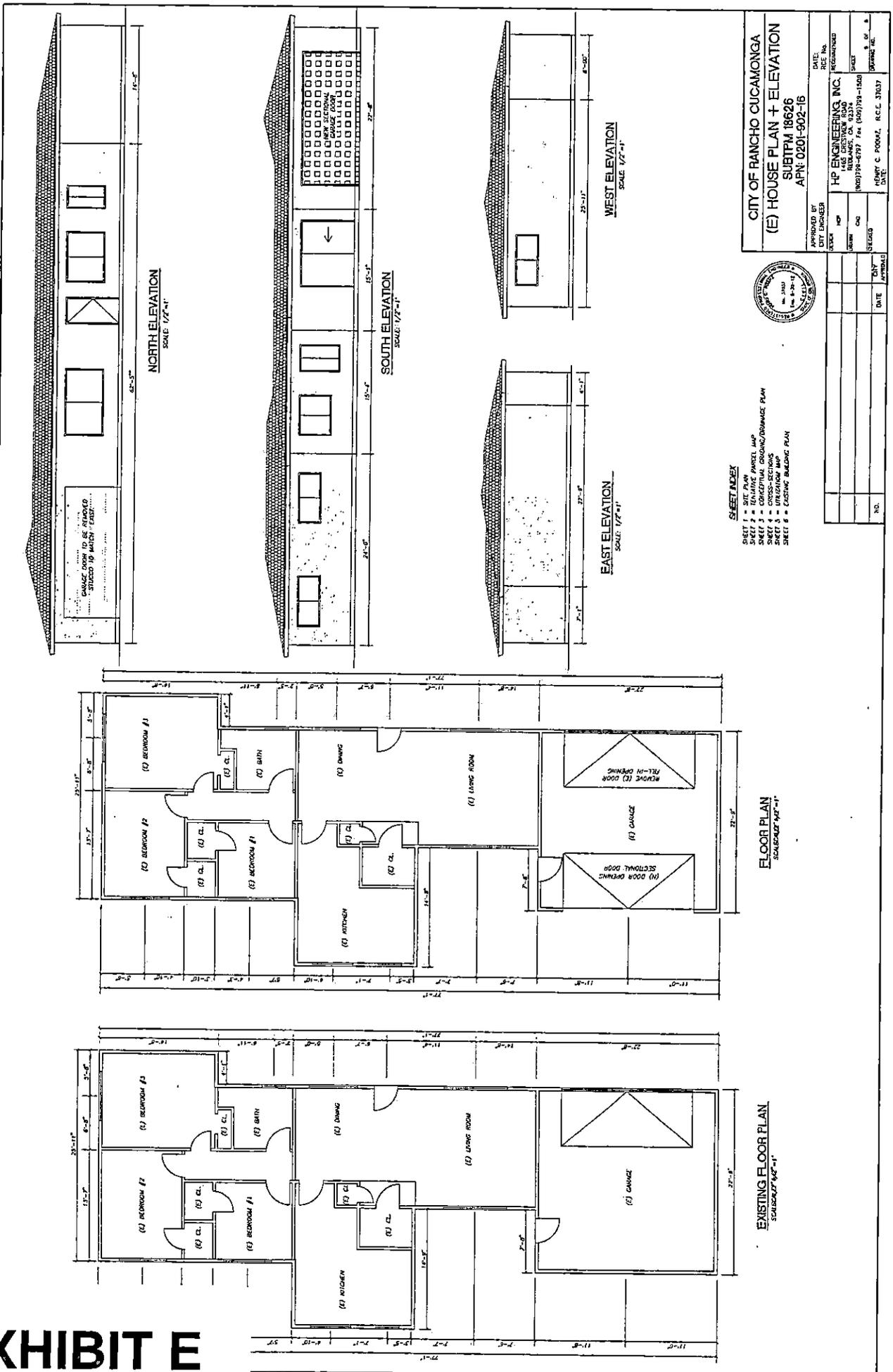
APPROVED BY: [Signature]
DATE: [Date]

HP ENGINEERING INC.
14111
REDLANDS, CA 92374
TEL: (909) 799-1508
FAX: (909) 799-1508

NO.	DATE	CITY	APPROVED

EXHIBIT E

Item D -9



D:\CUCAMONGA\TM\CLM\05

DESIGN REVIEW COMMENTS

7:00 p.m.

Mike Smith

November 16, 2010

TENTATIVE PARCEL MAP SUBTPM18626 - HP ENGINEERING FOR JAIME CAMPOS - A proposal to subdivide a parcel of approximately 0.63 acre at the southeast corner of Lemon Avenue and Daylily Court into three (3) parcels in the Low (L) Residential District, located at 9923 Lemon Avenue - APN: 0201-902-16. The project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 Minor Land Divisions.

Design Parameters: The project site is a parcel of approximately 27,400 square feet (0.63 acre) with dimensions of approximately 210 feet (north to south) by approximately 130 feet (east to west). The applicant's single-family residence is located generally at the center of the project site. At the southeast corner of the site, is a metal shed. There are numerous trees throughout the site. There are single-family residences in all directions around the property. The zoning of the property and all surrounding properties is Low (L) Residential District. The subject property slopes north to south. The elevation at the north side is approximately 1,576 feet. The elevation is approximately 1,573 feet at the south side.

The applicant proposes to subdivide the property into three (3) lots for single-family residential development. The applicant's residence will remain in-place on Parcel 2. The metal shed will be removed. The applicant has not determined at this time whether he will construct homes on Parcels 1 and 3 or sell one or both to others. All lots will comply with the development standards applicable to this zoning district as described in the Development Code. Individual lot areas will be 9,635 square feet, 9,105 square feet, and 8,455 square feet for Parcels 1, 2, and 3, respectively. The proposed lot areas will be in excess of the required minimum 7,200 square feet and required minimum average of 8,000 square feet. The depth of each lot will be approximately 130 feet, which will exceed the required minimum depth of 100 feet. The width of each lot will be 70 feet, 65 feet, and 60 feet for Parcels 1, 2, and 3, respectively. These dimensions will comply with the required minimum average of 65 feet. All of the lots will be conventional in design and will mirror the lots of the subdivision directly across the street (Tract 16431) and to the east (Tract 15726). The most unusual characteristic of the new subdivision will be its relationship with the properties to the south - specifically, the property located at 6339 Daylily Court (Lot 15 of Tract 16431). Because of technical considerations such as drainage, grading, and street design at the time that Tract 16431 was developed (between 2003 and 2005), that property is 6 feet lower than the project site. Also, there is a screen wall of approximately 6 feet at the common property line and a retaining wall approximately 5 feet in height parallel to it. Both the grade difference and the retaining wall will remain unchanged. Access for all three lots will be via Daylily Court. The existing drive approach at Lemon Avenue and the corresponding driveway for the existing house will be removed. The existing garage door on the north side of the garage for the existing house will be relocated to the south side of the garage, and a new driveway and drive approach at Daylily Court will be constructed. Most of the street improvements along both Daylily Court and Lemon Avenue are already in place with the exception of street trees and street lights. The installation of these improvements will be required by the Engineering Department as conditions of approval.

Neighborhood Meeting: A neighborhood meeting was conducted on October 19, 2010, at Lions Center West at 9161 Base Line Road. All property owners within 660 feet of the project site were invited. Four individuals attended this meeting. None of them had any specific objections to the project. There were some questions regarding the sequence of construction and the design of the houses. Staff stated to the

attendees that the applicant's proposal does not include house product; activity on-site would be limited to rough grading (if any) and there would not be any construction activity associated with this application. Staff indicated to those in attendance that any house product would be required to comply with the design and technical standards established by the Design Review Committee and Planning Commission and that, at a minimum, the proposed houses may require review and action by the Design Review Committee.

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.

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

1. The removal of any non-fruit bearing trees on the site is subject to the review and approval of a Tree Removal Permit.
2. The proposed wall along the north side of Parcel 1 shall be constructed of decorative block. Also, this wall shall be placed a minimum of 5 feet from the inside edge of the public sidewalk.

Staff Recommendation: Staff recommends that the project be approved, with the above items listed incorporated into the Conditions of Approval, and be forwarded to the Planning Commission for review and action.

Design Review Committee Action:

The Committee reviewed the proposed subdivision and deemed the application acceptable as submitted. The Committee recommends approval to the Planning Commission.

Members Present: Wimberly, Munoz, Granger

Staff Planner: Mike Smith

TABLE 17.36.010-1 DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

Development Standard/ Zoning District	VL	L	LM	M	MH	H
Lot Area (minimum)	20,000 sf	7,200 sf	5,000 sf	3 ac ⁽¹⁾	3 ac ⁽¹⁾	3 ac ⁽¹⁾
Lot Area (minimum net avg)	22,500 sf	8,000 sf	5,000 sf	3 ac ⁽¹⁾	3 ac ⁽¹⁾	3 ac ⁽¹⁾
Lot Width (minimum)	90 ft ⁽²⁾	65 ft ⁽²⁾	50 ft ⁽²⁾	n/a	n/a	n/a
Lot Width (corner lot)	100 ft	70 ft	50 ft	n/a	n/a	n/a
Lot Depth (minimum)	200 ft	100 ft	90 ft	n/a	n/a	n/a
Minimum Frontage	50 ft	40 ft	30 ft	100 ft	100 ft	100 ft
Minimum Frontage (flag lot)	30 ft	20 ft	20 ft	50 ft	50 ft	50 ft
Allowed Density (dwelling units per acre)						
Minimum Density ⁽³⁾	n/a	n/a	4 du/ac	8 du/ac	14 du/ac	24 du/ac
Maximum Density	2 du/ac	4 du/ac	8 du/ac ⁽⁴⁾	14 du/ac ⁽⁴⁾	24 du/ac	30 du/ac
Minimum Setback						
Front Yard ⁽⁵⁾	42 ft ⁽⁶⁾	37 ft ⁽⁶⁾	32 ft ⁽⁶⁾	37 ft ⁽⁶⁾	n/a	n/a
Corner Side Yard ⁽⁵⁾	27 ft	27 ft	22 ft	27 ft	n/a	n/a
Interior Side Yard ⁽⁵⁾	10/15 ft	5/10 ft	5/10 ft	10 ft ⁽⁷⁾	n/a	n/a
Rear Yard ⁽⁵⁾	60 ft	20 ft	15 ft	10 ft ⁽⁷⁾	n/a	n/a
At Interior Site Boundary (Dwelling/Accessory Building)			NR ⁽⁸⁾	15/5 ⁽⁷⁾	15/5 ⁽⁷⁾	15/5 ⁽⁷⁾
Building Height (maximum in feet) ⁽⁹⁾						
Primary Buildings	35 ft	35 ft	35 ft	35 ft ⁽¹⁰⁾	40 ft ⁽¹⁰⁾	55 ft ⁽¹⁰⁾
Lot Coverage (maximum lot coverage with buildings as a percentage of the parcel or project)						
Lot Coverage	25%	40%	50%	50%	50%	50%
Open Space Requirement (minimum percentage of open space per parcel or project)						
Private Open Space (Ground Floor/Upper Story)			300/150 sf	225/150 sf	150/100 sf	150/100 sf
Open Space (Private and Common)			40%	35%	35%	35%
Minimum Patio/Porch Depth	6 ft ⁽¹¹⁾	6 ft ⁽¹¹⁾	6 ft ⁽¹¹⁾	6 ft ⁽¹¹⁾	6 ft ⁽¹¹⁾	6 ft ⁽¹¹⁾
Minimum Dwelling Unit Size ⁽¹²⁾						
Single-Family (attached and detached)	1,000 sf					
Multi-Family ⁽¹³⁾ Efficiency/Studio	550 sf					
Multi-Family ⁽¹³⁾ One Bedroom	650 sf					

EXHIBIT G

STAFF REPORT

PLANNING DEPARTMENT



Date: January 12, 2011
To: Chairman and Members of the Planning Commission
From: James R. Troyer, AICP, Planning Director
By: Mike Smith, Associate Planner
Subject: TENTATIVE PARCEL MAP SUBTPM18626 - HP ENGINEERING FOR JAIME CAMPOS - A request to subdivide a parcel of approximately 0.63 acre at the southeast corner of Lemon Avenue and Daylily Court into three (3) parcels in the Low (L) Residential District, located at 9923 Lemon Avenue - APN: 0201-902-16. The project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 Minor Land Divisions.

PROJECT AND SITE DESCRIPTION:

- A. Surrounding Land Use and Zoning:
North - Single-Family Residence; Low (L) Residential District
South - Single-Family Residences; Low (L) Residential District
East - Single-Family Residences; Low (L) Residential District
West - Single-Family Residences; Low (L) Residential District
- B. General Plan Designations:
Project Site - Low Residential
North - Low Residential
South - Low Residential
East - Low Residential
West - Low Residential
- C. Site Characteristics: The project site is a parcel of approximately 27,400 square feet (0.63 acre) with dimensions of approximately 210 feet (north to south) by approximately 130 feet (east to west). Located generally at the center of the project site is the applicant's single-family residence. At the southeast corner of the site, is a metal shed. There are numerous trees throughout the site. There are single-family residences in all directions around the property. The zoning of the property and all surrounding properties is Low (L) Residential District. The subject property slopes north to south. The elevation at the north side is approximately 1,576 feet. At the south side, the elevation is generally approximately 1,573 feet.

ANALYSIS:

- A. General: The applicant proposes to subdivide the property into three (3) lots for single-family residential development (Exhibit D). The applicant's residence will remain in-place on Parcel 2. At this time, the applicant has not determined whether he will construct homes on Parcels 1 and 3 or sell one or both to others. All lots will comply with the development standards applicable to this zoning district as described in the Development Code. Individual lot areas will be 9,635 square feet, 9,105 square feet, and 8,455 square feet for Parcels 1, 2, and 3, respectively. The proposed lot areas will be in excess of the required minimum 7,200 square feet and required minimum

EXHIBIT H

average of 8,000 square feet. The depth of each lot will be approximately 130 feet, which will exceed the required minimum depth of 100 feet. The width of each lot will be 70 feet, 65 feet, and 60 feet for Parcels 1, 2, and 3, respectively. These dimensions will comply with the required minimum average of 65 feet (Exhibit H). All of the lots will be conventional in design and will mirror the lots of the subdivision directly across the street (Tract 16431) and to the east (Tract 15726). The most unusual characteristic of the new subdivision will be its relationship with the properties to the south – specifically, the property located at 6339 Daylily Court (Lot 15 of Tract 16431). Because of technical considerations such as drainage, grading, and street design at the time that Tract 16431 was developed between 2003 and 2005, that property is approximately 6 feet lower than the project site. Also, there is a screen wall of approximately 6 feet in height at the common property line and a retaining wall approximately 5 feet in height, parallel to it. Both the grade difference and the retaining wall will remain unchanged (Exhibit E). Access for all three lots will be via Daylily Court. The existing drive approach at Lemon Avenue and the corresponding driveway for the existing house will be removed. The existing garage door on the north side of the garage for the existing house will be relocated to the south side of the garage (Exhibit F), and a new driveway and drive approach at Daylily Court will be constructed. The metal shed will be removed. Most of the street improvements along both Daylily Court and Lemon Avenue are already in place with the exception of street trees and street lights. The installation of these improvements will be required by the Engineering Department as conditions of approval.

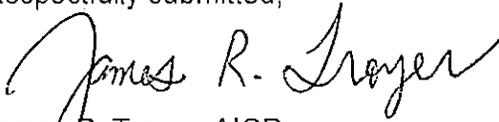
- B. Neighborhood Meeting: A neighborhood meeting was conducted on October 19, 2010, at Lions Center West on 9161 Base Line Road. All property owners within 660 feet of the project site were invited; four individuals attended this meeting. None of the four individuals had any specific objections to the project. There were some questions regarding the timeline for construction and the design of the houses. Staff stated to the attendees that the applicant's proposal does not include house product; activity on-site would be limited to rough grading (if any) and there would be no construction activity associated with this application. Staff indicated to those in attendance that any house product would be required to comply with the design and technical standards established by the Design Review Committee and Planning Commission and that, at a minimum, the proposed houses would require review and action by the Design Review Committee.
- C. Grading and Technical Review Committees: The Grading and Technical Review Committees reviewed the application on November 16, 2010. The Committees accepted the proposal and recommends approval. Their conditions have been incorporated into the Resolution of Approval.
- Design Review Committees: The Design Review Committee (Munoz, Wimberly, and Granger) reviewed the application on November 16, 2010 (Exhibit G). The Committee accepted the proposal noting that the overall design of the subdivision was typical, and nearly identical, to the subdivision across the street. The Committee recommends approval to the Planning Commission. Their conditions have been incorporated into the Resolution of Approval.
- D. Environmental Assessment: The Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 – Minor Land Divisions - as the project is a division of residential zoned property into four or less parcels, is in conformance with the General Plan and zoning designations, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the

previous 2 years, and the parcel does not have an average slope greater than 20 percent. There is no substantial evidence that the project may have a significant effect on the environment.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site. No comments have been received.

RECOMMENDATION: Staff recommends approval of Tentative Parcel Map SUBTPM18626 by adoption of the attached Resolution of Approval with conditions.

Respectfully submitted,



James R. Troyer, AICP
Planning Director

JRT:MS/ge

- Attachments:
- Exhibit A - Location Map
 - Exhibit B - Aerial Photo
 - Exhibit C - Site Utilization Map
 - Exhibit D - Site Plan/Tentative Tract Map SUBTPM18626
 - Exhibit E - Grading Plan and Sections
 - Exhibit F - Elevations of the Existing Residence (showing relocated garage door)
 - Exhibit G - Design Review Committee Action Comments (November 16, 2010)
 - Exhibit H - Table 17.08.040-B Basic Development Standards
 - Draft Resolution of Approval for Tentative Parcel Map SUBTPM18626

RESOLUTION NO. 11-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP SUBTPM18626, A REQUEST TO SUBDIVIDE A PARCEL OF APPROXIMATELY 0.63 ACRE AT THE SOUTHEAST CORNER OF LEMON AVENUE AND DAYLILY COURT INTO THREE (3) PARCELS IN THE LOW (L) RESIDENTIAL DISTRICT LOCATED AT 9923 LEMON AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-902-16.

A. Recitals.

1. HP Engineering, on behalf of Jaime Campos, filed an application for the approval of Tentative Parcel Map SUBTPM18626, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tentative Parcel Map request is referred to as "the application."

2. On the 12th day of January 2011, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on January 12, 2011, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a parcel of approximately 27,400 square feet (0.63 acre) with dimensions of approximately 210 feet (north to south) by approximately 130 feet (east to west), located at the southeast corner of Lemon Avenue and Daylily Court; and

b. The project site is surrounded in all directions by single-family residences; and

c. The zoning of the property and all surrounding properties is Low (L) Residential District; and

d. The site is partially developed with a single-family residence. Vegetation on-site includes short grasses, shrubs and trees; and

e. The application contemplates the subdivision of the subject parcel into three (3) lots for single-family residential development. The applicant does not intend to construct the homes at this time; and

f. The existing single-family residence will remain in-place on Parcel 2. The existing garage door on the north side of the garage will be relocated to the south side of the garage. A corresponding driveway and drive approach will be constructed to provide vehicle access to Daylily Court. The existing driveway, drive approach and the metal shed will be removed; and

g. Individual lot areas will be 9,635 square feet, 9,105 square feet, and 8,455 square feet for Parcels 1, 2, and 3, respectively (these dimensions exceed the minimum of 7,200 square feet with a minimum average of 8,000 square feet), the depth of each lot will be at least 100 feet, and the width of each lot will be at least 65 feet; and

h. As the applicant has not submitted any applications to develop the site, any proposals for construction of residential structures on these parcels will be subject to review and action by the Design Review Committee and, if necessary, the Planning Commission at a later date. These parcels will remain vacant until then; and

i. All lots will have access to a public right-of-way. Access to the project site will be via Daylily Court. The street was constructed with Tract 16431 and all public right-of-way improvements including pavement, sidewalk, curb, and gutter on the east side of the street are present.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. The proposed subdivision is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located. The proposed project is to subdivide the property into three parcels and is consistent with the development district of the project site.

b. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed project is to subdivide the property into three parcels – no development of the site is proposed.

c. The proposed subdivision complies with each of the applicable provisions of the Development Code. The proposed subdivision meets all standards outlined in the Development Code and the design and development standards and policies of the Planning Commission and the City.

4. The Planning Department staff has determined that the project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 – Minor Land Divisions - as the proposal is to subdivide the property into four parcels or less. Development of the site by the applicant is not proposed. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Department's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

Planning Department

- 1) Approval is for the subdivision of a parcel of approximately 27,400 square feet (0.63 acre), with dimensions of approximately 210 feet (north to south) by approximately 130 feet (east to west) located at the southeast corner of Lemon Avenue and Daylily Court into three (3) parcels.
- 2) Development of all lots shall be in accordance with the standards and requirements applicable to the Low (L) Residential District as described in Table 17.08.040-Basic Development Standards.
- 3) Prior to recordation of the Final Map, the existing metal shed shall be demolished and removed from the project site.

- 4) Prior to recordation of the Final Map, the garage door on the north side of the existing garage of the existing single-family residence shall be relocated to the south side of the garage.
- 5) Prior to recordation of the Final Map, a new driveway shall be constructed to connect the garage to Daylily Court, a new drive approach at Daylily Court shall be constructed to the satisfaction of the Engineering Director, and the existing driveway and drive approach shall be removed.
- 6) Prior to recordation of the Final Map, the metal shed shall be removed.
- 7) Prior to recordation of the Final Map, all lots shall be rough graded to include building pads and interim improvements (for example, drainage) as deemed necessary by the City.
- 8) Prior to construction, all future homes and associated improvements shall require the review and approval by the City and the issuance of applicable building permits by the Building and Safety Department. The site plotting and architecture of these homes (and accessory structures) shall require the review and approval by the Design Review Committee prior to Planning Director and/or Planning Commission action.
- 9) All setback lines shall be shown on the Final Map.
- 10) Double-wall/fence conditions shall be eliminated, if possible. The applicant shall coordinate with the property owners to the east any activity relating to new wall construction along the common property lines.
- 11) Prior to the removal of any trees on the property, the applicant shall submit a Tree Removal permit and fee for review and approval by the Planning Director or Planning Commission.

Engineering Department

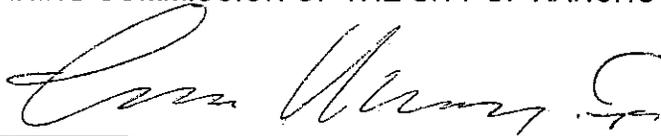
- 1) An in-lieu fee as contribution to the future undergrounding of the existing overhead utilities (telecommunications and electrical, except for the 66 kV electrical) on the opposite side of Lemon Ave shall be paid to the City prior to final map approval. The fee shall be one-half the City adopted unit amount times the length from the center of Daylily Ct to the east project boundary.
- 2) Install Public Street improvements-drive approach, street trees for Parcel 2 prior to recordation of final map. Remove drive approach on Lemon (Parcel 1) and replace with City standard curb and gutter and sidewalk prior to recordation of final map.
- 3) Prior to any work being performed in the public right-of-way, fees shall be paid, and a restoration deposit shall be submitted and a construction permit obtained from the City Engineer's office, in addition to any other permits required.

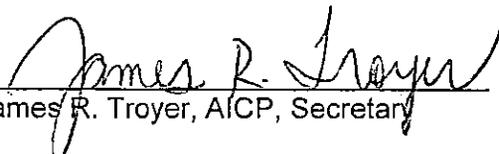
Building and Safety (Grading) Department

- 1) Prior to removing fences or walls along common lot lines, and prior to constructing walls along common lot lines, the applicant shall provide a letter from the adjacent property owner(s) allowing work on the adjacent property.
 - 2) Prior to the issuance of a grading permit the applicant shall provide to the Building and Safety Services Official a Water Quality Management Plan for review and approval.
 - 3) All slope set backs shall comply with the current adopted California Building Code.
 - 4) All swales shall be graded per the requirements of the current adopted California Building Code.
5. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 12TH DAY OF JANUARY 2011.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: 
Luis Munoz, Jr., Chairman

ATTEST: 
James R. Troyer, AICP, Secretary

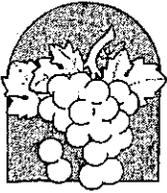
I, James R. Troyer, AICP, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 12th day of January 2011, by the following vote-to-wit:

AYES: COMMISSIONERS: FLETCHER, HOWDYSELL, MUNOZ, OAXACA, WIMBERLY

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

PROJECT #: SUBTPM18626

SUBJECT: TENTATIVE PARCEL MAP

APPLICANT: HP ENGINEERING FOR JAIME CAMPOS

LOCATION: 9923 LEMON AVENUE – APN: 0201-902-16

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DEPARTMENT, (909) 477-2750, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. General Requirements

Completion Date

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. 2. Copies of the signed Planning Commission Resolution of Approval No. 11-01, Standard Conditions, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect. 3. The applicant shall be required to pay any applicable Fish and Game fees as shown below. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to the Planning Commission or Planning Director hearing: <ol style="list-style-type: none"> a) Notice of Exemption - \$50 <u> X </u> | <p>____/____/____</p> <p>____/____/____</p> <p>____/____/____</p> |
|---|---|

B. Time Limits

- | | |
|---|-----------------------|
| <ol style="list-style-type: none"> 1. Tentative parcel map shall expire, unless extended by the Planning Commission, unless a complete final map is filed with the Engineering Services Department within 3 years from the date of the approval. | <p>____/____/____</p> |
|---|-----------------------|

C. Site Development

- 1. The site shall be developed and maintained in accordance with the approved plans which include site plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and the Development Code regulations.
- 2. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director.
- 3. Occupancy of the facilities shall not commence until such time as all Uniform Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Department to show compliance. The buildings shall be inspected for compliance prior to occupancy.
- 4. Revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Director review and approval prior to the issuance of building permits.
- 5. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.
- 6. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community or Specific Plans in effect at the time of building permit issuance.
- 7. Six-foot decorative block walls shall be constructed along the project perimeter. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owner at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
- 8. On corner side yards, provide minimum 5-foot setback between walls/fences and sidewalk. The 5-foot wall/fence setback and the parkway shall have landscape and irrigation in addition to the required street trees. Detailed landscape and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of building permits. The parkway landscaping including trees, shrubs, ground covers and irrigation shall be maintained by the property owner. The developer shall provide each prospective buyer written notice of the parkway maintenance requirement, in a standard format as determined by the Planning Director, prior to accepting a cash deposit on any property.

___/___/___

___/___/___

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___/___/___

D. Landscaping

- 1. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Municipal Code Section 19.08.110, and so noted on the grading plans. The location of those trees to be preserved in place and new locations for transplanted trees shall be shown on the detailed landscape plans. The applicant shall follow all of the arborist's recommendations regarding preservation, transplanting, and trimming methods.
- 2. All private slopes of 5 feet or more in vertical height and of 5:1 or greater slope, but less than 2:1 slope, shall be, at minimum, irrigated and landscaped with appropriate ground cover for erosion control. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.

___/___/___

___/___/___

Completion Date

- 3. All private slopes in excess of 5 feet, but less than 8 feet in vertical height and of 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover. In addition, slope banks in excess of 8 feet in vertical height and 2:1 or greater slope shall also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this section shall include a permanent irrigation system to be installed by the developer prior to occupancy.
- 4. For single-family residential development, all slope planting and irrigation shall be continuously maintained in a healthy and thriving condition by the developer until each individual unit is sold and occupied by the buyer. Prior to releasing occupancy for those units, an inspection shall be conducted by the Planning Department to determine that they are in satisfactory condition.
- 5. Front yard and corner side yard landscaping and irrigation shall be required per the Development Code. This requirement shall be in addition to the required street trees and slope planting.
- 6. Landscaping and irrigation systems required to be installed within the public right-of-way on the perimeter of this project area shall be continuously maintained by the developer.
- 7. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.

____/____/____

____/____/____

____/____/____

____/____/____

____/____/____

E. Other Agencies

- 1. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Director review and approval prior to the issuance of building permits.

____/____/____

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DEPARTMENT, (909) 477-2710, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

NOTE: ANY REVISIONS MAY VOID THESE REQUIREMENTS AND NECESSITATE ADDITIONAL REVIEW(S)

F. General Requirements

- 1. Submit five complete sets of plans including the following:
 - a. Site/Plot Plan;
 - b. Foundation Plan;
 - c. Floor Plan;
 - d. Ceiling and Roof Framing Plan;
 - e. Electrical Plans (2 sets, detached) including the size of the main switch, number and size of service entrance conductors, panel schedules, and single line diagrams;
 - f. Plumbing and Sewer Plans, including isometrics, underground diagrams, water and waste diagram, sewer or septic system location, fixture units, gas piping, and heating and air conditioning; and
 - g. Planning Department Project Number (i.e., SUBTPM18626) clearly identified on the outside of all plans.

____/____/____

Completion Date

- 2. Submit two sets of structural calculations, energy conservation calculations, and a soils report. Architect's/Engineer's stamp and "wet" signature are required prior to plan check submittal. _ / _ / _
- 3. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance. _ / _ / _
- 4. Separate permits are required for fencing and/or walls. _ / _ / _
- 5. Developers wishing to participate in the Community Energy Efficiency Program (CEEP) can contact the Building and Safety Department staff for information and submittal requirements. _ / _ / _

G. Site Development

- 1. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number (i.e., SUBTPM18626). The applicant shall comply with the latest adopted California Codes, and all other applicable codes, ordinances, and regulations in effect at the time of permit application. Contact the Building and Safety Department for availability of the Code Adoption Ordinance and applicable handouts. _ / _ / _
- 2. Prior to issuance of building permits for a new residential project or major addition, the applicant shall pay development fees at the established rate. Such fees may include, but are not limited to: City Beautification Fee, Park Fee, Drainage Fee, Transportation Development Fee, Permit and Plan Check Fees, Construction and Demolition Diversion Program deposit and fees and School Fees. Applicant shall provide a copy of the school fees receipt to the Building and Safety Department prior to permit issuance. _ / _ / _
- 3. Street addresses shall be provided by the Building and Safety Official after tract/parcel map recordation and prior to issuance of building permits. _ / _ / _
- 4. Construction activity shall not occur between the hours of 8:00 p.m. and 6:30 a.m. Monday through Saturday, with no construction on Sunday or holidays. _ / _ / _

H. New Structures

- 1. Provide compliance with the California Building Code (CBC) for property line clearances considering use, area, and fire-resistiveness. _ / _ / _
- 2. Provide compliance with the California Building Code for required occupancy separations. _ / _ / _
- 3. Roofing material shall be installed per the manufacturer's "high wind" instructions. _ / _ / _

I. Grading

- 1. Grading of the subject property shall be in accordance with California Building Code, City Grading Standards, and accepted grading practices. The final grading plan shall be in substantial conformance with the approved grading plan. _ / _ / _
- 2. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report. _ / _ / _
- 3. A geological report shall be prepared by a qualified engineer or geologist and submitted at the time of application for grading and drainage Plan review. _ / _ / _

Completion Date

- 4. The final grading plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits. _ / _ / _
- 5. A separate grading plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The grading plan shall be prepared, stamped, and signed by a California registered Civil Engineer. _ / _ / _
- 6. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit. _ / _ / _

J. Grading Comments (See attached)

APPLICANT SHALL CONTACT THE ENGINEERING SERVICES DEPARTMENT, (909) 477-2740, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

K. Dedication and Vehicular Access

- 1. Rights-of-way and easements shall be dedicated to the City for all interior public streets, community trails, public paseos, public landscape areas, street trees, traffic signal encroachment and maintenance, and public drainage facilities as shown on the plans and/or tentative map. Private easements for non-public facilities (cross-lot drainage, local feeder trails, etc.) shall be reserved as shown on the plans and/or tentative map. _ / _ / _
- 2. Private drainage easements for cross-lot drainage shall be provided and shall be delineated or noted on the final map. _ / _ / _
- 3. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map. _ / _ / _

L. Street Improvements

- 1. All public improvements (interior streets, drainage facilities, community trails, paseos, landscaped areas, etc.) shown on the plans and/or tentative map shall be constructed to City Standards. Interior street improvements shall include, but are not limited to, curb and gutter, AC pavement, drive approaches, sidewalks, street lights, and street trees. _ / _ / _
- 2. Pursuant to Municipal Code Section 16.37.010, no person shall make connections from a source of energy, fuel or power to any building or structure which is regulated by technical codes and for which a permit is required unless, in addition to any and all other codes, regulations and ordinances, all improvements required by these conditions of development approval have been completed and accepted by the City Council, except: that in developments containing more than one building, structure or unit, the development may have energy connections made in equal proportion to the percentage of completion of all improvements required by these conditions of development approval, as determined by the City Engineer, provided that reasonable, safe and maintainable access to the property exists. In no case shall more than 95 percent of the buildings, structures, or units be connected to energy sources prior to completion and acceptance of all improvements required by these conditions of approval of development. _ / _ / _

3. Construct the following perimeter street improvements including, but not limited to:

___/___/___

Street Name	Curb & Gutter	A.C. Pvmt	Side-walk	Drive Appr.	Street Lights	Street Trees	Comm Trail	Median Island	Bike Trail	Other
Daylily Court	(g)	(g)	(g)	(h)	(g)	(g)	n/a	n/a	n/a	n/a
Lemon Avenue	(g)	(g)	(g)	remove	(g)	(g)	n/a	n/a	n/a	n/a

Notes: (a) Median island includes landscaping and irrigation on meter. (b) Pavement reconstruction and overlays will be determined during plan check. (c) If so marked, sidewalk shall be curvilinear per Standard 114. (d) If so marked, an in-lieu of construction fee shall be provided for this item. (e) modify existing for local street connection (f) maintain existing LMD area until project is approved/accepted by the City (g) protect in place (h) remove.

4. Improvement Plans and Construction:

- a. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or the issuance of building permits, whichever occurs first. ___/___/___
- b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from the Engineering Services Department in addition to any other permits required. ___/___/___
- c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer. ___/___/___
- d. Signal conduit with pull boxes shall be installed with any new construction or reconstruction project along major or secondary streets and at intersections for future traffic signals and interconnect wiring. Pull boxes shall be placed on both sides of the street at 3 feet outside of BCR, ECR, or any other locations approved by the City Engineer ___/___/___

Notes:

- 1) Pull boxes shall be No. 6 at intersections and No. 5 along streets, a maximum of 200 feet apart, unless otherwise specified by the City Engineer.
- 2) Conduit shall be 3-inch galvanized steel with pull rope or as specified.
- e. Handicapped access ramps shall be installed on all corners of intersections per City Standards or as directed by the City Engineer. ___/___/___
- f. Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of the City Engineer. ___/___/___
- g. Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards, except for single family residential lots. ___/___/___
- h. Street names shall be approved by the Planning Director prior to submittal for first plan check. ___/___/___

5. Provide a minimum of 3-inch conduit for future fiber optic use on all streets with connection through the parkway to each lot or parcel (fiber-to-the curb, FTTC). The size, placement, and location of the conduit shall be shown on the Street Improvement Plans and subject to Engineering Services Department review and approval prior to issuance of building permits or final map approval, whichever comes first.
6. Street trees, a minimum of 15-gallon size or larger, shall be installed per City Standards in accordance with the City's street tree program.
7. Install street trees per City street tree design guidelines and standards as follows. The completed legend (box below) and construction notes shall appear on the title page of the street improvement plans. Street improvement plans shall include a line item within the construction legend stating: "Street trees shall be installed per the notes and legend on sheet ___ (typically sheet 1)." Where public landscape plans are required, tree installation in those areas shall be per the public landscape improvement plans.

____/____/____
 ____/____/____

The Engineering Services Department reserves the right to adjust tree species based upon field conditions and other variables. For additional information, contact the Project Engineer.

Street Name	Botanical Name	Common Name	Min. Grow Space	Spacing	Size	Qty.
Lemon Avenue	Lagestroemia Indica 'Biloxi'	Pink Crepe Myrtle Hybrid	3'	20' O.C.	24" box	4
Daylily Court	Magnolia Grandflora St. Mary	N.C.N.	3'	20' O.C.	15 Gal	7

Construction Notes for Street Trees:

- 1) All street trees are to be planted in accordance with City standard plans.
- 2) Prior to the commencement of any planting, an agronomic soils report shall be furnished to the City inspector. Any unusual toxicities or nutrient deficiencies may require backfill soil amendments, as determined by the City inspector.
- 3) All street trees are subject to inspection and acceptance by the Engineering Services Department.
- 4) Street trees are to be planted per public improvement plans only.

8. Intersection line of sight designs shall be reviewed by the City Engineer for conformance with adopted policy. On collector or larger streets, lines of sight shall be plotted for all project intersections, including driveways. Local residential street intersections and commercial or industrial driveways may have lines of sight plotted as required.

____/____/____

M. Public Maintenance Areas

1. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of building permits whichever occurs first. Formation costs shall be borne by the developer.

____/____/____

N. Drainage and Flood Control

1. A final drainage study shall be submitted to and approved by the City Engineer prior to final map approval or the issuance of building permits, whichever occurs first. All drainage facilities shall be installed as required by the City Engineer.
2. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.

____/____/____

____/____/____

O. Improvement Completion

- 1. If the required public improvements are not completed prior to approval of the final parcel map, an improvement certificate shall be placed upon the final parcel map, stating that they will be completed upon development.

___/___/___

P. Utilities

- 1. Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.
- 2. The developer shall be responsible for the relocation of existing utilities as necessary.
- 3. Water and sewer plans shall be designed and constructed to meet the requirements of the Cucamonga Valley Water District (CVWD), Rancho Cucamonga Fire Protection District, and the Environmental Health Department of the County of San Bernardino. A letter of compliance from the CVWD is required prior to final map approval or issuance of permits, whichever occurs first. Such letter must have been issued by the water district within 90 days prior to final map approval in the case of subdivision or prior to the issuance of permits in the case of all other residential projects.
- 4. Approvals have not been secured from all utilities and other interested agencies involved. Approval of the final parcel map will be subject to any requirements that may be received from them.

___/___/___

___/___/___

___/___/___

___/___/___

Q. General Requirements and Approvals

- 1. A non-refundable deposit shall be paid to the City, covering the estimated operating costs for all new streetlights for the first six months of operation, prior to final map approval or prior to building permit issuance if no map is involved.
- 2. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Form CD-1 shall be submitted to the Engineering Services Department when the first building permit application is submitted to Building and Safety. Form CD-2 shall be submitted to the Engineering Services Department within 60 days following the completion of the construction and/or demolition project.
- 3. Provide copy of final Water Quality Management Plan with submittal of grading plans to Building and Safety. WQMP and grading plans are subject to review by the Building Official.

___/___/___

___/___/___

___/___/___

APPLICANT SHALL CONTACT THE FIRE SAFETY DEPARTMENT, FIRE PROTECTION PLANNING SERVICES AT, (909) 477-2770, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

SEE ATTACHED



Rancho Cucamonga Fire Protection District

Fire Construction Services

STANDARD CONDITIONS

May 24, 2007
(3) SFR lots
SUBTPM18626

THE FOLLOWING STANDARD CONDITIONS APPLY TO THIS PROJECT.

FSC-2 Fire Flow

1. The required fire flow for this project is **1500 gallons per minute** at a minimum residual pressure of 20-pounds per square inch. This requirement is made in accordance with Fire Code Appendix III-A, as adopted by the Fire District Ordinances. For structures in excess of 3,600 square feet use CFC Table A-III-A-1.
2. On all site plans to be submitted for review, show all fire hydrants located within 600-feet of the proposed project site.

Please complete the following prior to the issuance of any building permits:

1. **Fire Flow:** A current fire flow letter from CCWD must be received. The applicant is responsible for obtaining the fire flow information from CCWD and submitting the letter to Fire Construction Services.
2. **Address:** Note on the plans that prior to the granting of occupancy, single-family dwellings shall post the address with minimum 4-inch numbers on a contrasting background. The numbers shall be internally or externally illuminated during periods of darkness. The numbers shall be visible from the street. When building setback from the public roadway exceeds 100-feet, additional 4-inch numbers shall be displayed at the property entry.



City of Rancho Cucamonga
 Building & Safety Department
 10500 Civic Center Dr.
 Rancho Cucamonga, CA 91730
 T: (909) 477-2710 F: (909) 477-2711

SUBTPM18626

**GRADING COMMITTEE
PROJECT REPORT & RECOMMENDED CONDITIONS**

Project No.: SUBTPM18626 **Type:** Residential Subdivision
Location: Southeast corner of Lemon Street & Day Lily Court
Planning Department: MICHAEL SMITH **APN:** 201-902-16
Meeting Date: November 16, 2010 **By:** Matthew Addington *MA*
Acceptable for Planning Commission: **Yes:** xxx **No:** _____ *[Signature]*

If NO, see COMMENTS below:

PRELIMINARY:

GRC: November 16, 2010 By: Matthew Addington

FINAL:

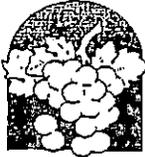
PC Meeting: Jan. 12, 2011

By: *[Signature]*

Note: Building and Safety – Grading will review and comment on future submittals for this project.

A) **STANDARD CONDITIONS** - Standard Building and Safety - Grading and Planning Department standard conditions for Grading and Drainage Plans.

- 1) Grading of the subject property shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual Grading and Drainage Plan.
- 2) A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
- 3) A geologic report shall be prepared by a qualified Engineer or Engineering Geologist and submitted at the time of application for Grading and Drainage Plan review.
- 4) The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.
- 5) A separate Grading and Drainage Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer.
- 6) The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit.



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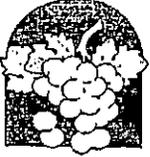
- 7) If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, that plan shall be a separate plan/permit from Precise Grading and Drainage Plan/Permit.
- 8) A drainage study showing a 100-year, AMC 3 design storm event for on-site drainage shall be prepared and submitted to the Building and Safety Official for review and approval for on-site storm water drainage prior to issuance of a grading permit. All reports shall be wet signed and sealed by the Engineer of Record.
- 9) It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
- 10) It shall be the responsibility of the applicant to obtain written permission from the adjacent property owner(s) to construct wall on property line or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
- 11) The Grading and Drainage Plan shall Implement City Standards for on-site construction where possible, and provide details for all work not covered by City Standard Drawings.
- 12) All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
- 13) Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
- 14) The final grading and drainage plan shall show existing topography a minimum of 100-feet beyond project boundary.
- 15) The applicant shall provide a grading agreement and grading bond for all cut and fill combined exceeding 5,000 cubic yards prior to issuance of a grading permit. The grading agreement and bond shall be approved by the Building and Safety Official.
- 16) This project shall comply with the accessibility requirements of the current adopted California Building Code.
- 17) The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".
- 18) Grading Inspections:
 - a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector;



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SUBTPM18626

- b) The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations:
 - i) The bottom of the over-excavation
 - ii) Completion of Rough Grading, prior to issuance of the building permit;
 - iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Building and Safety Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record;
 - iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.
- 19) Prior to the issuance of the Certificate of Occupancy the engineer of record shall certify the functionality of the storm water quality management plan (WQMP) best management practices (BMP) devices.
- B) **COMMENTS** - The following items shall be corrected / completed, submitted to, reviewed and approved by staff prior to scheduling the project for a Planning Commission hearing. Copies of required easement/right-of-way documents, including legal descriptions, shall be submitted for review prior to obtaining final signatures. The review period for the above will generally be a minimum of two weeks or longer depending upon the adequacy and complexity of the submittal:
 - 1) Please note that at this conceptual level a review of the accessibility access is not performed. It is the responsibility of the applicant to meet all accessibility requirements.
- C) **SPECIAL CONDITIONS**
 - 1) Prior to removing fences or walls along common lot lines and prior to constructing walls along common lot lines the applicant shall provide a letter from the adjacent property owner(s) allowing work on the adjacent property.
 - 2) Prior to the issuance of a grading permit the applicant shall provide to the Building and Safety Services Official a Water Quality Management Plan for review and approval.
 - 3) All slope set backs shall comply with the current adopted California Building Code.
 - 4) All swales shall be graded per the requirements of the current adopted California Building Code.



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SUBTPM18626

D) WATER QUALITY MANAGEMENT PLAN

- 1) A Storm Water Quality Management Plan shall be approved by the Building and Safety Official prior to the issuance of a grading permit.

RESOLUTION NO. 16-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TIME EXTENSION DRC2015-01168 - A REQUEST TO ALLOW FOR A ONE (1) YEAR TIME EXTENSION OF A PREVIOUSLY APPROVED 3-LOT TENTATIVE PARCEL MAP (SUBTPM18626) LOCATED AT THE SOUTHEAST CORNER OF LEMON AVENUE AND DAYLILY COURT AT 9923 LEMON AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0201-902-16.

A. Recitals.

1. Jaime Campos filed an application for the extension of the approval of Tentative Parcel Map No. 18626, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tentative Tract Map Time Extension request is referred to as "the application."
2. On January 12, 2011, this Commission adopted its Resolution No. 11-01, thereby approving the application subject to specific conditions and time limits.
3. On February 10, 2016, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.
4. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon substantial evidence presented to this Commission during the above-referenced public hearing on February 10, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:
 - a. The application applies to a parcel of approximately 27,400 square feet (0.63 acre) with dimensions of approximately 210 feet (north to south) by approximately 130 feet (east to west), located at the southeast corner of Lemon Avenue and Daylily Court; and
 - b. The project site is surrounded in all directions by single-family residences; and
 - c. The zoning of the property and all surrounding properties is Low (L) Residential District; and
 - d. The site is partially developed with a single-family residence. Vegetation on-site includes short grasses, shrubs and trees; and
 - e. The application contemplates the subdivision of the subject parcel into three (3) lots for single-family residential development. The applicant does not intend to construct the homes at this time; and

f. The existing single-family residence will remain in-place on Parcel 2. The existing garage door on the north side of the garage will be relocated to the south side of the garage. A corresponding driveway and drive approach will be constructed to provide vehicle access to Daylily Court. The existing driveway, drive approach and the metal shed will be removed; and

g. Individual lot areas will be 9,635 square feet, 9,105 square feet, and 8,455 square feet for Parcels 1, 2, and 3, respectively (these dimensions exceed the minimum of 7,200 square feet with a minimum average of 8,000 square feet), the depth of each lot will be approximately 130 feet, which will exceed the required minimum depth of 100 feet, and the width of each lot will be at least 65 feet; and

h. As the applicant has not submitted any applications to develop the site, any proposals for construction of residential structures on these parcels will be subject to review and action by the Design Review Committee and, if necessary, the Planning Commission at a later date. These parcels will remain vacant until then; and

i. All lots will have access to a public right-of-way. Access to the project site will be via Daylily Court. The street was constructed with Tract 16431 and all public right-of-way improvements including pavement, sidewalk, curb, and gutter on the east side of the street are present.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. The previously approved Tentative Parcel Map is consistent with the City's current General Plan, specific plans, ordinances, plans, codes, and policies. The proposed project is to subdivide the property into three parcels and is consistent with the development district of the project site.

b. The site is physically suitable for the type and density of the proposed subdivision. The surrounding properties to the north, south, east and west are developed with single-family residential homes. Most of the street improvements along both Daylily Court and Lemon Avenue are already in place with the exception of street trees and street lights. The installation of these improvements will be required by the Engineering Department as conditions of approval.

c. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The proposed project is to subdivide the property into three parcels – no development of the site is proposed.

d. The proposed subdivision complies with each of the applicable provisions of the Development Code. The proposed subdivision meets all standards outlined in the Development Code and the design and development standards and policies of the Planning Commission and the City.

e. The extension is within the time limits established by State law and local ordinance. State law allows for one year time extensions.

4. The Planning Department staff has determined that the project qualifies as a Class 15 exemption under State CEQA Guidelines Section 15315 – Minor Land Divisions - as the proposal is

to subdivide the property into four parcels or less. Development of the site by the applicant is not proposed. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Department determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, and 3 above, this Commission hereby grants a time extension for:

<u>Tentative Map</u>	<u>Applicant</u>	<u>Expiration</u>
SUBTPM18626	Jaime Campos	January 13, 2017

6. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3 and 4 above, this Commission hereby modifies the conditions of approval contained in Resolution No. 11-01 and the Conditions, attached thereto and incorporated herein by this reference, to read as follows:

7. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 10th day of February 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Conditions of Approval

Community Development Department

Project #: DRC2015-01168
Project Name: SUBTPM18626 1-year time extension
Location: 9923 LEMON AVE - 020190216-0000
Project Type: Time Extension

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. The applicant shall comply with all special and standard conditions within approved Resolution No. 11-01.
2. Tentative Parcel Map SUBTPM18626 is set to expire on January 13, 2017. Any request to extend the approval period for this map shall require the submittal of an application for a Time Extension request, in accordance with State and local requirements, for review and approval by the Planning Commission.

Grading Section

Standard Conditions of Approval

1. The project shall comply with the requirements of the current adopted Municipal Separate Storm Sewers Systems (MS4) Permit.

STAFF REPORT

Planning Department



DATE: February 10, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Jennifer Nakamura, Associate Planner

SUBJECT: CONDITIONAL USE PERMIT DRC2015-01034 – KNEADZ WORK - A request to operate a massage establishment in a 2,440 square foot tenant space within the General Industrial (GI) zoning district located at 9637 Arrow Route, Suite A.; APN: 0209-021-35. The project is categorically exempt under Section 15303 as a Class 3 exemption (Existing Facilities) of the guidelines for the California Environmental Quality Act.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit DRC2015-01034 through the adoption of the attached Resolution and conditions of approval.

SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

Site - Multi-tenant Industrial Park – General Industrial
North - Arrow Route, Single-Family Homes – Low Residential
South - Multi-tenant Industrial Park – General Industrial
East - Multi-tenant Industrial Park – General Industrial
West - Multi-tenant Industrial Park – General Industrial

B. General Plan Designations:

Site - General Industrial (GI)
North - Low Residential (L)
South - General Industrial (GI)
East - General Industrial (GI)
West - General Industrial (GI)

C. Site Characteristics: The project site is located at the Cucamonga Business Park, on the southwest corner of Arrow Route and Archibald Avenue. The site is a multi-tenant business park which currently contains various office, light industrial, retail and service businesses. Building 4, where the massage establishment is being proposed, is currently occupied with a martial arts studio and an administrative office with a warehouse. The site was developed with 439 parking stalls shared amongst all tenants. Per Table 17.64.050-1 of the Development Code, 4 parking spaces per 1,000 square feet of floor area is required. The lease space is 2,440 square feet, requiring 10 parking spaces. The site contains sufficient on-site parking for the various uses within the center.

ANALYSIS:

- A. Background: In 2008 the Governor signed into law SB 731, which established uniform regulations for massage therapy and massage establishments. This law preempted most local land use, zoning and operational regulations provided that massage establishments and practitioners were certified by the California Massage Therapy Council.

Prior to the implementation of the SB 731, massage establishments were conditionally permitted in the General Commercial zoning district Citywide and within the Village Commercial zoning district of Victoria Arbors Master Plan. In 2012, as part of our comprehensive Development Code Update, massage establishments were permitted “by-right” in all commercial zones, as well as the Industrial Park and General Industrial zoning districts. This was done to bring the City’s land use regulations on massage establishments into compliance with State law.

Massage establishments have proliferated in the City since the implementation of SB 731. Prior to the required land use changes, there were seven massage establishments within the City. By the end of 2014 there were forty-two establishments. This represents a 600% increase in less than three years. There is evidence in other jurisdictions that massage establishments are fronts for prostitution or human sex trafficking. Staff from the Rancho Cucamonga Police Department, Rancho Cucamonga Fire District, Planning, Building and Safety, Community Improvement and Business License have created a task force to perform inspections of all massage establishments in Rancho Cucamonga. As a result of this task force, eight locations have been closed permanently and several have been closed pending proper permits.

On September 18, 2014, Governor Brown signed into law AB 1147 which amended the State’s current massage therapy laws to expand local authority to adopt zoning regulations, business licensing, and reasonable health and safety requirements for massage establishments and practitioners. AB 1147 took effect on January 1, 2015. The City Council enacted an interim ordinance that now requires a City-issued conditional use permit for new establishments intending to operate in the City after January 1, 2015.

- B. Approving Authority: Chapter 17.16 of the Development Code authorizes the Planning Director to administratively review and decide all Conditional Use Permits, after a public notification period. This administrative review was predicated on the anticipation that the uses qualifying for a Conditional Use Permit were minor in nature, only have an impact on immediately adjacent properties, and could be modified and/or conditioned to ensure compatibility. The Planning Director, pursuant to Section 17.14.060.C of the Development Code, may at any point in the application review process, transfer decision making authority to the Planning Commission at her discretion because of policy implications, unique or unusual circumstances or the magnitude of the project. At this time the Planning Director is referring Conditional Use Permit applications for massage establishments to the Planning Commission for review and decision.

- C. General: The applicant, Larry Wade owner of Kneadz Work, is requesting to operate a sports massage therapy practice within a 2,440 square foot suite. The business proposes to be open Monday through Friday from 9:00 a.m. to 10:00 p.m. and Saturday from 8:00 a.m. to 7:00 p.m. The business will be closed on Sundays. The unit is currently vacant, and already improved with a reception area, 3 rooms to be used exclusively for massage treatment, a dual purpose room that can be used for staff training or massage treatment, a room designated for office use, a break room, restrooms and storage. There will be a minimum of two employees up to a maximum of seven on-site. Because the applicant is offering massage services as part of their business, their land use is classified as a massage establishment based on the land use classifications of the Development Code and are subject to the Conditional Use Permit process.
- D. Police Review: The Rancho Cucamonga Police Department has reviewed the application and has no comment at this time.
- E. Land Use Compatibility: The site was developed to accommodate various office and services businesses with limited commercial uses. Massage establishments are generally compatible with typical commercial retail and services uses, such as the businesses that exist within this center. That being said, staff believes that the use is compatible with the area in which it is located.
- F. Facts of Finding: Section 17.16.120 of the Development Code requires that a Conditional Use Permit can only be approved by the approving authority after finding the following. If all of these findings cannot be made, the permit shall be denied.
1. The proposed use is allowed within the applicable zoning district and complies with all other provisions of the Zoning Code, Municipal Code, General Plan, and any applicable Specific Plans or City regulations/standards.

The proposed massage establishment is a permitted use within the General Commercial (GC) zoning district subject to approval of a Conditional Use Permit. The proposed business is in compliance with Development Code Section 17.102.080 (Special Regulated Uses – Massage Establishments), which requires massage establishments to operate between the hours of 7:00 a.m. and 10:00 p.m. The subject massage establishment proposes operating hours from 9:00 a.m. to 10:00 p.m., Monday through Friday, 8:00 a.m. to 7:00 p.m. Saturday and closed on Sunday.

2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.

The site, a multi-tenant industrial park, is currently fully developed. The site contains multiple buildings as well as sufficient on-site parking for the various industrial and service uses. The subject property is located along Arrow Route, which is fully improved and provides sufficient access to the site.

3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Staff has included a list of reasonable Conditions of Approval that will help ensure the proposed massage establishment is operating in an appropriate and legal manner. This includes a condition that subjects the Conditional Use Permit to modification, suspension or revocation, where the Planning Commission finds that the owner, operator, or any person employed or retained by the massage establishment, has violated any provision of the Rancho Cucamonga Municipal Code, or other applicable law, rule or regulation.

- G. Conditions of Approval: In approving a Conditional Use Permit, the approving authority may impose any reasonable conditions to ensure that the approval will comply with the findings required, as well as any performance criteria and development standards contained within the development code. The Conditions of Approval are attached to the resolution.
- H. Environmental Assessment: The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies as a Class 1 exemption under State CEQA Guidelines Section 15303, which covers the operation, repair, and maintenance of existing private structures involving negligible or no expansion of use not exceeding 2,500 square feet in floor area beyond that existing at the time of the lead agency's original determination. Because the project only involves interior use of an existing building and no expansion, staff concludes that there is no substantial evidence that the project will have a significant effect on the environment. The Planning Director has reviewed the Planning Department determination of exemption, and based on her own independent judgment, concurs with staff's determination of exemption.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on January 28, 2016, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site. No comments have been received.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:JN/jp

Attachments: Exhibit A - Aerial Photo
Exhibit B - Site Plan
Exhibit C - Floor Plan
Exhibit D - Project Statement from the Applicant
Draft Resolution of Approval for Conditional Use Permit DRC2015-01034

Aerial Photo

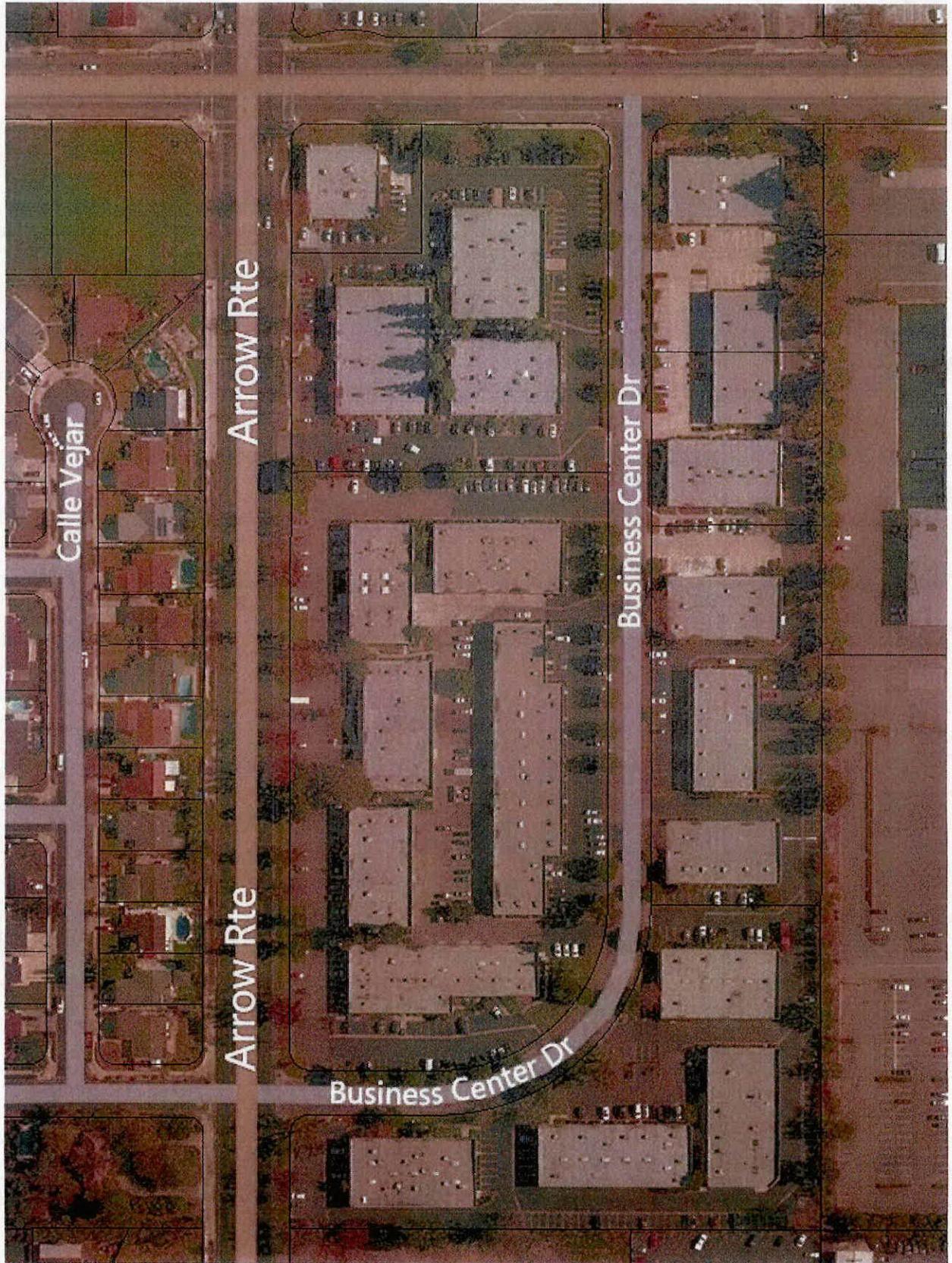
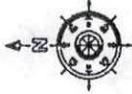


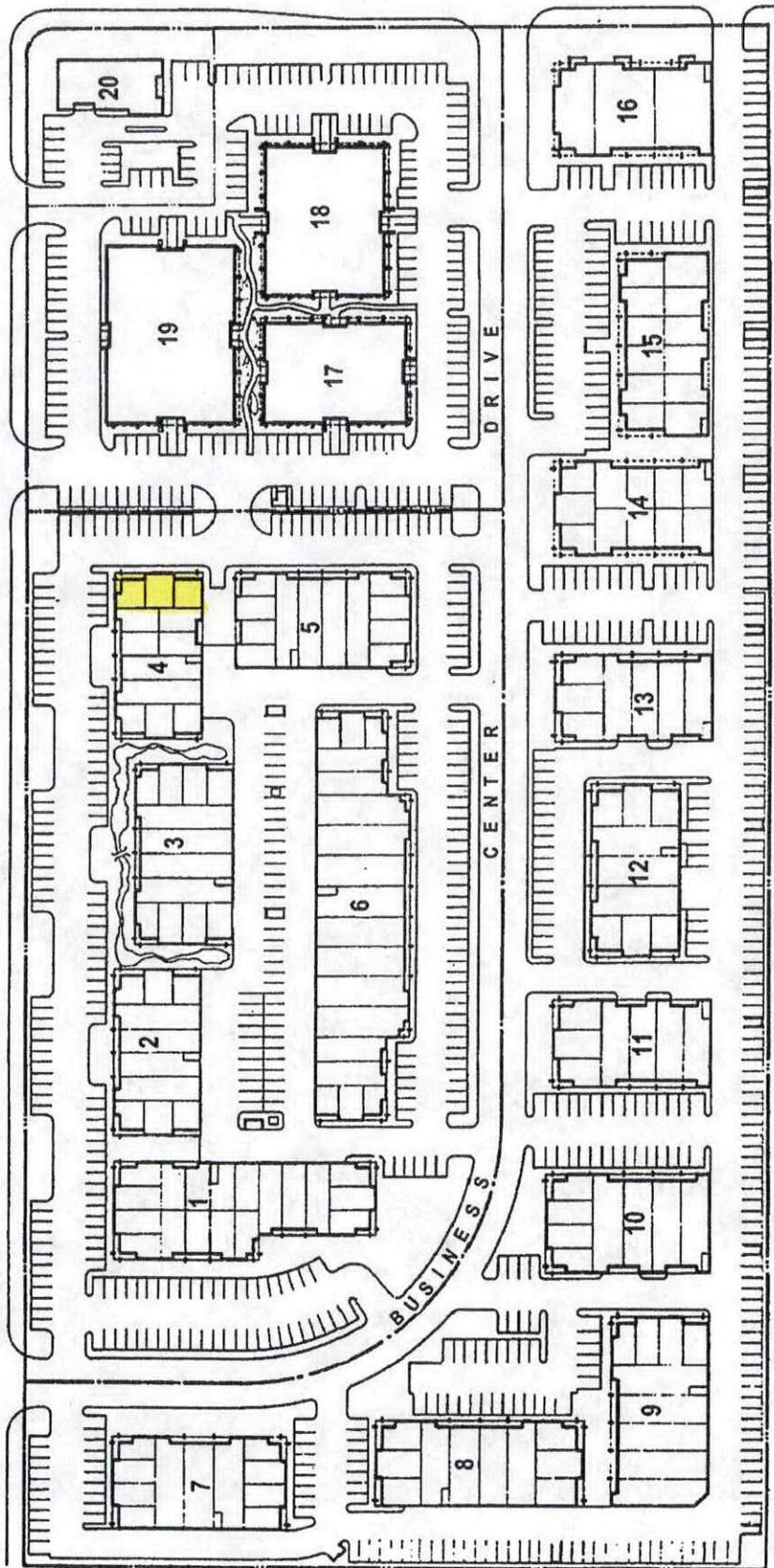
EXHIBIT B

CUCAMONGA BUSINESS PARK

A.H. REITER DEVELOPMENT CO.
9550 BUSINESS CENTER DR., RANCHO CUCAMONGA, CA 91730



ARROW ROUTE



CUCAMONGA BUSINESS PARK

9557 ARROW	BLDG. 1	9565 BUSINESS CENTER DR.	BLDG. 11
9557 ARROW	BLDG. 2	9561 BUSINESS CENTER DR.	BLDG. 12
9613 ARROW	BLDG. 3	9607 BUSINESS CENTER DR.	BLDG. 13
9637 ARROW	BLDG. 4	9631 BUSINESS CENTER DR.	BLDG. 14
9645 ARROW	BLDG. 5	9651 BUSINESS CENTER DR.	BLDG. 15
9605 ARROW	BLDG. 6	9681 BUSINESS CENTER DR.	BLDG. 16
9507 ARROW	BLDG. 7	9650 BUSINESS CENTER DR.	BLDG. 17
9513 BUSINESS CENTER DR.	BLDG. 8	8540 ARCHIBALD AVE.	BLDG. 18
9521 BUSINESS CENTER DR.	BLDG. 9	9655 ARROW	BLDG. 19
9541 BUSINESS CENTER DR.	BLDG. 10	8520 ARCHIBALD AVE.	BLDG. 20

AGENT ON SITE:

PH. (909) 980-1643

ARCHIBALD AVENUE

DRIVE

CENTER

BUSINESS S

CUCAMONGA BUSINESS PARK

SCALE: 1"=10'

9637 ARROW ROUTE

RANCHO CUCAMONGA, CA 91730

PH. (909) 980-1643 FAX (909) 989-0446

BLDG. 4-A

Rentable: 2,440 sq. ft.

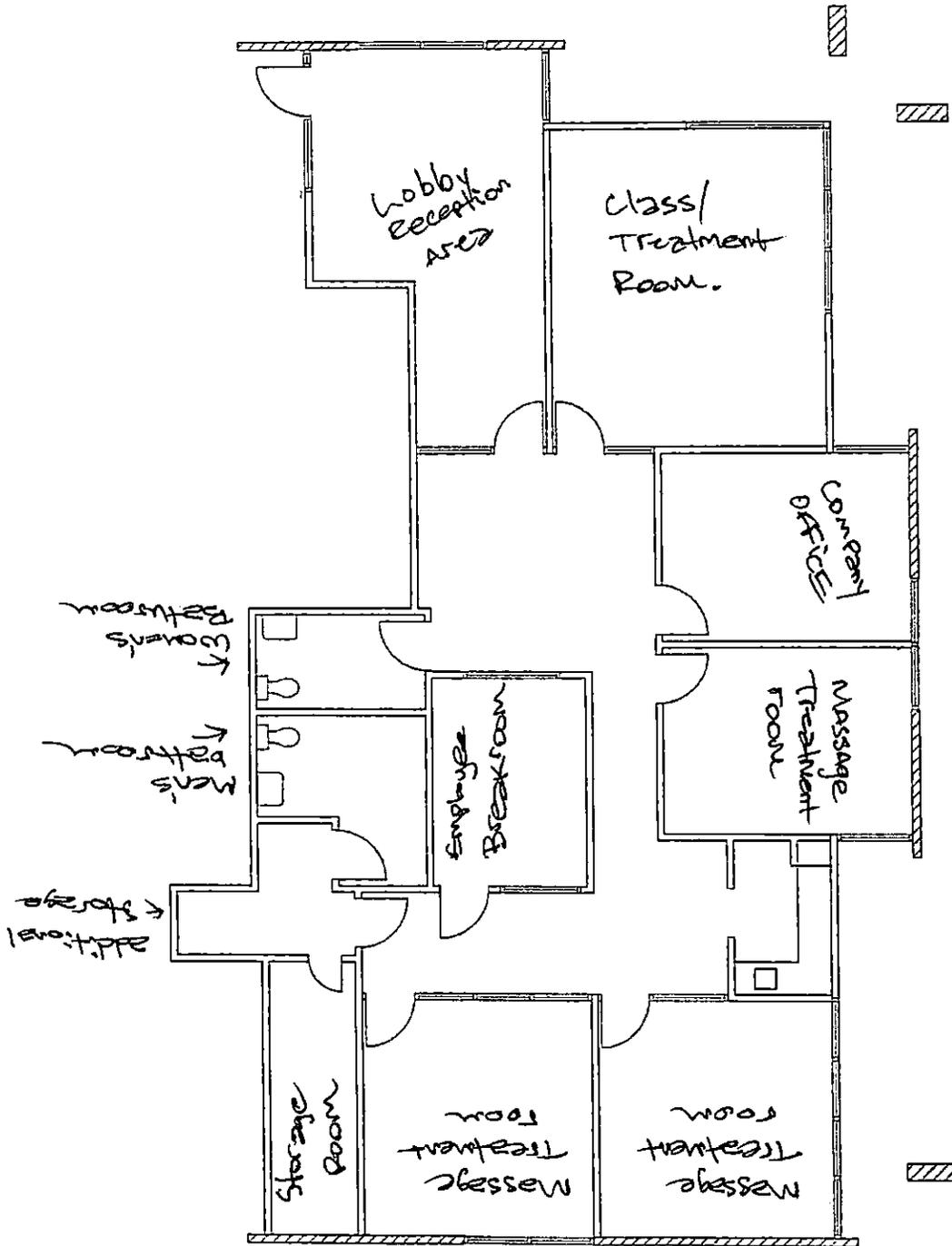


EXHIBIT C



Project Description

Kneadz Work "Advanced Integrative Massage", is a unique brand of therapeutic sports massage. We focus on a completely tailored massage treatment, designed to focus on releasing pain due to soft tissue tension caused by trauma, training and repetitive use, while facilitating improved healing, performance and quality of life.

Many of our clients participate in CrossFit, bodybuilding, marathons, triathlete competitions, professional dance choreography, football, baseball, Jiu Jitsu and several others sports.

We intend on providing a high level of service and skill while keeping staffing at a maximum of 7 California State Certified Massage Therapists, an office manager and a few part time office staff members.

We will and do participate in charity and community outreach programs including but not limited to the American Lung Association's Annual Fight for Air Walk, Cancer Walks, Together in His Arms (a community support group for family members who have lost children to violence, accidents or disease), Fit Expo's, CrossFit Competitions, Marathons, Massage Therapy classes to benefit new mothers/fathers interested in learning infant massage techniques as well as continuing education classes for certified therapists and the general public interested in learning advanced techniques or simply wanting to learn how to give a good relaxing chair massage.

Our hours of operation will be from 9 AM to 10 PM Monday thru Friday and 8 AM to 7 PM on Saturdays. Sundays we will open as needed based on client volume (usually by prior appointment only).

Thank you in advance for your time and consideration. We look forward to working with and within as well as being a part of the Rancho Cucamonga community.

If we can be of any assistance in any way please don't hesitate to contact us at 909-552-1628 or email us at info@kneadzwork.com.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Larry Wade Jr.", with a stylized, cursive script.

Larry Wade Jr. Owner and CEO

Kneadz Work "Advanced Integrative Massage".

RESOLUTION NO. 16-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT DRC2015-01034, A REQUEST TO OPERATE A MASSAGE ESTABLISHMENT WITHIN A 2,440 SQUARE FOOT TENANT SPACE WITHIN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT LOCATED AT 9637 ARROW ROUTE, SUITE A; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0209-031-35.

A. Recitals.

1. Larry Wade, owner of Kneadz Work, filed an application for the issuance of Conditional Use Permit DRC2015-01034, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Conditional Use Permit request is referred to as "the application."

2. On the 10th day of February 2016, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on February 10, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to property within the General Industrial (GI) District located at 9637 Arrow Route. The subject property is currently developed with a multi-tenant industrial park that contains adequate onsite parking; and

b. The property to the north is developed with a public street and single family homes and is located within the Low Residential (L) District, the property to the south is developed with a multi-tenant industrial park and is located within the General Industrial (GI) District, the property to the east is developed with a multi-tenant industrial park and is located within the General Industrial (GI) District, and the property to the west is developed with a multi-tenant industrial park and is located within the General Industrial (GI) District; and

c. The application involves a request to operate a massage establishment within a 2,440 square foot tenant space; and

d. The massage establishment is requesting to be open Monday through Friday from 9:00 a.m. to 10:00 p.m. and Saturday from 8:00 a.m. to 7:00 p.m. The business will be closed on Sunday.; and

- e. The proposed services will include full body massage; and
- f. The unit is currently improved with a reception area, 3 rooms to be used exclusively for massage treatment, a dual purpose room that can be used for staff training or massage treatment, a room designated for office use, a break room, restrooms and storage; and
- g. The Rancho Cucamonga Police Department has reviewed the application and inspected the site and has no comment at this time.
- h. The site was developed to accommodate various commercial retail and services businesses. Massage establishments are generally compatible with typical commercial retail and services uses, such as the businesses that exist within this shopping center. That being said, staff believes that the use is compatible with the area it is located.
- i. The Development Code requires all property owners within a 660 foot radius of the subject property to be notified for all Conditional Use Permit applications. The required notifications were sent out on January 25, 2016. Planning Staff has not received any comments regarding this application.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

- a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code, Municipal Code, General Plan, and any applicable Specific Plans or City regulations/standards. The proposed massage establishment is a permitted use within the General Industrial (GI) zoning district subject to approval of a Conditional Use Permit. The proposed business is in compliance with Development Code Section 17.102.080 (Special Regulated Uses – Massage Establishments), which requires massage establishments to operate between the hours of 7:00 a.m. and 10:00 p.m. The subject massage establishment proposes operating hours Monday through Friday from 9:00 a.m. to 10:00 p.m. and Saturday from 8:00 a.m. to 7:00 p.m. The business will be closed on Sunday.
- b. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards. The site, a multi-tenant industrial park, is currently fully developed. The site contains multiple buildings as well as sufficient onsite parking for the various industrial and service uses. The subject property is located along Arrow Route, which is fully improved and provides sufficient access to the site.
- c. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located. Staff has included a list of reasonable conditions that will help ensure the proposed massage establishment is operating in an appropriate and legal manner. This includes a condition that subjects the conditional use permit to modification, suspension or revocation, where the Planning Commission finds that the owner, operator, or any person employed or retained by the massage establishment, has violated any provision of the Rancho Cucamonga Municipal Code, or other applicable law, rule or regulation.

4. The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the Class 3 exemption under State CEQA Guidelines Section 15303 (Existing Facilities) which covers the operation, repair, and maintenance of existing private structures involving negligible or no expansion of use not exceeding 2,500 square feet in floor area beyond that existing at the time of the lead agency's original determination. The project involves the operation of a massage establishment that is located within an existing building on a site that is currently developed. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Department determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every condition set forth below and in the Standard Conditions, attached hereto and incorporated herein by this reference.

6. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 10th DAY OF FEBRUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission of the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 10th Day of February 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Conditions of Approval

Community Development Department

Project #: DRC2015-01034
Project Name: Kneadz Work
Location: 9637 ARROW RTE A - 020902135-0000
Project Type: Conditional Use Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the applicant of his obligations under this condition.
2. Conditional Use Permit approval shall expire if building permits are not issued or approved use has not commenced within 5 years from the date of approval or the use is discontinued for more than 180 days. No extensions are allowed. Should this use be discontinued for more than 180 days, the approving authority may revoke this permit at a public hearing. If this business is closed for more than one calendar year this entitlement shall expire as outlined in Section 17.14.090 D. of the Rancho Cucamonga Development Code.
3. Occupancy of the facilities shall not commence until such time as all Uniform Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Department to show compliance. The buildings shall be inspected for compliance prior to occupancy.
4. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of \$50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing.
5. No massage establishment located in a building or structure with exterior windows fronting a public street, highway, walkway or parking area shall block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints or any other material that unreasonably obstructs, obscures, blurs, or darkens the view into the premises.
6. The business shall remain in compliance with all State, County, and Local regulations, including the conditions of the Conditional Use Permit at all times. If the operation of the facility does not remain in compliance with the conditions of approval, the Conditional Use Permit may be reviewed by the Planning Commission for possible modification of the conditions of approval, suspension or the revocation of the Conditional Use Permit.
7. Approval of this request shall not waive compliance with any sections of the Development Code, State Fire Marshal's regulations, Uniform building Code, or any other City Ordinances.
8. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m., Monday through Friday and 8:00 a.m. to 7:00 p.m. Saturday.

Project #: DRC2015-01034
Project Name: Kneadz Work
Location: 9637 ARROW RTE A - 020902135-0000
Project Type: Conditional Use Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

9. Any modification or intensification of the use beyond what is specifically approved by this Conditional Use Permit, shall require review and approval by the approving authority.
10. Any modifications to the floor plan shall require review by the Planning Director and may require review by the approving authority.
11. Each person employed or acting as a massage technician or certified massage therapist shall have a valid certification issued by the California Massage Therapy Council (CAMTC) and shall be displayed in a conspicuous area open to the public at all times. It is unlawful for any owner, manager, operator, responsible managing employee, or permittee in charge of or in control of a massage establishment to employ or permit a person to act as a massage technician who is not in possession of a valid, unrevoked CAMTC certificate.
12. The possession of a valid conditional use permit does not authorize the possessor to perform work for which a CAMTC certificate is required.
13. A copy of the CAMTC certificate of each and every massage technician employed in the establishment shall be displayed in an open and conspicuous place on the premises.
14. The massage establishment shall keep a written record of the date and hour of each treatment, the name and address of each patron, the name of the CAMTC licensed technician administering the treatment, and the type of treatment administered. Such written record shall be maintained on forms approved by the director. Such records shall be open to inspection only by officials charged with enforcement of this permit, shall be available during all business hours of the establishment, and shall be used for no other purpose. Any unauthorized disclosure or use of such information by any officer or employee of the City or the County of San Bernardino, or the owner or employee of the massage establishment, shall constitute a misdemeanor and such persons shall be subject to the penalty of the provisions of this chapter in addition to any other penalties provided by law. Such records shall be maintained on the premises of the massage establishment for a period of 2 years.
15. No massage establishment shall operate as a school of massage, or use the same facilities as that of a school of massage.
16. No massage establishment shall be open for business without at least one CAMTC certified massage technician on the premises at all times who is in possession of a current, valid permit or massage certificate.
17. All clients and visitors shall be required to enter and exit through the main entry door. Except when there is no staff available to assure security for massage therapy clients and staff who are behind closed doors, no massage therapy may be carried on behind locked, closed doors.
18. The massage establishment shall have a manager on the premises at all times the massage establishment is open for business. The operator of each massage establishment shall file a statement with the Planning Director designating the person or persons who shall act as manager. The operator, or manager in the operator's absence shall be responsible for ensuring compliance with this permit.
19. All signs shall be in conformance with the current Ordinances of the City.

Project #: DRC2015-01034
Project Name: Kneadz Work
Location: 9637 ARROW RTE A - 020902135-0000
Project Type: Conditional Use Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

- 20. Minimum lighting shall be provided in accordance with Section 1205 of the Uniform Building Code or successor provision or provisions. In addition, at least one artificial light of not less than 40 watts shall be provided in each room or enclosure where massage services are performed on patrons.
- 21. Beds, floor mattresses and waterbeds are not permitted on the premises of the massage establishment, and no establishment shall be used for residential or sleeping purposes.
- 22. Water tables or shower tables are not permitted on the premises of the massage establishment.
- 23. No alcoholic beverages shall be sold, served or furnished to any client; nor shall any alcoholic beverages be permitted, kept or possessed on the premises of a massage establishment.
- 24. The massage establishment owner shall be responsible for the conduct of all massage establishment operators, employees, agents, independent contractors, or other representatives, while such persons are on the premises of the massage establishment or providing outcall massage services on behalf of the massage establishment.
- 25. All payments for massage therapy services, including gratuities or tips, shall be made only in the designated reception and waiting area and not in the massage therapy room. Any gratuities or tips that are solicited from the client in violation of this provision shall be presumed to be for the purpose of committing a sexually related act and may be grounds for the suspension or revocation of the conditional use permit.

Project #: DRC2015-01034
Project Name: Kneadz Work
Location: 9637 ARROW RTE A - 020902135-0000
Project Type: Conditional Use Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

26. The massage establishment owner shall be deemed to know and understand the conditions of approval for this conditional use permit. This conditional use permit is subject to modification, suspension or revocation, where the Planning Commission finds that any of the following have occurred on even a single occasion:

A. The owner, operator, or any person employed or retained by the massage establishment, has violated any provision of the Rancho Cucamonga Municipal Code, or other applicable law, rule or regulation.

B. The owner, operator, or any person employed or retained by the massage establishment, has engaged in fraud or has knowingly made a misstatement of material fact either as part of the application or while working in or for the massage establishment.

C. The owner, operator, or any person employed or retained to provide services by the massage establishment, has been the subject of a permanent injunction against the conducting or maintaining of a nuisance pursuant to this code, or sections 11225 through 11235 of the California Penal Code, or any similar law in any state or other jurisdiction.

D. The owner, operator, or any person employed or retained to provide services by the massage establishment, has been convicted in a court of competent jurisdiction of any offense that relates directly to the conduct or operation of a massage establishment, or has at any time been convicted in a court of competent jurisdiction of any offense the commission of which occurred on the premises of a massage establishment or while performing out-call massage services.

E. The owner, operator, or any person employed or retained by the massage establishment, has been convicted in a court of competent jurisdiction of having violated, or has engaged in conduct constituting a violation of any of the following offenses: Sections 266, 266a, 266e, 266f, 266g, 266h, 266i, 266j, 315, 316, 318, 647(b), or 653.22 of the California Penal Code, or conspiracy or attempt to commit any such offense, or any similar offense in any state or other jurisdiction, whether or not any criminal prosecution has been pursued or conviction obtained for such acts, and whether or not such acts occurred with or without the actual knowledge of the owner.

F. The owner, operator, or any person employed or retained by the massage establishment, is currently required to register pursuant to the Sex Offender Registration Act (Chapter 5.5 commencing with section 290 of Title 9 of Part 1 of the California Penal Code), or any similar law in any state or other jurisdiction.

G. The owner has continued to operate the massage establishment after the Conditional Use Permit has been suspended.

H. Massage therapy has been performed for compensation by a person who is not a CAMTC certified massage professional, with or without the actual knowledge of the owner.

Project #: DRG2015-01034
Project Name: Kneadz Work
Location: 9637 ARROW RTE A - 020902135-0000
Project Type: Conditional Use Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

- I. The owner, operator or any person employed or retained by the massage establishment, has engaged in conduct or committed acts that a reasonable person in the client's position would understand as an offer to perform on or engage in with a client acts that are sexual in nature or that involve the touching of the client's genitals, pubic area, anus, or areola.
- J. Any other unprofessional conduct or violation of any applicable law, rule or regulation that is substantially related to the providing of massage therapy.
- K. Any violation of the conditions of approval for the Conditional Use Permit.
27. The massage establishment shall allow appropriate City officials access to the premises in order to determine continued compliance with the approved conditional use permit, pursuant to Section 17.08.040 B of the Development Code.
28. Massage establishment shall at all times be equipped with an adequate supply of clean, sanitary towels, coverings and linens. Clean towels, coverings and linens shall be stored in enclosed cabinets. Towels and linens shall not be used on more than one patron, unless such towel or linen has first been laundered and disinfected. Disposable towels and coverings shall not be used on more than one patron. Soiled linens and towels shall be deposited in separate health department approved receptacles.
29. All employees, including massage technicians and certified massage therapist, shall be clean, and wear clean, non-transparent outer garments. Such garments shall not expose their genitals, pubic area, buttocks or chest.

Fire Prevention / New Construction Unit

Standard Conditions of Approval

1. When the CUP is approved, obtain Building Department plan check approval of all construction work and obtain a building permit. When the work is performed and accepted by both Building and Fire, the Fire and Building clearance to start business operations will be granted.

Building and Safety Services Department

Please be advised of the following Special Conditions

1. When the CUP is approved, obtain Building Department plan check approval of all construction work and obtain a building permit. When the work is performed and accepted by both Building and Fire, the Fire and Building clearance to start business operation will be granted.

STAFF REPORT

PLANNING DEPARTMENT



DATE: February 10, 2016

TO: Chairman and Members of the Planning Commission

FROM: Candyce Burnett, Planning Director

BY: Nikki Cavazos, Assistant Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00650 - CONSOLIDATED CONSULTING FOR RICHARD DICK & ASSOCIATES - A request for site plan and architectural review of a 44,336 square foot warehouse building on a 2.2 acre lot located on the west side of Pittsburgh Avenue and approximately 275 feet south of 6th Street in the Industrial Park (IP) District - APN: 0229-341-03. Planning Department staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines as a Class 32 (CEQA Guidelines Section 15332) exemption, which covers in-fill development on no more than 5 acres substantially surrounded by urban uses. Related file: Tree Removal Permit DRC2015-00659.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- Determine that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15332 (In-Fill Development Project).
- Adopt the Resolution approving Design Review DRC2015-00650

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

North - Office Building and Parking Lot; Industrial Park (IP) District
South - Vacant; Industrial Park (IP) District
East - Industrial Office/Warehouse and Vacant Lot; Industrial Park (IP) District
West - Office Building and Parking Lot; Industrial Park (IP) District

B. General Plan Designations:

Project Site - Industrial Park
North - Industrial Park
South - Industrial Park
East - Industrial Park
West - Industrial Park

- C. Background: The project site is currently improved with a parking lot. This parking lot was approved by the City in January 1993 (related file: Minor Development Review 92-27) and was

constructed for the purpose of providing overflow parking for a Sears Call Center within a building of about 48,000 square feet located at 9337 Milliken Avenue (to the west of the project site). According to the Business License Division, the Call Center closed in 2003-2004. The existing tenant is Caltrop, an engineering consulting firm, which began operations in this building in 2010. Although employees/visitors for Caltrop may occasionally park within it, the subject parking lot is no longer necessary for its original purpose and is not needed to fulfill the parking requirement for Caltrop. Similarly, it is not necessary to fulfill the parking requirement of the office building to the north, which was approved by the City in October 2005 (related file: Development Review DRC2004-01166) as there are a sufficient number of parking stalls within that property.

- D. Site Characteristics: The project site is located on the west side of Pittsburgh Avenue about 275 feet south of 6th Street. It is rectangular in shape and is approximately 338 feet (east to west) and approximately 283 feet (north to south) with an area of about 93,911 square feet (2.2 acres). The project site is approximately 345 feet east of Milliken Avenue. The frontage of Pittsburgh Avenue has full street improvements and street trees. The subject property is generally level with an elevation at the north and south sides of about 1,077 and 1,064 feet, respectively.

In addition to the buildings (and associated parking lots) that are adjacent to the west and north of the project site, the property is bound to the east are industrial office/warehouse buildings and a vacant lot. The parcel to the south is vacant – a Design Review application is currently under review (related file: Design Review DRC2015-00402) for development of that parcel. The zoning of the property and all the properties surrounding the subject property is Industrial Park (IP) District.

ANALYSIS:

- A. General: The applicant proposes to construct a warehouse building of 44,336 square feet (Exhibit D). There is not a proposed tenant for the building at this time. There will be an office area located at the southeast corner of the building. The loading area, dock doors, and trailer parking stalls will be located in the southwest area of the project site (Exhibit F). This area will be screened from public view on Pittsburgh Avenue by a portion of the building and screened walls. Two access driveways are proposed for the property along Pittsburgh Avenue. An existing 40-foot wide driveway at the northeast corner of the project site will remain in use and will be shared with the adjacent property to the north. A 35-foot wide driveway is proposed at the southeast corner of the project site. This driveway will be entirely on the subject property and leads to employee parking spaces, the trailer parking, dock doors and the truck loading area. This driveway leads to an 8-foot tall gate approximately 120 feet from Pittsburgh Avenue.

There are two parking lots on the subject property. The first parking lot has 15 parking spaces along the south side of the subject property. These parking spaces can only be accessed by passing through the entrance gate. The second parking lot can be accessed by employees or visitors.

Landscaping will be generally concentrated along the street frontage of the project site. As is typical for this type of project due to its operating characteristics and layout. One tree for every three parking stalls will be provided as specified in the Development Code. The average depth

of landscape along the street will comply with the minimum 25 feet as specified in the Development Code. Landscape coverage is 15.09 percent. The minimum requirement of landscaping for this Development District is 15 percent.

The proposed buildings will be of concrete tilt-up construction. Each facade will be painted with a palette of five colors. An additional primary material will be Coronado Honey Ledge stone at various locations on the east, south and north elevation. A secondary material will be glazing. Glazing has been proposed mostly at the office area and each facade has some glazing material. Metal canopies are proposed above some of the windows on the east, north and south elevations. Another characteristic that will add interest is the panel reveal lines (Exhibit H). An employee outdoor eating area will be located at the northeast corner of the building. In lieu of a shade structure there will be a large shade tree at the outdoor eating area. As permitted by the Development Code.

The design and layout of the proposed project is consistent with the General Plan and the design guidelines of the Industrial Park (IP) District. The building massing and height are consistent with that of a warehouse building. Its design will be consistent with the character of its surrounding which is principally industrial in nature. It is not expected that the project as proposed will detrimentally affect the use and operations of neighboring, existing, or future developments nor create traffic or pedestrian hazards.

- B. Floor Area Analysis: Per Chapter 2, Figure LU-2 Land Use Plan of the General Plan, the maximum Floor Area Ratio (FAR) in the Industrial Park land use category is 60 percent. As the proposed building will have a floor area of 44,336 square feet and the project site has an area of approximately 93,911 square feet, the calculated FAR for the project will be approximately 47 percent.
- C. Parking Calculations: Per Table 17.64.050-1 of the Development Code, the parking calculations for the proposed project, based on the proposed mix of office and warehouse floor areas in the building, are as follows:

Type of Use	Floor Area (Square Feet)	Parking Ratio	Number of Spaces Required
Proposed Building (overall)	44,336		
Warehousing	41,336	varies ¹	31
Office	3,000	1/250	12
Total Required/Total Provided			43/43²

¹For warehouse uses, the parking calculations are 1 space per 1,000 square feet for the first 20,000 square feet; 1 space per 2,000 square feet for the second 20,000 square feet; and 1 space per 4,000 square feet for additional floor area in excess of the first 40,000 square feet.

²The trailer parking requirement is calculated separately from the standard parking requirement and is based on a ratio of one stall per dock door. The number of trailer parking spaces that is required is 5 spaces and the number that is provided is 5 spaces.

PLANNING COMMISSION STAFF REPORT

DESIGN REVIEW DRC2015-00650 – CONSOLIDATED CONSULTING FOR RICHARD DICK & ASSOCIATES

February 10, 2016

Page 4

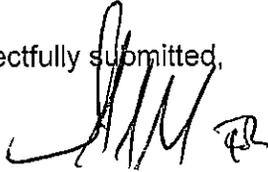
- D. Technical Review Committee: The proposed project was reviewed by the Technical Review Committee on December 15, 2015. The Committee accepted the proposal and recommended approval. The Committees' conditions have been incorporated into the Resolution of Approval.
- E. Design Review Committee: The proposed project was reviewed by the Design Review Committee (Fletcher, Oaxaca, and Granger) on December 15, 2015, (Exhibit J). The Committee accepted the proposal, subject to some of the revisions recommended in the Comments prepared by Staff, and recommended approval. The applicant completed the requested revisions which were verified by staff. The Committees' standard conditions have been incorporated into the Resolution of Approval.
- F. Tree Removal Permit DRC2015-00659: A tree removal permit is required for two trees on the site. This permit was not included in the public notification, and will be reviewed separately by the Planning Director.

There are seventy-seven (77) trees located on the project site according to the Landscape Plan. However, only two (2) of these trees qualify as "heritage" trees, as defined in Section 17.16.080 (C) of the Development Code. Only "heritage" trees are subject to the City's tree preservation requirements as described in Section 17.80.040 of the Development Code. The remaining seventy-five (75) trees are non-heritage trees as they do not meet the minimum criteria (such as height and diameter) for a "heritage" tree. These trees can be removed without a tree removal permit. An Arborist Report, prepared by Robert T. Bennett, Certified Arborist, on September 6, 2015, indicates that although the trees appear healthy, most are in locations that will conflict with proposed improvements, are not suitable for relocation, and replacement for them are available from commercial nurseries. Per the Development Code, approximately 25 trees are required for the project. The Landscape Plan (Exhibit I) indicates that 52 trees will be planted within the project site. The proposed trees will be a mix of 36-inch box, 24-inch box, and 15-gallon sizes. Several large specimen trees (Coast Live Oak or similar) are proposed on the site which will provide shade for the employee eating area as well as the east parking lot area.

- G. Environmental Assessment: The project qualifies under the Class 32 exemption under State CEQA Guidelines Section 15332 (In-Fill Development Project) because the project involves the construction of development within city limits on no more than five acres substantially surrounded by urban uses. Additionally, approval of the project would not result in any significant effect relating to traffic, noise, air quality, or water quality. Staff reviewed a noise and air quality (including greenhouse gasses) study and concluded that there would not be any significant effect on the environment. Lastly, the site can be adequately served by all required utilities and public services and the project is consistent with the applicable general plan designation and all applicable general plan polices as well as the applicable zoning designation and regulations. Therefore, pursuant to the California Environmental Quality Act (CEQA) Section 15332 (In-Fill Development Projects), and the City's local CEQA Guidelines, staff determined the project to be a Class 32 exemption and characterized the project to be an in-fill development.

CORRESPONDENCE: This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper, the property was posted, and notices were mailed to all property owners within a 660-foot radius of the project site. No correspondence has been received in response to these notices.

Respectfully submitted,

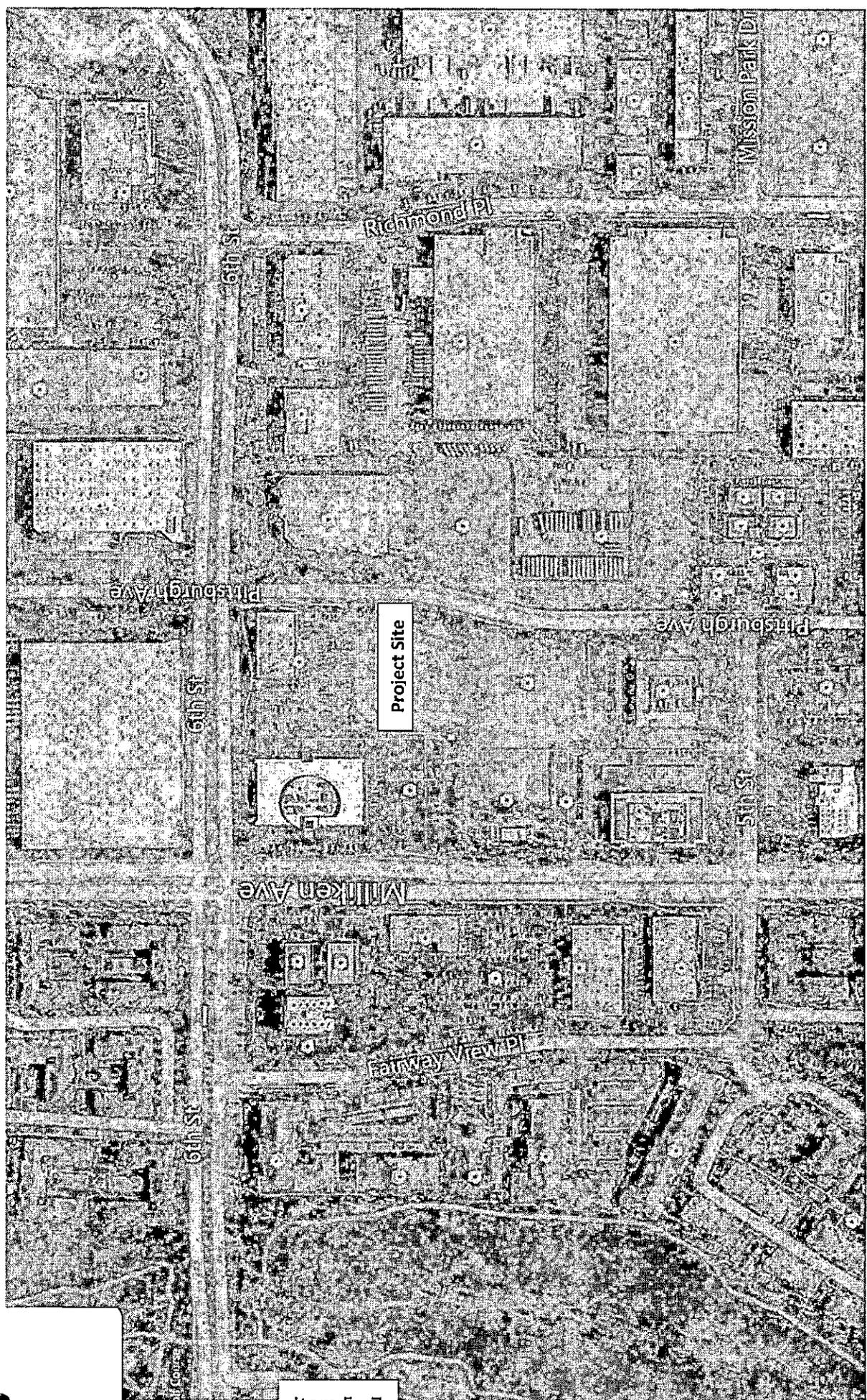


Candyce Burnett
Planning Director

CB:NC/jp

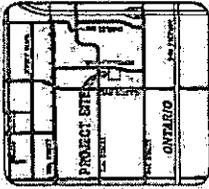
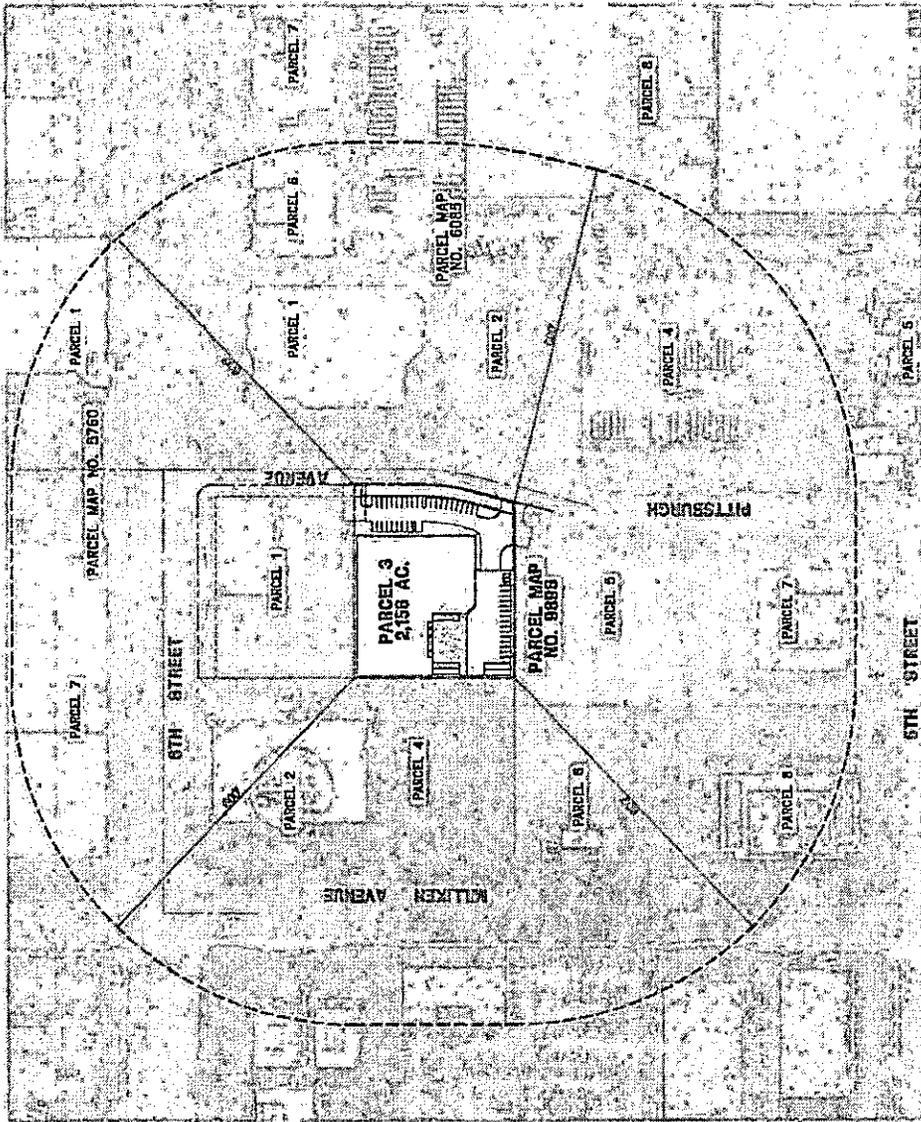
- Attachments:
- Exhibit A - Location Map
 - Exhibit B - Aerial Photo
 - Exhibit C - Site Utilization Map
 - Exhibit D - Site Plan
 - Exhibit E - Conceptual Grading Plan
 - Exhibit F - Floor Plan/Roof Plan
 - Exhibit G - Building Sections
 - Exhibit H - Building Elevations
 - Exhibit I - Landscape Plan
 - Exhibit J - Design Review Committee Action Comments (December 15, 2015)
- Draft Resolution of Approval for Environmental Assessment and Design Review
DRC2015-00650

Design Review DRC2015-00650 Tree Removal Permit DRC2015-00659



SITE UTILIZATION MAP
PARCEL 3 OF PARCEL MAP 9888
 IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO
 STATE OF CALIFORNIA

AS PER MAP PROVIDED UNDER THE PROVISIONS OF SECTION 56.001 OF THE CALIFORNIA REVENUE AND TAX CODE.



PREPARED BY: MADDOX
 RICHARD L. MADDOX & ASSOCIATES
 100 WEST 10TH STREET, SUITE 200
 ANAHEIM, CALIFORNIA 92801
 PHONE: (714) 771-1111
 FAX: (714) 771-1112

PROJECT	PARCEL 3 OF PARCEL MAP 9888
DATE	JUNE 2011
SCALE	AS SHOWN
PROJECT	PARCEL 3 OF PARCEL MAP 9888
DATE	JUNE 2011
SCALE	AS SHOWN
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DATE	JUNE 2011
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PROJECT	PARCEL 3 OF PARCEL MAP 9888
DATE	JUNE 2011
SCALE	AS SHOWN
PROJECT	PARCEL 3 OF PARCEL MAP 9888
DATE	JUNE 2011
SCALE	AS SHOWN

NOTES:
 1. ALL DIMENSIONS ARE IN FEET.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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PARCEL 3 OF PARCEL MAP 9888
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GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

- POWER DEVELOPER:** RICHARD L. MADDOX & ASSOCIATES
- CITY ENGINEER:** RICHARD L. MADDOX & ASSOCIATES
- UTILITY COMPANIES:** CALIFORNIA WATER SERVICE COMPANY, SAN BERNARDINO COUNTY WATER AGENCY, SAN BERNARDINO COUNTY WATER AGENCY, SAN BERNARDINO COUNTY WATER AGENCY
- TELEPHONE:** SBC COMMUNICATIONS, SBC COMMUNICATIONS, SBC COMMUNICATIONS
- LANDSCAPING DEVELOPER:** RICHARD L. MADDOX & ASSOCIATES



HPA Architecture
15331 Redwood Avenue - 104
San Diego, CA 92122
Tel: 619 593 1700
Fax: 619 593 1701
www.hpaarchitecture.com

Owner:
RICHARD DICK
DICK & ASSOCIATES

Project:
PITTSBURGH
DISTRIBUTION
CENTER

Architect:
MANHATTAN PARTNERS INC. 610
MARKET PLACE CLASSIC
SAN FRANCISCO, CA 94102
TEL: 415 440 6111

Consultants:
CHC
MIDDLE & ASSOCIATES
Structural
Mechanical
Electrical
Landscape
Fire Protection
S&M Engineer

Location:
RANCHO CALAMITA
S/P 170, CA

Scale:
1/8" = 1'-0"

Title:
Elevation

Project Number:
1514

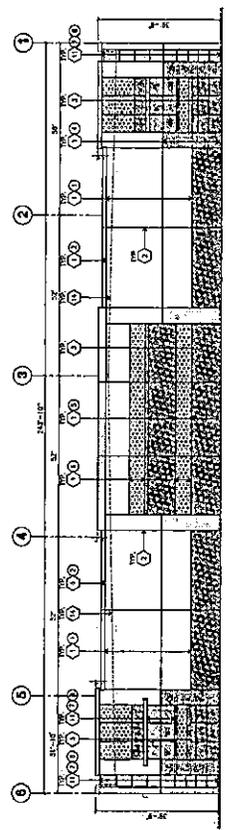
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06/20/05

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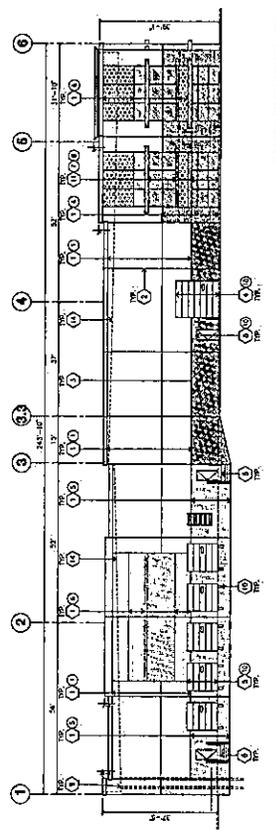
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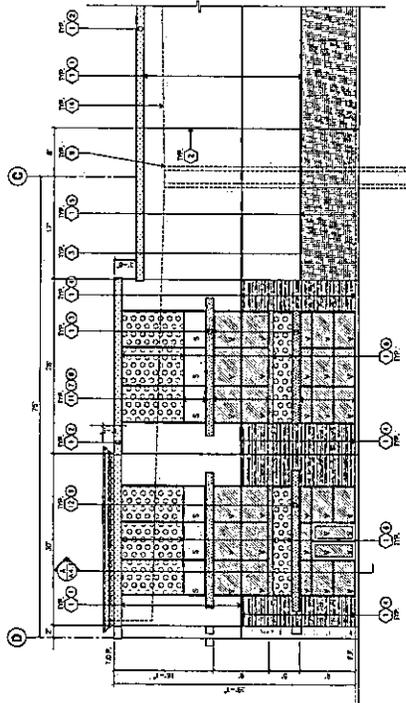
A3.1



WEST ELEVATION
Scale: 1/8" = 1'-0"



NORTH ELEVATION
Scale: 1/8" = 1'-0"



ENLARGED EAST ELEVATION
Scale: 1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. ALL FLOOR FINISHES TO OCCUPY AT FLOOR FINISH LEVEL UNLESS OTHERWISE NOTED.
2. ALL FLOOR FINISHES ARE TO BE FURTHER NOTED OTHERWISE.
3. 1/2" x 1/2" x 1/2" TRIP BLOCKS TO BE SET AT 12" ON CENTER.
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GLAZING LEGEND

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- 20. WINDOW GLAZING: CLEAR GLASS.

CAUTION: 1. IF THIS SHEET IS NOT A PART OF A REVISION PRINT



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION - PITTSBURGH AVE.



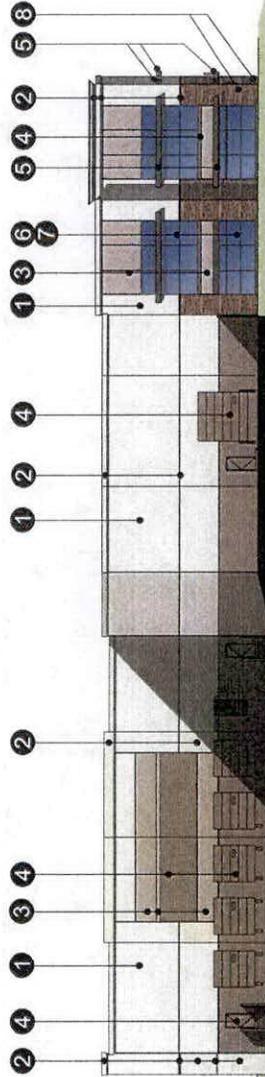
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 RANCHO CUCAMONGA, CA

Richard Dick
 & Associates

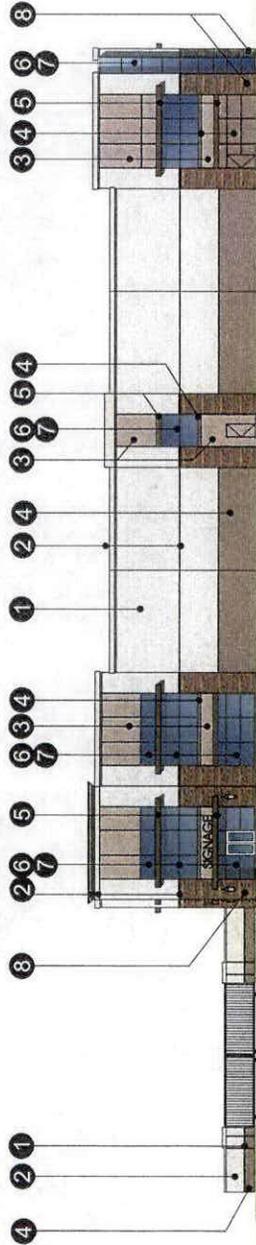
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CONCEPTUAL COLORED ELEVATIONS - 30' CLR/42'-5" T.O.P.

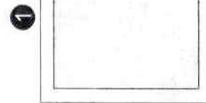
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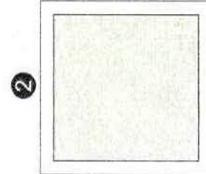
SOUTH ELEVATION



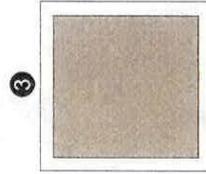
EAST ELEVATION - PITTSBURGH AVE.



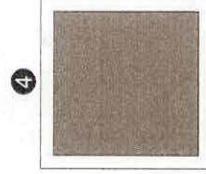
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SW 7042
Shoji White



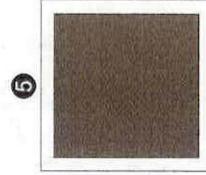
Sherwin Williams
SW 2822
Downing Sand



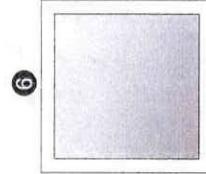
Sherwin Williams
SW 7038
Tony Taupe



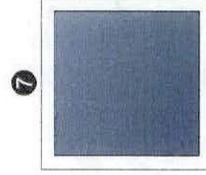
Sherwin Williams
SW 7039
Virtual Taupe



Sherwin-Williams
SW 2808
Rockwood Darkbrown



Clear Anodized
MULLIONS



Blue Reflective
GLAZING



Coronado Stone
Honey Ledge
Color: Slonx Falls



THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE AGENDA

December 15, 2015 - 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: Richard Fletcher ___ Francisco Oaxaca ___

Candyce Burnett ___ Donald Granger ___

Alternates: Ray Wimberly ___ Lou Munoz ___

Rich Macias ___

II. 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.

- A. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00650 - CONSOLIDATED CONSULTING FOR RICHARD DICK & ASSOCIATES - A request for site plan and architectural review of a 44,336 square foot warehouse building on a 2.2 acre lot located on the west side of Pittsburgh Avenue and approximately 275 feet south of 6th street in the Industrial Park (IP) District - APN: 0229-341-03. Related files: CEQA2015-00240, Tree Removal Permit DRC2015-00659, and Sign Permit DRC2015-1009.



DESIGN REVIEW COMMITTEE AGENDA

December 15, 2015

III. PUBLIC COMMENTS

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.

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 December 3, 2015, 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.

Nikki Cavazos

December 15, 2015

ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00650 - CONSOLIDATED CONSULTING FOR RICHARD DICK & ASSOCIATES - A request for site plan and architectural review of a 44,336 square foot warehouse building on a 2.2 acre lot located on the west side of Pittsburgh Avenue and approximately 275 feet south of 6th street in the Industrial Park (IP) District – APN: 0229-341-03. Related files: CEQA2015-00240, Tree Removal Permit DRC2015-00659, and Sign Permit DRC2015-01009.

Design Parameters: The project site is located on the west side of Pittsburgh Avenue about 275 feet south of 6th Street. It is rectangular in shape and is approximately 338 feet (east to west) and approximately 283 feet (north to south) with an area of about 94,000 square feet (2.15 acres). The frontage of Pittsburgh Avenue has full street improvements and mature street trees. The site is currently improved with a parking lot that is used for overflow parking for the office building located on the adjacent parcel to the north. The subject property is generally level with an elevation at the north and south sides of about 1,077 and 1,064 feet, respectively.

The property is bound on the west by an office building and its associated parking lot. The project site is approximately 345 feet east of Milliken Avenue. To the east are industrial office/warehouse buildings and a vacant lot. To the north, is a parking lot and an office building. The parcel to the south is vacant – a Design Review application is currently under review (related file: Design Review DRC2015-00402) for development of that parcel. The zoning of the property and the properties surrounding the subject property is Industrial Park (IP).

The proposed project is a one story warehouse building of 44,336 square feet that will include 1,500 square feet of office space on the main floor and an additional 1,500 square feet of office space within the mezzanine. The front, or primary, elevation of the building will be oriented towards Pittsburgh Avenue. The office area will be at the southeast corner of the building.

The loading area, dock doors, trailer parking stalls will be located in the southwest area of the project site. The dock doors will be on the south side of the building near the rear (west side) of the property. This area will be screened from public view on Pittsburgh Avenue by a portion of the building and screen walls.

Two access points are proposed for the property along Pittsburgh Avenue. An existing 40-foot wide driveway at the northeast corner of the project site (shared with the adjacent property to the north) will remain in place and will continue to be used. A 35-foot wide driveway is proposed at the southeast corner of the project site. This driveway will be entirely on the subject property and leads to employee parking spaces, the trailer parking, dock doors and the truck loading area. This driveway leads to an 8-foot tall gate approximately 120 feet from Pittsburgh Avenue.

There are two parking areas on the subject property. The first parking lot area includes 15 parking spaces along the south side of the subject property. These parking spaces can only be accessed by passing through the entrance gate. The second parking area includes 28 parking spaces and can be accessed by employees or visitors. The combined required amount of parking stalls is 43, and 43 parking stalls are provided. A trailer parking stall is required for every dock door. There are five dock doors proposed and five trailer parking stalls provided. Landscape coverage is 15.09%. The minimum requirement of landscaping for this Development District is 15%. No tenants have been specified at this time; the building is speculative.

The proposed buildings will be of concrete tilt-up construction. Each facade will be painted with a palette of five colors. An additional primary material will be honey ledge coronado stone at various locations on the east, south and north elevation. A secondary material will be glazing. Glazing has been proposed mostly at the office area and each façade has some glazing material. A metal canopy is proposed above each of the two lower windows on the east elevation only. An employee outdoor eating area will be located at the northeast corner of the building. As permitted by the Development Code, in lieu of a shade structure there will be a large shade tree at the outdoor eating area.

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.

1. Provide additional glazing to further emphasize the office area and more visible elevations of the building as follows:
 - a. On the south and east elevations of the building in the vicinity of the office area;
 - b. On the north and east elevations near the northeast corner.
 - c. NOTE: As the proposed building is 345 feet from Milliken Avenue, and the west elevation is partially screened by parking lot trees and a portion of the building on the adjacent property to the west, no additional glazing is necessary on the west elevation.
2. Raise the parapet walls at the northeast and southeast corners of the building by an additional 12 inches to further emphasize the office area and more visible corners of the building.
3. Add eyebrow metal canopies above the glazing on the east elevation, above the glazing on the east corner of the south elevation and above the glazing on the east corner of the north elevation to further define and frame the glazing.
4. Extend the decorative stone veneer to the top of the parapet wall (at all locations where the stone is proposed). NOTE: As the northwest corner of the building will be minimally visible as seen from Pittsburgh Avenue, no increase in the stone veneer is necessary there.
5. Enhance the top edge of the parapet walls on all elevations by adding a prominent reveal, chamfer, or similar embellishment.

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

1. Landscaping –
 - a. The paved area along the south property line, in the vicinity of the dock area entrance, is comprised of 15 parking spaces. Provide trees along the south property line at a rate of one tree per every 3 parking stalls in order to comply with Section 17.56.060(N)(1) of the Development Code.

- b. Provide a landscape planter that is 5 feet wide with a 6 inch concrete curb along the south property line, in the vicinity of the parking stalls and dock area entrance. NOTE: This perimeter landscaping has been required on prior industrial projects to soften the interface between the walls and paved surfaces.

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

1. All ground mounted equipment and utility boxes, including transformers, back-flow devices, etc., shall be screened by a minimum of two rows of shrubs spaced a minimum of 18 inches on center. This equipment shall be painted dark green.
2. All Double Detector Checks (DDCs) and Fire Department Connections (FDCs) shall be screened on three sides behind the 4-foot high walls. The walls shall incorporate the design and materials used on the buildings.
3. All wrought iron fences and sliding gates shall be painted black or similarly dark color.
4. Decorative paving shall be provided at all vehicular access points onto the site.
5. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.
6. Provide durable street furniture in the outdoor employee eating area, such as tables, chairs and waste receptacles.
7. All trash enclosures shall be constructed per City standard. The design of the trash enclosures shall incorporate the materials, finish, color, and trim used on the buildings.

Staff Recommendation: Staff recommends approval subject to revisions per the above recommendations prior to scheduling the application for review and action by the Planning Commission.

Design Review Committee Action:

Staff Planner: Nikki Cavazos

Members Present:

RESOLUTION NO. 16-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2015-00650, A REQUEST FOR SITE PLAN AND ARCHITECTURAL REVIEW OF A 44,336 SQUARE FOOT WAREHOUSE BUILDING ON A 2.2 ACRE LOT LOCATED ON THE WEST SIDE OF PITTSBURGH AVENUE AND APPROXIMATELY 275 FEET SOUTH OF 6TH STREET IN THE INDUSTRIAL PARK (IP) DISTRICT; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0229-341-03.

A. Recitals.

1. Consolidated Consulting on behalf of Richard Dick & Associates, filed an application for the approval of Design Review DRC2015-00650 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Design Review request is referred to as "the application."

2. On the 10th day of February 2016 the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.

3. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Rancho Cucamonga as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on February 10, 2016, including written and oral staff reports, together with public testimony, this Commission hereby specifically finds as follows:

a. The application applies to a property generally located on the west side of Pittsburgh Avenue, south of 6th Street; and

b. The property has an area of about 93,911 square feet (2.2 acres) and is about 338 feet (east to west) by about 283 feet (north to south); and

c. The parcel is a paved parking lot used for overflow parking by the parcel to the north; and

d. The property is bound on the west by an office building and its associated parking lot. The project site is approximately 345 feet east of Milliken Avenue. To the east are industrial office/warehouse buildings and a vacant lot. To the north, is a parking lot and an office building. The parcel to the south is vacant – a Design Review application is currently under review (related file: Design Review DRC2015-00402) for development of that parcel; and

e. The zoning of the property and all the properties surrounding the subject property is Industrial Park (IP) District; and

f. The applicant proposes to construct an industrial building of 44,336 square feet;
and

g. The proposed building will be of concrete tilt-up construction. The basic layout of the building will be typical for warehouse buildings. The primary (or long) axis for the building will be aligned west to east. The office area will be located at the southeast corner of the building. There will be a dock loading/storage area with 5 dock doors located on the southwest of the building; and

h. The parking requirement for the project, based on the proposed mix of office and warehouse floor areas in the proposed building, is 43 parking stalls; the project will have 43 parking stalls. The trailer parking requirement, based on a ratio of one stall per dock door, is 5 trailer parking stalls; the project will have 5 trailer parking stalls; and

i. The proposed building will have a floor area of 44,336 square feet and the project site has an area of approximately 93,911 square feet. The calculated FAR for the project will be approximately 47 percent. Per Chapter 2, Figure LU-2 Land Use Plan of the General Plan, the maximum Floor Area Ratio (FAR) in the Industrial Park (IP) land use category is 60 percent; and

j. A review and request for approval of land uses are not included in this application.

3. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing and upon the specific findings of facts set forth in Paragraphs 1 and 2 above, this Commission hereby finds and concludes as follows:

a. The proposed project is in accord with the General Plan, the objectives of the Development Code, and the purposes of the district in which the site is located. The proposal is to construct an industrial building of 44,336 square feet. The underlying General Plan designation is Industrial Park (IP) District.

b. The proposed development is compatible with the existing and proposed land uses in the surrounding area. The potential land uses that would be associated with this project are consistent with the land uses within the vicinity where it is located and the expectations of the community. The zoning of the property and all properties surrounding the subject property is Industrial Park (IP) District.

c. The proposed development complies with each of the applicable provisions of the Development Code. The proposed development complies with all standards outlined in the Development Code, including building and parking setbacks, average landscape depth, floor area ratio, parking, dock and storage area screening, landscape coverage, site planning, and architecture.

d. The proposed project, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The potential land uses that would be associated with this project are consistent with the land uses within the vicinity where it is located and the expectations of the community. The zoning of the property and all properties surrounding the subject property is Industrial Park (IP) District.

4. The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA

Guidelines. The project qualifies under the Class 32 exemption under State CEQA Guidelines Section 15332 (In-Fill Development Project) because the project involves the construction of development within city limits on no more than five acres substantially surrounded by urban uses. Additionally, approval of the project would not result in any significant effect relating to traffic, noise, air quality, or water quality. Lastly, the site can be adequately served by all required utilities and public services and the project is consistent with the applicable general plan designation and all applicable general plan polices as well as the applicable zoning designation and regulations. The Planning Commission has reviewed the Planning Department determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

5. Based upon the findings and conclusions set forth in Paragraphs 1, 2, 3, and 4 above, this Commission hereby approves the application subject to each and every condition set forth below and in the attached standard conditions incorporated herein by this reference.

6. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 10TH DAY OF February 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary of the Planning Commission for the City of Rancho Cucamonga, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of the Planning Commission held on the 10th day of February 2016, by the following vote-to-wit:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Conditions of Approval

Community Development Department

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659

Project Name: Industrial Building

Location: 9370 PITTSBURGH AVE - 022934103-0000

Project Type: Design Review CEQA Review, Tree Removal Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. Approval is for the construction of one industrial building with a floor area of 44,336 square feet within the Industrial Park (IP) District, located on the west side of Pittsburgh Avenue approximately 275 square feet south of 6th street.; APN:0229-341-03
2. All Double Detector Checks (DDC) and Fire Department Connections (FDC) required and/or proposed shall be installed at locations that are not within direct view of line-of-sight of the main entrance. The specific locations of each DDC and FDC shall require the review and approval of the Planning Department and Fire Construction Services/Fire Department. All Double Detector Checks and Fire Department Connections screened behind a 4 foot high block wall. These walls shall be constructed of decorative masonry block such as slump stone or stack stone to match the building.
3. All ground-mounted equipment, including utility boxes, transformers, and back-flow devices, shall be surrounded by a minimum of two rows of shrubs spaced a minimum of 18 inches on center. All ground-mounted equipment shall be painted dark green except as directed otherwise by the Fire Department.
4. Downspouts shall not be visible from the exterior on any elevations of the building. All downspouts shall be routed through the interior of the building walls.
5. All wrought iron fences and sliding gates shall be painted black or similarly dark color.
6. Decorative paving shall be provided at each vehicle entrance to the site, behind the public right-of-way. These decoratively paved areas shall extend from the front property fine to the 25-foot setback line and have a width equal to that of the driveway.
7. All doors (roll-up, dock doors, emergency access) shall be painted to match the color of the adjacent wall or glass panel.
8. All walls, including retaining walls, exposed to public view shall be constructed of decorative masonry blocks, i.e. slump stone, split-face, or have a decorative finish such as stucco.

Standard Conditions of Approval

9. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659

Project Name: Industrial Building

Location: 9370 PITTSBURGH AVE - 022934103-0000

Project Type: Design Review CEQA Review, Tree Removal Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

10. The applicant shall be required to pay California Department of Fish and Wildlife Notice of Exemption fee in the amount of \$50.00. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission Secretary prior to public hearing or within 5 days of the date of project approval.
11. Any approval shall expire if Building Permits are not issued or approved use has not commenced within 5 years from the date of approval or a time extension has been granted.
12. The site shall be developed and maintained in accordance with the approved plans which include Site Plans, architectural elevations, exterior materials and colors, landscaping, sign program, and grading on file in the Planning Department, the conditions contained herein, and the Development Code regulations.
13. Trash receptacle(s) are required and shall meet City standards. The final design, locations, and the number of trash receptacles shall be subject to Planning Director review and approval prior to the issuance of Building Permits.
14. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and applicable Community, Specific Plans and/or Master Plans in effect at the time of Building Permit issuance.
15. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination and in conformance with Building and Safety Services Department standards, the Municipal Code and the Rancho Cucamonga Fire Department (RCFD) Standards.
16. The developer shall submit a construction access plan and schedule for the development of all lots for Planning Director and Engineering Services Department approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
17. All ground-mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Planning Director. For single-family residential developments, transformers shall be placed in underground vaults.
18. All parkways, open areas, and landscaping shall be permanently maintained by the property owner, homeowners' association, or other means acceptable to the City. Proof of this landscape maintenance shall be submitted for Planning Director and Engineering Services Department review and approved prior to the issuance of Building Permits.
19. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Director and Police Department (909-477-2800) prior to the issuance of Building Permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.
20. Occupancy of the facilities shall not commence until such time as all California Building Code and State Fire Marshal regulations have been complied with. Prior to occupancy, plans shall be submitted to the Rancho Cucamonga Fire Protection District and the Building and Safety Services Department to show compliance. The buildings shall be inspected for compliance and final acceptance granted prior to occupancy.

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

21. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.
22. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director.
23. Revised Site Plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Director review and approval prior to the issuance of Building Permits.
24. Graffiti shall be removed within 72 hours.
25. Signs shall be conveniently posted for "no overnight parking" and for "employee parking only."
26. All operations and businesses shall be conducted to comply with the following standards which shall be incorporated into the lease agreements for all tenants:
 - a. Noise Level - All commercial activities shall not create any noise that would exceed an exterior noise level of 65 dB during the hours of 10 p.m. until 7 a.m. and 70 dB during the hours of 7 a.m. until 10 p.m.
 - b. Loading and Unloading - No person shall cause the loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans, or other similar objects between the hours of 10 p.m. and 7 a.m. unless otherwise specified herein, in a manner which would cause a noise disturbance to a residential area.
27. Provide for the following design features in each trash enclosure, to the satisfaction of the Planning Director:
 - a. Architecturally integrated into the design of (the shopping center/the project).
 - b. Separate pedestrian access that does not require the opening of the main doors and to include self-closing pedestrian doors.
 - c. Large enough to accommodate two trash bins.
 - d. Roll-up doors.
 - e. Trash bins with counter-weighted lids.
 - f. Architecturally treated overhead shade trellis.
 - g. Chain link screen on top to prevent trash from blowing out of the enclosure and designed to be hidden from view.
28. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
29. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
30. All parking spaces shall be 9 feet wide by 17 feet long with a required 1-foot overhang (e.g., over a curb stop).

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Location: 9370 PITTSBURGH AVE - 022934103-0000
Project Type: Design Review CEQA Review, Tree Removal Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

31. Plans for any security gates shall be submitted for the Planning Director, City Engineer, and Rancho Cucamonga Fire Protection District review and approval prior to issuance of Building Permits. For residential development, private gated entrances shall provide adequate turn-around space in front of the gate and a separate visitor lane with call box to avoid cars stacking into the public right-of-way.
32. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
33. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
34. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Director review and approval prior to the issuance of Building Permits.
35. A detailed landscape and irrigation plan, including slope planting and model home landscaping in the case of residential development, shall be prepared by a licensed landscape architect and submitted for Planning Director review and approval prior to the issuance of Building Permits for the development or prior final map approval in the case of a custom lot subdivision. For development occurring in the Very High Fire Hazard Severity Zone, the landscape plans will also be reviewed by Fire Construction Services.
36. Landscaping and irrigation systems required to be installed within the public right-of-way on the perimeter of this project area shall be continuously maintained by the developer.
37. A minimum of 20 percent of trees planted within industrial projects, and a minimum of 30 percent within commercial and office projects, shall be specimen size trees - 24-inch box or larger.
38. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
39. The final design of the perimeter parkways, walls, landscaping, and sidewalks shall be included in the required landscape plans and shall be subject to Planning Director review and approval and coordinated for consistency with any parkway landscaping plan which may be required by the Engineering Services Department.
40. Trees shall be planted in areas of public view adjacent to and along structures at a rate of one tree per 30 linear feet of building.
41. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
42. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
43. Copies of the signed Planning Commission Resolution of Approval or Approval Letter, Conditions of Approval, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659

Project Name: Industrial Building

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

44. For commercial and industrial projects, paint roll-up doors and service doors to match main building colors.
45. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections shall be screened from all sides and the sound shall be buffered from adjacent properties and streets as required by the Planning Department. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Planning Director. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically more than 18 inches above the roof or roof parapet, shall be screened by an architecturally designed enclosure which exhibits a permanent nature with the building design and is detailed consistent with the building. Any roof-mounted mechanical equipment and/or ductwork, that projects vertically less than 18 inches above the roof or roof parapet shall be painted consistent with the color scheme of the building. Details shall be included in building plans.
46. Bicycle storage spaces shall be provided at a rate equivalent to 5 percent of all required motorized vehicle parking, with a minimum of one rack with a capacity for two bicycles.
47. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
48. The applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. Multi-family residential developments shall provide a solid overhead structure for mailboxes with adequate lighting. The final location of the mailboxes and the design of the overhead structure shall be subject to Planning Director review and approval prior to the issuance of Building Permits.

Engineering Services Department

Please be advised of the following Special Conditions

1. Pittsburgh Avenue frontage improvements to be in accordance with City "Industrial Collector" standards as required and including:
 - a. Protect or replace existing curb and gutter and sidewalk.
 - b. Drive approaches shall have a minimum width of 35 feet and a maximum width of 50 feet, per City Std. 101, Type C.
 - c. Provide one (1) 5800 Lumen HPSV-equivalent LED street light.
 - d. Protect or replace existing signing and striping.
2. The sidewalk shall wrap at the back of the proposed drive approaches and shall cross the drive approaches at the zero curb face.
3. Street improvement plans, prepared by a registered Civil Engineer, shall be submitted to and approved by the City Engineer. Alternatively, a revision can be made to existing street improvement plans Drawing Number 1337 Sheet No. 14, to the satisfaction of the City Engineer.

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659
Project Name: Industrial Building
Location: 9370 PITTSBURGH AVE - 022934103-0000
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Engineering Services Department

Please be advised of the following Special Conditions

4. Site is located within Assessment District 82-1 and therefore exempt from payment of drainage fees.
5. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):
 - a. Transportation Fee (Warehouse) \$ 4,501.00 per 1,000 SF
 - b. Transportation Fee (Office) \$ 10,802.00 per 1,000 SF
 - c. Police Impact Fee (Industrial) \$ 46.10 per 1000 SF
 - d. Police Impact Fee (Office) \$ 122.38 per 1000 SF

Standard Conditions of Approval

6. A signed consent and waiver form to join and/or form the appropriate Landscape and Lighting Districts shall be filed with the Engineering Services Department prior to final map approval or issuance of Building Permits whichever occurs first. Formation costs shall be borne by the developer.
7. A non-refundable deposit shall be paid to the City, covering the estimated operating costs for all new streetlights for the first six months of operation, prior to final map approval or prior to Building Permit issuance if no map is involved.
8. Prior to the issuance of building permits, a Diversion Deposit and related administrative fees shall be paid for the Construction and Demolition Diversion Program. The deposit is fully refundable if at least 50% of all wastes generated during construction and demolition are diverted from landfills, and appropriate documentation is provided to the City. Permits issued on or after June 2, 2014, must complete the reimbursement process through the City's Accelerate online portal within 60 days following the completion of the construction and/or demolition project or the deposit will be forfeited. Permits issued before June 2, 2014, require the following when applying for a deposit reimbursement: a completed CD-2 form, a copy of the cashier's receipt showing the deposit amount, and all weight tickets. Instructions and forms are available at the City's web site, www.CityofRC.us, under City Hall; Engineering; Environmental Programs.
9. Pursuant to Municipal Code Section 16.37.010, no person shall make connections from a source of energy, fuel or power to any building or structure which is regulated by technical codes and for which a permit is required unless, in addition to any and all other codes, regulations and ordinances, all improvements required by these conditions of development approval have been completed and accepted by the City Council, except: that in developments containing more than one building, structure or unit, the development may have energy connections made in equal proportion to the percentage of completion of all improvements required by these conditions of development approval, as determined by the City Engineer, provided that reasonable, safe and maintainable access to the property exists. In no case shall more than 95 percent of the buildings, structures or units be connected to energy sources prior to completion and acceptance of all improvements required by these conditions of development approval.

Project #:	DRC2015-00650 CEQA2015-00024, DRC2015-00659
Project Name:	Industrial Building
Location:	9370 PITTSBURGH AVE - 022934103-0000
Project Type:	Design Review CEQA Review, Tree Removal Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

10. Construct the following perimeter street improvements including, but not limited to:

- Pittsburg Avenue
- A.C. Pavement
- Sidewalk
- Drive Approach
- Street Light

11. Improvement Plans and Construction:

- a. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the City Engineer. Security shall be posted and an agreement executed to the satisfaction of the City Engineer and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to final map approval or the issuance of Building Permits, whichever occurs first.
- b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from the Engineering Services Department in addition to any other permits required.
- c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the City Engineer.
- d. Signal conduit with pull boxes shall be installed with any new construction or reconstruction project along major or secondary streets and at intersections for future traffic signals and interconnect wiring. Pull boxes shall be placed on both sides of the street at 3 feet outside of BCR, ECR, or any other locations approved by the City Engineer.

Notes:

- 1) Pull boxes shall be No. 6 at intersections and No. 5 along streets, a maximum of 200 feet apart, unless otherwise specified by the City Engineer.
- 2) Conduit shall be 3-inch galvanized steel with pull rope or as specified.
- e. Access ramps for the disabled shall be installed on all corners of intersections per City Standards or as directed by the City Engineer.
- f. Existing City roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of the City Engineer.
- g. Concentrated drainage flows shall not cross sidewalks. Under sidewalk drains shall be installed to City Standards, except for single-family residential lots.
- h. Street names shall be approved by the Planning Manager prior to submittal for first plan check.

- 12. Adequate provisions shall be made for acceptance and disposal of surface drainage entering the property from adjacent areas.
- 13. Provide separate utility services to each parcel including sanitary sewerage system, water, gas, electric power, telephone, and cable TV (all underground) in accordance with the Utility Standards. Easements shall be provided as required.

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659
Project Name: Industrial Building
Location: 9370 PITTSBURGH AVE - 022934103-0000
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Engineering Services Department

Standard Conditions of Approval

14. The developer shall be responsible for the relocation of existing utilities as necessary.
15. Water and sewer plans shall be designed and constructed to meet the requirements of the Cucamonga Valley Water District (CVWD), Rancho Cucamonga Fire Protection District, and the Environmental Health Department of the County of San Bernardino. A letter of compliance from the CVWD is required prior to final map approval or issuance of permits, whichever occurs first. Such letter must have been issued by the water district within 90 days prior to final map approval in the case of subdivision or prior to the issuance of permits in the case of all other residential projects.
16. Approvals have not been secured from all utilities and other interested agencies involved. Approval of the final parcel map will be subject to any requirements that may be received from them.

Grading Section

Standard Conditions of Approval

1. Grading of the subject property shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual Grading and Drainage Plan.
2. A soils report shall be prepared by a qualified Engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
3. A geologic report shall be prepared by a qualified Engineer or Engineering Geologist and submitted at the time of application for Grading and Drainage Plan review.
4. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of building permits.
5. A separate Grading and Drainage Plan check submittal is required for all new construction projects and for existing buildings where improvements being proposed will generate 50 cubic yards or more of combined cut and fill. The Grading and Drainage Plan shall be prepared, stamped, and wet signed by a California licensed Civil Engineer.
6. The applicant shall comply with the City of Rancho Cucamonga Dust Control Measures and place a dust control sign on the project site prior to the issuance of a grading permit.
7. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, that plan shall be a separate plan/permit from Precise Grading and Drainage Plan/Permit.
8. A drainage study showing a 100-year, AMC 3 design storm event for on-site drainage shall be prepared and submitted to the Building and Safety Official for review and approval for on-site storm water drainage prior to issuance of a grading permit. All reports shall be wet signed and sealed by the Engineer of Record.
9. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

10. It shall be the responsibility of the applicant to obtain written permission from the adjacent property owner(s) to construct wall on property line or provide a detail(s) showing the perimeter wall(s) to be constructed offset from the property line.
11. The Final Grading and Drainage Plan shall show the accessibility path from the public right of way and the accessibility parking stalls to the building doors in conformance with the current adopted California Building Code. All accessibility ramps shall show sufficient detail including gradients, elevations, and dimensions and comply with the current adopted California Building Code.
12. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and provide details for all work not covered by City Standard Drawings.
13. All slopes shall be a minimum 2-foot offset from the public right of way or adjacent private property.
14. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code.
15. The maximum parking stall gradient is 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
16. The applicant shall provide a grading agreement and grading bond for all cut and fill combined exceeding 5,000 cubic yards prior to issuance of a grading permit. The grading agreement and bond shall be approved by the Building and Safety Official.
17. This project shall comply with the accessibility requirements of the current adopted California Building Code.
18. The precise grading and drainage plan shall follow the format provided in the City of Rancho Cucamonga handout "Information for Grading Plans and Permit".
19. Grading Inspections: a) Prior to the start of grading operations the owner and grading contractor shall request a pre-grading meeting. The meeting shall be attended by the project owner/representative, the grading contractor and the Building Inspector to discuss about grading requirements and preventive measures, etc. If a pre-grading meeting is not held within 24 hours from the start of grading operations, the grading permit may be subject to suspension by the Building Inspector; b) The grading contractor shall call into the City of Rancho Cucamonga Building and Safety Department at least 1 working day in advance to request the following grading inspections prior to continuing grading operations: i) The bottom of the over-excavation; ii) Completion of Rough Grading, prior to issuance of the building permit; iii) At the completion of Rough Grading, the grading contractor or owner shall submit to the Permit Technicians (Building and Safety Front Counter) an original and a copy of the Pad Certifications to be prepared by and properly wet signed and sealed by the Civil Engineer and Soils Engineer of Record; iv) The rough grading certificates and the compaction reports will be reviewed by the Associate Engineer or a designated person and approved prior to the issuance of a building permit.
20. Prior to the issuance of the Certificate of Occupancy the engineer of record shall certify the functionality of the storm water quality management plan (WQMP) best management practices (BMP) devices.

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

21. The Water Quality Management Plan (WQMP) shall include a copy of the project Conditions of Approval.
22. Prior to the start of landscaping operations, the landscape architect and the landscape contractor shall provide a sample of the weed fabric barrier to the Project Planner, City of Rancho Cucamonga Planning Department. The weed barrier shall be permeable.
23. The Preliminary Water Quality Management Plan (WQMP) has been deemed "Acceptable". Prior to the issuance of a grading permit a final project-specific Water Quality Management Plan shall be submitted for review and approval by the Building Official.
24. Prior to the issuance of a Grading Permit the City of Rancho Cucamonga's "Memorandum of Agreement of Storm Water Quality Management Plan" shall be submitted for review and approval by the Building Official and recorded with the County Recorder's Office.
25. Prior to issuance of a Grading Permit the applicant shall obtain a Waste Discharge Identification Number (WDID).
26. The applicant shall provide a copy of EPA Form 7520-16 (Inventory of Injection Wells) with the Facility ID Number assigned to the Building and Safety Services Department Official prior to issuance of the Grading Permit.
27. The land owner shall provide an inspection report by a qualified person/company on a biennial basis for the underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis all best management practices (BMP's) as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
28. Prior to issuance of a wall permit, on engineered combination garden/retaining walls along the property boundary the structural calculations for the wall shall assume a level toe/heel at the adjacent off-site property (i.e. a manufactured slope is not present).
29. Prior to issuance of a wall permit, a copy of the Grading Special Conditions of Approval shall be included within the engineered wall plans and calculations.
30. The land owner shall provide an inspection report on a biennial basis for the underground infiltration chambers to the City of Rancho Cucamonga Environmental Program Manager. The land owner shall maintain on a regular basis as described in the Storm Water Quality Management Plan prepared for the subject project. All costs associated with the underground infiltration chamber are the responsibility of the land owner.
31. The final project-specific water quality management plan (WQMP) shall include maintenance agreements along with the maintenance guidelines for all proprietary structural storm water treatment devices (BMP's).

Project #: DRC2015-00650 CEQA2015-00024, DRC2015-00659

Project Name: Industrial Building

Location: 9370 PITTSBURGH AVE - 022934103-0000

Project Type: Design Review CEQA Review, Tree Removal Permit

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

32. Prior to issuance of a grading permit and approval of the project specific water quality management plan all private storm water catch basin inlets shall include insert filters to capture those pollutants of concern as addressed in the in the final project-specific water quality management plan (WQMP). At a minimum catch basin insert filters to capture trash and other floating debris. All catch basin insert filters shall be maintained on a regular basis as described in the "Inspection and Maintenance Responsibility for Post Construction BMP" section of the final project-specific water quality management plan.
33. Prior to issuance of a grading permit the Final Project-Specific Water Quality Management Plan shall include a completed copy of "Worksheet H: Factor of Safety and Design Infiltration Worksheet" located in Appendix D "Section VII – Infiltration Rate Evaluation Protocol and Factor of Safety Recommendations, ..." of the San Bernardino County Technical Guidance Document for Water Quality Management Plans.
34. Prior to approval of the final project-specific water quality management plan the applicant shall have a soils engineer prepare a project-specific infiltration study for the project for the purposes of storm water quality treatment. The infiltration study and recommendations shall follow the guidelines in the current adopted "San Bernardino County Technical Guidance Document for Water Quality Management Plans".
35. Prior to issuance of a grading plan, the permitted grading plan set shall show in each of the typical sections and the plan view show how the separations between the building exterior and exterior ground surface meet the requirements of Sections CBC1804.3/CRC R401.3, CBC2304.11.2.2/CRC R317.1(2) and CBC2512.1.2/CRC R703.6.2.1 of the current adopted California Building Code/Residential Code.
36. Prior to issuance of a grading permit, the applicant shall obtain a signed and notarized letter from the adjacent property owner(s) for ALL work proposed on the adjacent property. The letter shall be scanned and pasted onto the permitted grading plan set. The letter shall show on either the title sheet or a detail sheet of the grading and drainage plan set.