



THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETINGS OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

FEBRUARY 24, 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

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III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of minutes dated February 10, 2016

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.

- B. TENTATIVE PARCEL MAP SUBTPM19666 - I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request to subdivide a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14. 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 15 (CEQA Guidelines Section 15315) exemption, which covers minor land divisions into four or fewer parcels. Related files: Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757 and Tree Removal Permit DRC2015-00759.
- C. DESIGN REVIEW DRC2015-00756 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for site plan and architectural review of two (2) multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14. 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 files: Tentative Parcel Map SUBTPM19666, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757, and Tree Removal Permit DRC2015-00759.
- D. CONDITIONAL USE PERMIT DRC2015-00760 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for a Conditional Use Permit to allow retail sales within one of two (2) proposed multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14. 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



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development on no more than 5 acres substantially surrounded by urban uses. Related files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Uniform Sign Program DRC2015-00757, and Tree Removal Permit DRC2015-00759.

- E. UNIFORM SIGN PROGRAM DRC2015-00757 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A review of a uniform sign program for two (2) proposed multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14. 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 files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, and Tree Removal Permit DRC2015-00759.
- F. TREE REMOVAL PERMIT DRC2015-00759 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for a Tree Removal Permit to remove fifty (50) trees to allow the construction of two (2) multi-tenant buildings (and associated parking lot improvements) on a parcel of 2.25 acres in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14 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 files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Uniform Sign Program DRC2015-00757, and Conditional Use Permit DRC2015-00760.
- G. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 – CITY OF RANCHO CUCAMONGA - An amendment to change the land use designations of multiple parcels at various locations within the City from their existing designations (which varies but includes, for example, General Commercial and Office Professional) to Mixed Use, and to correct, as necessary, existing tables/text in the General Plan that specify the uses and range of development required on various parcels in the City that are currently designated for Mixed Use development. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- H. INTER-AGENCY UPDATES



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I. COMMISSION ANNOUNCEMENTS

VI. 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 18, 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.

INFORMATION FOR THE PUBLIC

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AVAILABILITY OF STAFF REPORTS

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documents are available for public inspections during regular business hours, Monday through Thursday, 7:00 a.m. to 6:00 p.m., except for legal City holidays.

APPEALS

Any interested party who disagrees with the City Planning Commission decision may appeal the Commission's decision to the City Council within 10 calendar days. Any appeal filed must be directed to the City Clerk's Office and must be accompanied by a fee of \$2,584 for all decisions of the Commission. (Fees are established and governed by the City Council).

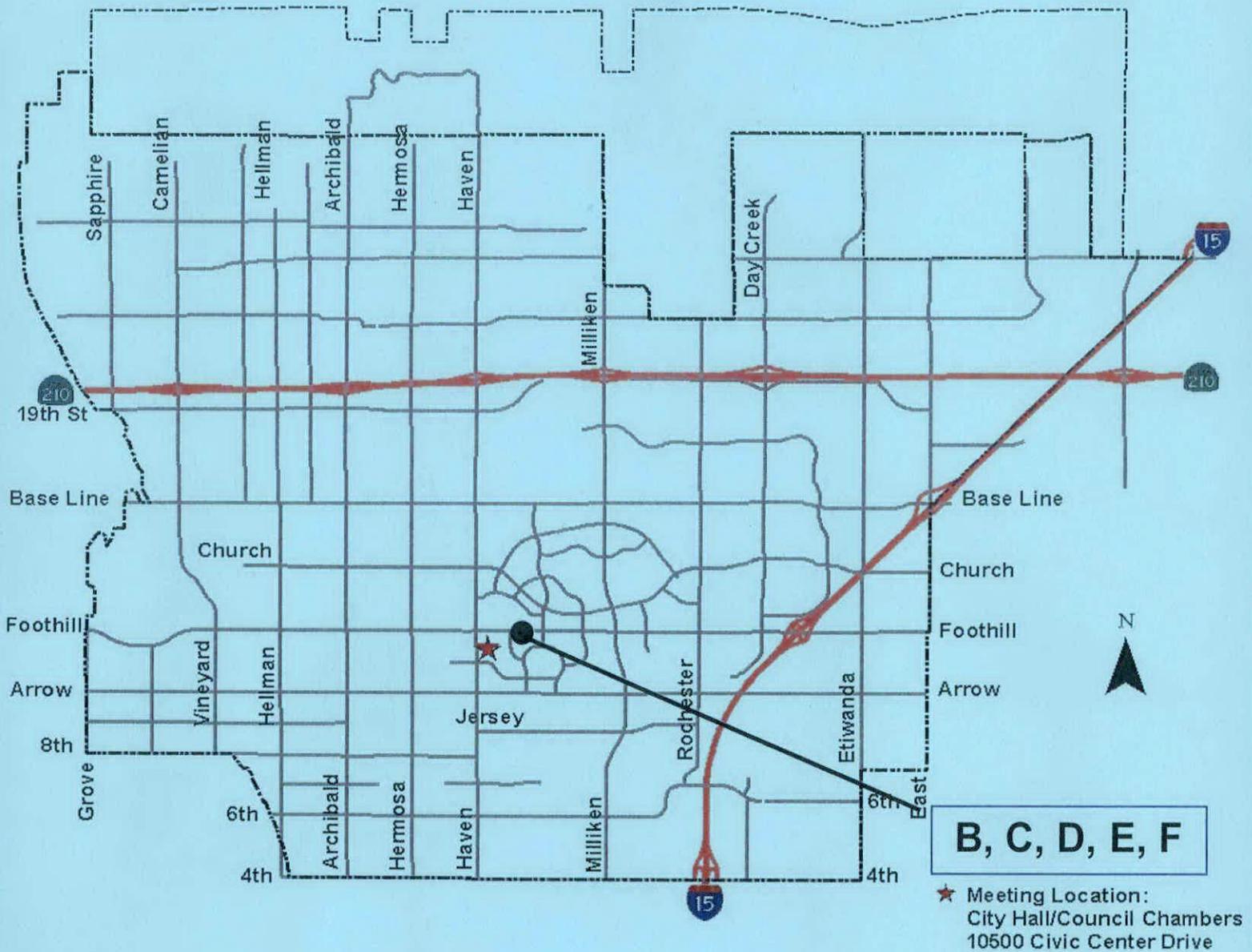
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Vicinity Map

Historic Preservation and Planning Commission Meeting

February 24, 2016



B, C, D, E, F

★ Meeting Location:
City Hall/Council Chambers
10500 Civic Center Drive

- Item A: Consideration of minutes dated October 28, 2015
- Items B, C, D, E, F: SUBTPM196666; DR DRC2015-00756; CUP DRC2015-00760; USP DRC2015-00757 and TRP DRC2015-00759
- Item G: GPA DRC2015-00887—various locations



THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETING **MINUTES** 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 7:00PM

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca A

Munoz X Macias X Fletcher X

Additional Staff Present: Candyce Burnett, Planning Director; Steven Flower, Assistant City Attorney; Tom Grahn, Associate Planner; Donald Granger, Senior Planner, Dan James, Senior Civil Engineer; Jennifer Nakamura, Associate Planner; Dominick Perez, Assistant Planner; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner; Nikki Cavazos, Assistant Planner; Dat Tran, Assistant Planner

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None



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III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

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

Moved by Munoz, seconded by Macias, carried 3-0-1-1 (Oaxaca absent, Fletcher abstain)

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.

Tom Grahn, Associate Planner, stated the applicant withdrew their application, therefore no action was taken.

- 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.

Tom Grahn, Associate Planner, presented the staff report and gave a brief PowerPoint presentation (copy on file).

Chairman Wimberly opened the public hearing. Hearing and seeing none, he closed the public hearing.

Heather Perry for the Coffee Klatch stated the space looks empty and said it might add to



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Commissioner Munoz noted that it is consistent with what is there and adds to the resource.

Chairman Wimberly closed the public hearing.

Moved by Munoz, seconded by Fletcher, carried 4-0-1 (Oaxaca absent)

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.

Dominick Perez, Associate Planner, gave the staff report and PowerPoint presentation (copy on file).

Jaime Campos said nothing new occurred since the original approval and he could not complete the map prior to expiration.

Chairman Wimberly opened the public hearing and hearing and seeing no comment, closed the public hearing.

Moved by Munoz, seconded by Fletcher, carried 4-0-1 (Oaxaca absent)

- 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.

Jennifer Nakamura, Associate Planner, gave the staff report and PowerPoint presentation (copy on file).



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Chairman Wimberly asked if this business has any history from other cities.

Ms. Nakamura said this is a new business for the owner who has worked at other sites independently.

Larry Wade, the applicant, said he graduated in 2012 in his field of sports therapy and worked in several other facilities and provided outcall services. He said he does sports therapy massage and rehabilitation not spa type massage.

Chairman Wimberly opened the public hearing. Hearing and seeing no comment, he closed the public hearing.

Commissioner Fletcher noted the request is routine, he has no concerns and he wished the applicant good luck.

Moved by Fletcher, seconded by Macias, carried 4-0-1 (Oaxaca absent)

- 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.

Nikki Cavazos, Assistant Planner, gave the staff report and a PowerPoint presentation. (Copy on file).

Charlie Buquet, Consolidated Consulting said he concurs with the conditions.

Chairman Wimberly opened the public hearing. Seeing and hearing none, he closed the public hearing.

Commissioner Munoz said the use fits, it's a good design and suggested they move forward on the application.

Commissioner Fletcher noted it is compatible and consistent with the area.

Moved by Munoz, seconded by Fletcher, carried 4-0-1 (Oaxaca absent)



HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION **MINUTES**

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VI. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

G. INTER-AGENCY UPDATES

Commissioner Munoz said he attended the Policy Committee meeting for the League of California Cities and he will bring a report at next regular meeting of the Commission.

H. COMMISSION ANNOUNCEMENTS

Commissioner Fletcher asked if a cost analysis/study is going to be done with respect to the Empire Lakes Project

Candyce Burnett, Planning Director said the City has entered into a contract for that study to be done. She said it will come back to both the Planning Commission and the City Council

Chairman Wimberly said he would like the opportunity for the Planning Commission to review and respond to that information prior to a public hearing on the project.

Ms. Burnett responded that there would be an opportunity to do so.

VII. ADJOURNMENT

7:35PM

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STAFF REPORT

PLANNING DEPARTMENT



DATE: February 24, 2016
TO: Chairman and Members of the Planning Commission
FROM: Candyce Burnett, Planning Director
BY: Nikki Cavazos, Assistant Planner

SUBJECT: TENTATIVE PARCEL MAP SUBTPM19666-I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request to subdivide a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14. 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 15 (CEQA Guidelines Section 15315) exemption, which covers minor land divisions into four or fewer parcels. Related files: Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757 and Tree Removal Permit DRC2015-00759.

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PLANNING COMMISSION STAFF REPORT

SUBTPM19666, DRC2015-00756, DRC2015-00760, DRC2015-00757, DRC2015-00759 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC.

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substantially surrounded by urban uses. Related files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Uniform Sign Program DRC2015-00757, and Tree Removal Permit DRC2015-00759.

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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 Resolutions approving Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757, and Tree Removal Permit DRC2015-00759.

PROJECT AND SITE DESCRIPTION:

A. Surrounding Land Use and Zoning:

- North - Terra Vista Shopping Center; Community Commercial (CC) District, Terra Vista Planned Community (TVPC)
- South - Vacant; Industrial Park (IP) District
- East - Commercial Center; Industrial Park (IP) District
- West - Commercial Center; Industrial Park (IP) District

B. General Plan Designations:

- Project Site – Industrial Park
- North - Community Commercial
- South - Industrial Park
- East - Community Commercial
- West - Industrial Park

C. Site Characteristics: The project site is located at the southwest corner of Foothill Boulevard and Spruce Avenue (Exhibit A). It is rectangular in shape and is approximately 381 feet (east to west) and approximately 260 feet (north to south) with an area of about 98,191 square feet (2.25 acres). Along both Foothill Boulevard and Spruce Avenue are full street improvements and mature street trees. The site is currently improved with a restaurant (China Buffet) of 12,335 square feet and its associated parking lot. The subject property is generally level with an elevation at the north and south sides of about 1,012 and 1,005 feet, respectively.

The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings (Exhibit B). The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel. The zoning of the property and the properties surrounding the subject property to the west, east, and south is Industrial Park (IP) District. The zoning of the properties to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC).

ANALYSIS:

A. Design Review DRC2015-00756: The applicant, on behalf of Constanzo Investments, LLC, proposes to construct two multi-tenant commercial buildings (Exhibit D). The buildings will be plotted near Foothill Boulevard at the north side of the project site. The front, or primary, elevation of the buildings will be oriented towards the south. The building on the west side of the project site (Building 1) will have a floor area of about 9,168 square feet, and will be divided into four tenant spaces. The building on the east side of the project site (Building 2) will have a floor area of about 6,811 square feet, and will be divided into three tenant spaces. No tenants have been specified by the applicant at this time. However, according to the applicant, the retail use is described as a mattress store while the other six tenants will be restaurants (Exhibit F). There are three patio areas proposed for use by three of the restaurant tenants. Two of these areas

PLANNING COMMISSION STAFF REPORT

SUBTPM19666, DRC2015-00756, DRC2015-00760, DRC2015-00757, DRC2015-00759 – I&D
CONSULTING FOR COSTANZO INVESTMENTS, LLC.

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are located between the proposed buildings while the third is located at the east side of Building 2. The floor area of the patios will be between 300 - 500 square feet.

There is an existing drive aisle with a width of 26 feet along the south side of the project. This drive aisle provides direct access to Spruce Avenue, and is utilized by both the project site and the neighboring aforementioned commercial/office complex. This drive aisle will remain in place and continue to provide access to the project site and the adjacent properties.

The existing parking lot on the subject property will be reconstructed as part of this project. The combined parking requirement for retail and restaurant uses is 145 parking stalls; 145 parking stalls will be provided. The Development Code requires that all unenclosed parking facilities include a perimeter landscape strip of at least five feet in width where the facility adjoins a side or rear property line. The Development Code also requires that every project install one shade tree for every three parking stalls. Due to emergency access constraints and existing mature landscaping on the adjacent property to the west, the project does not include a perimeter landscape strip or trees along the west property line. To compensate for this, the applicant proposes landscape strips and planters in various areas of the parking lot immediately to the south of the buildings. Staff has reviewed this alternative and finds it acceptable since the applicant is adding additional landscaping in other areas of the project site (Exhibit J). The minimum required landscape coverage within the Industrial Park (IP) District is 15 percent; the landscape coverage that will be provided is 20 percent. Also, the applicant has submitted an arborist report listing the trees that in the arborist's opinion will survive through the construction. Proposing to keep all trees that can be protected per the arborist recommendations including some along Foothill Boulevard.

The proposed buildings will be of wood frame construction. Each facade will be painted from a palette of nine colors (Exhibit I). An additional material will be composite wood siding at various locations on the west, east, south and north elevation. Another additional material will be glazing which has been proposed on all facades and is most dominate on the south side of each building. The least amount of glazing is located on the north facades facing Foothill Boulevard. Metal canopies are proposed above all of the glazing except on the west elevation of Building 1. The applicant has proposed two murals toward the middle portion of each building on the north elevations facing Foothill Boulevard. The murals have been enlarged since the Design Review Committee meeting (see below) and they are now proportional in size relative to the blank stucco wall plane surrounding them.

All of the building elevations consist of tower elements and undulating rooflines. The roof is lined with foam trim and portions of the building elevation protrude further than other elevations creating visual interest. Small design details include simulated plaster finish, plaster reveal lines and pre-cast concrete bases. There are proposed "popouts" along the south elevations which vary from 12 inches to 18 inches which give the elevations additional depth and variation. Additionally, awnings are proposed on the south elevation which will extend 48 inches from the building. As the project site is located within the Foothill Boulevard Visual Improvement Plan, a set of decorative "posts and cables" will be installed along the street frontage, as described in the Visual Improvement Plan.

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 commercial building. Its design will be consistent with the character of its surrounding which is principally commercial 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 15,979 square feet and the project site has an area of approximately 98,191 square feet, the calculated FAR for the project will be approximately 16 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 restaurant and retail floor areas in the building, are as follows:

Type of Use	Floor Area (Square Feet)	Parking Ratio	Number of Spaces Required
Proposed Building (overall)	15,979		
Restaurant (including patios)	12,855	10/1,000	129
Retail	4,000	4/1,000	16
Total Required/Total Provided			145/145

Staff has observed that parking on the properties to the west of the project site are regularly in high demand and, therefore, parking is often challenging. Even though the proposed project will have the required number of parking stalls as illustrated above, to ensure the same condition does not occur on the subject property, Staff required the applicant to submit a parking study. The parking study, prepared by LSA Associates on October 12, 2015, concluded that the parking demand for the project would be 98 and 88 parking spaces during the weekdays and weekends, respectively. The number of parking spaces that will be provided for this project exceeds this demand by 47 and 57 parking spaces during the weekdays and weekends, respectively.

The Traffic Engineering Department also required the applicant to submit a traffic study. The weekday (morning and evening) peak hour and daily trip generation for the project was determined using rates from the Institute of Transportation Engineers (ITE) Trip Generation manual and based on the land uses within the site. The proposed project is anticipated to generate traffic that will significantly impact the existing, shared driveway at Spruce Avenue, i.e. introduce delays for vehicles exiting/entering the project site. However, there will be only minimal delays in within Spruce Street. The Traffic Engineering Department considered this to be acceptable and do not require any mitigations to address the delays.

- D. Technical Review Committee: The proposed project was reviewed by the Technical Review Committee on January 19, 2016. The Committee accepted the proposal and recommended approval. The Committees' conditions have been incorporated into the Resolution of Approval.

PLANNING COMMISSION STAFF REPORT

SUBTPM19666, DRC2015-00756, DRC2015-00760, DRC2015-00757, DRC2015-00759 – I&D
CONSULTING FOR COSTANZO INVESTMENTS, LLC.

February 24, 2016

Page 6

- E. Design Review Committee: The proposed project was reviewed by the Design Review Committee (Fletcher, Oaxaca, and Granger) on January 19, 2016, (Exhibit M). 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. Conditional Use Permit DRC2015-00760: The proposal includes a Conditional Use Permit to permit retail use within Building 1. Per Table 17.30.030-1 of the Development Code, a Conditional Use Permit is required for retail use within the Industrial Park (IP) District. As shown in the table above, there is a sufficient amount of parking proposed for a retail tenant. The applicant has not confirmed a tenant for the retail space. However, Staff anticipates that the future retail use will have similar operating characteristics, such as business hours, as other retail uses located throughout the City. Also, it is anticipated that the future retail use will be compatible with neighboring tenants and surrounding properties, and will comply with the performance standards applicable to, for example, noise and odor, as described in Chapter 17.66 of the Development Code. Conditions of approval have been incorporated into the draft Resolution of Approval for the subject Conditional Use Permit to ensure compliance with these standards. Staff notes to the Commission that restaurant uses (without a bar and/or entertainment) are permitted "by right" in the Industrial Park (IP) District and do not require a Conditional Use Permit.
- G. Tentative Parcel Map SUBTPM19666: The proposal includes a tentative parcel map to subdivide the property into two parcels of 1.22 acres (Parcel 1) and 1.03 acres (Parcel 2) with one building plotted on each new parcel (Exhibit L). The proposed Tentative Parcel Map conforms to all development standards applicable to the subdivision of the property in the Industrial Park (IP) District.
- H. Uniform Sign Program DRC2015-00757: The proposal includes a Uniform Sign Program to permit wall and monument signs (Exhibit K). The wall signs (identified as W1 and W2 in Exhibit K) are proposed for identifying the tenant within each tenant space, and will be located on all elevations of both buildings. All wall signs will have a maximum letter height of 18 inches while the logos will have a maximum height of 30 inches. The overall height for stacked (multiple lines) of text is limited to a maximum of 36 inches (W1; for inline tenants) and 42 inches (W2; for tenants located at the east and west ends of each building). Each tenant is limited to one wall sign per elevation but will in no instance be allowed to have more than two wall signs. The size and height of the letters, and the number of wall signs allowed per tenant comply with the technical standards described in the Development Code, and are consistent with other previously approved Uniform Sign Programs for other commercial projects. No color or font standards are proposed by the applicant (the Code does not regulate color or font). The wall signs will be constructed of channel letters that are "face-lit" and "halo-lit".

The Uniform Sign Program includes three monument signs – two along Foothill Boulevard (identified as M1 and M2 in Exhibit K) and one along Spruce Avenue (identified as M3). These monument signs will be 8 feet tall with a maximum of four tenant spaces on each side. The

PLANNING COMMISSION STAFF REPORT

SUBTPM19666, DRC2015-00756, DRC2015-00760, DRC2015-00757, DRC2015-00759 – I&D
CONSULTING FOR COSTANZO INVESTMENTS, LLC.

February 24, 2016

Page 7

lettering on these monument signs will be a minimum of 8 inches. The design of the monument signs will include the design characteristics of the proposed buildings such as materials, trim, and colors. The technical and design specifications for these signs comply with the standards described in the Development Code with the exception of separation between monument signs.

Per Table 17.74.080-1 of the Development Code, only one monument sign is permitted per street frontage of a multi-tenant, retail establishment. Two monument signs may be permitted if they are separated by a minimum of 300 feet. The applicant initially proposed to have signs M1 and M2 separated by less than that distance but revised the proposal following the Design Review Committee meeting – signs M1 and M2 now will be 300 feet apart as required.

There is an existing river rock monument sign located at the southwest corner of the intersection of Foothill Boulevard and Spruce Avenue. This sign is one of eleven (11) monument signs located at various intersections in the vicinity which were originally approved in 1980 as part of a master plan (Director Review No. 80-12) for the "Rancho Cucamonga Business Park". As these signs add character and aesthetic value to the area and overall community, they will remain in place and be maintained by the applicant.

- I. Tree Removal Permit DRC2015-00659: There are sixty (60) trees located on the project site according to the Landscape Plan (Exhibit J). However, only eight (8) 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 fifty-two (52) 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, however the applicant has proposed protect in-place eight (8) of the non-heritage trees. An Arborist Report, prepared by Evan Sims, Certified Arborist, on October 12, 2015, indicates that although most of 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. The applicant is proposing to protect in-place two (2) of the existing heritage trees and remove the other six (6) heritage trees. Per the Development Code, approximately 65 trees are required for the project. The Landscape Plan (Exhibit J) indicates that 79 trees will be planted within the project site. The proposed trees will be a mix of 24-inch box and 15-gallon sizes.

- J. Environmental Assessment: The project qualifies under Class 15 and Class 32 exemptions under State CEQA Guidelines Sections 15315 (Minor Land Divisions) and 15332 (In-Fill Development Project) because the project involves subdivision of a property into 4 or fewer parcels, and the construction of development within City limits on no more than 5 acres that is 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, traffic study and parking 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, Staff has determined that the

project is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15315 (Minor Land Divisions) and 15332 (In-Fill Development Projects), and the City's local CEQA Guidelines.

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/ls

- 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
 - Exhibit G - Roof Plan
 - Exhibit H - Building Sections
 - Exhibit I - Building Elevations
 - Exhibit J - Landscape Plan
 - Exhibit K - Uniform Sign Program
 - Exhibit L - Tentative Parcel Map
 - Exhibit M - Design Review Committee Action Comments (January 19, 2016)
- Draft Resolution of Approval for Tentative Parcel Map SUBTPM19666
Draft Resolution of Approval for Design Review DRC2015-00756
Draft Resolution of Approval for Conditional Use Permit DRC2015-00760
Draft Resolution of Approval for Uniform Sign Program DRC2015-00757
Draft Resolution of Approval for Tree Removal Permit DRC2015-00759

SUBTPM19666
Design Review DRC2015-00756
Conditional Use Permit DRC2015-00760
Uniform Sign Program DRC2015-00757
Tree Removal Permit DRC2015-00759

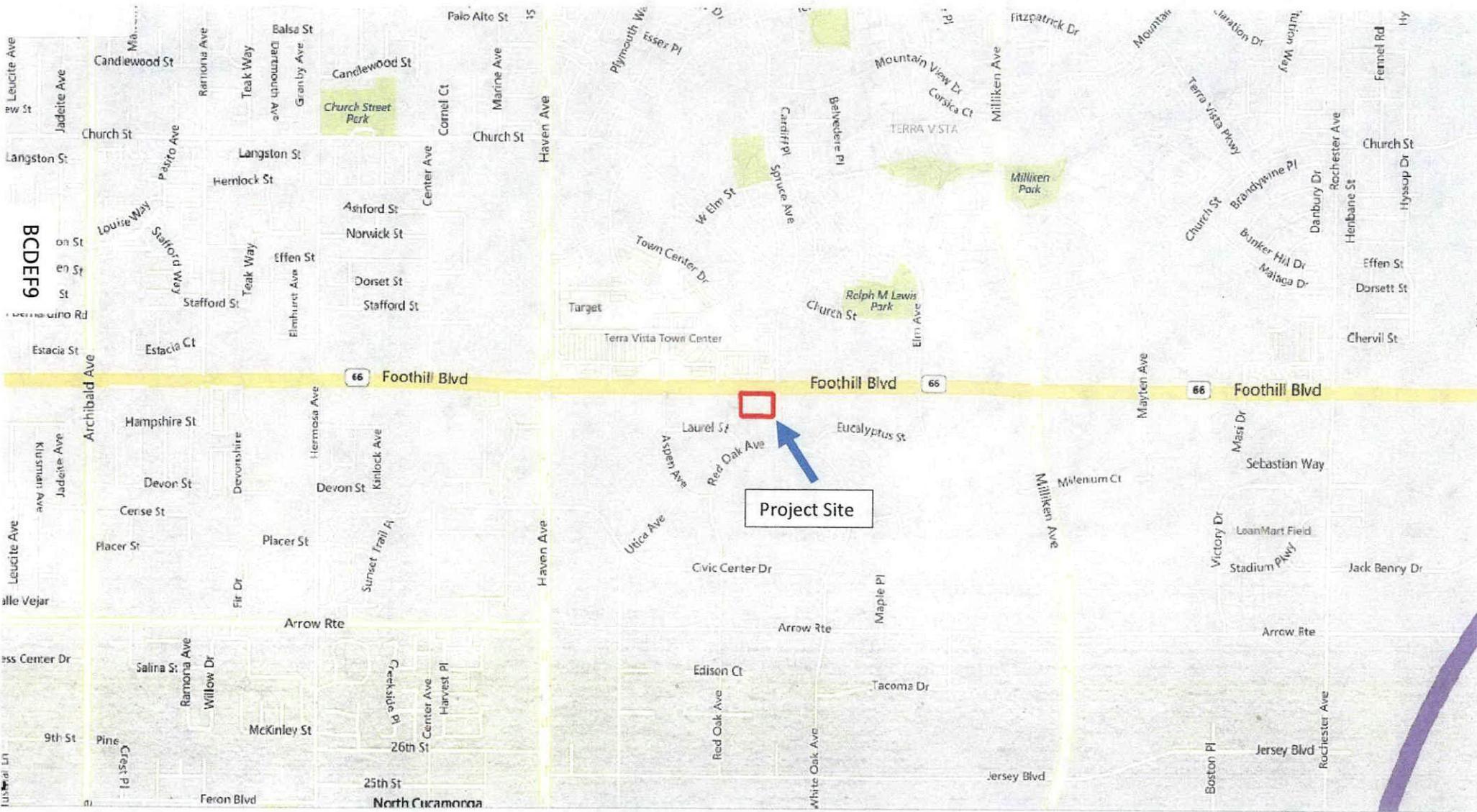


EXHIBIT B

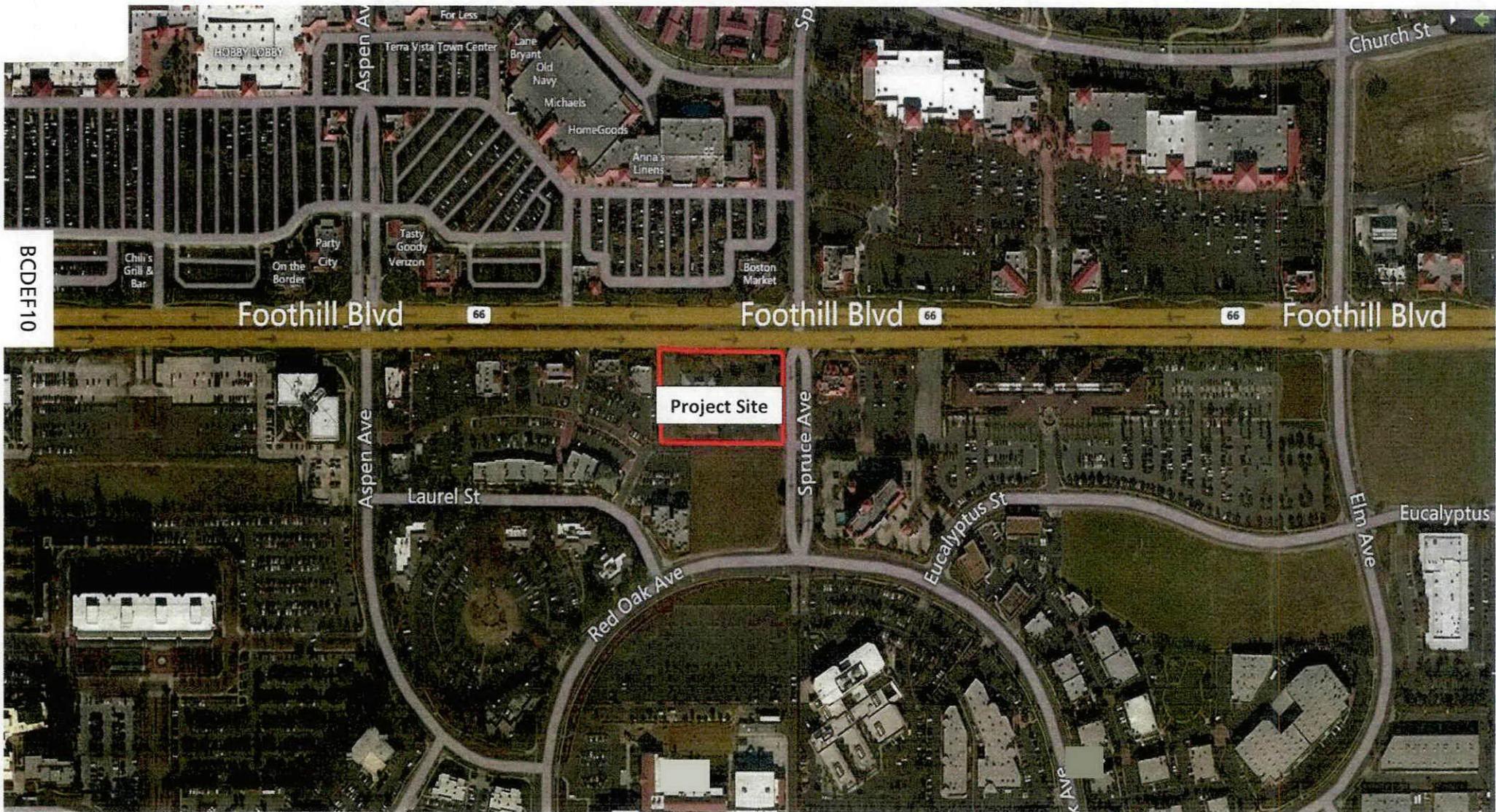
SUBTPM19666

Design Review DRC2015-00756

Conditional Use Permit DRC2015-00760

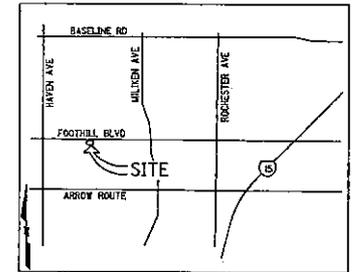
Uniform Sign Program DRC2015-00757

Tree Removal Permit DRC2015-00759

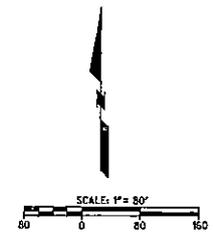
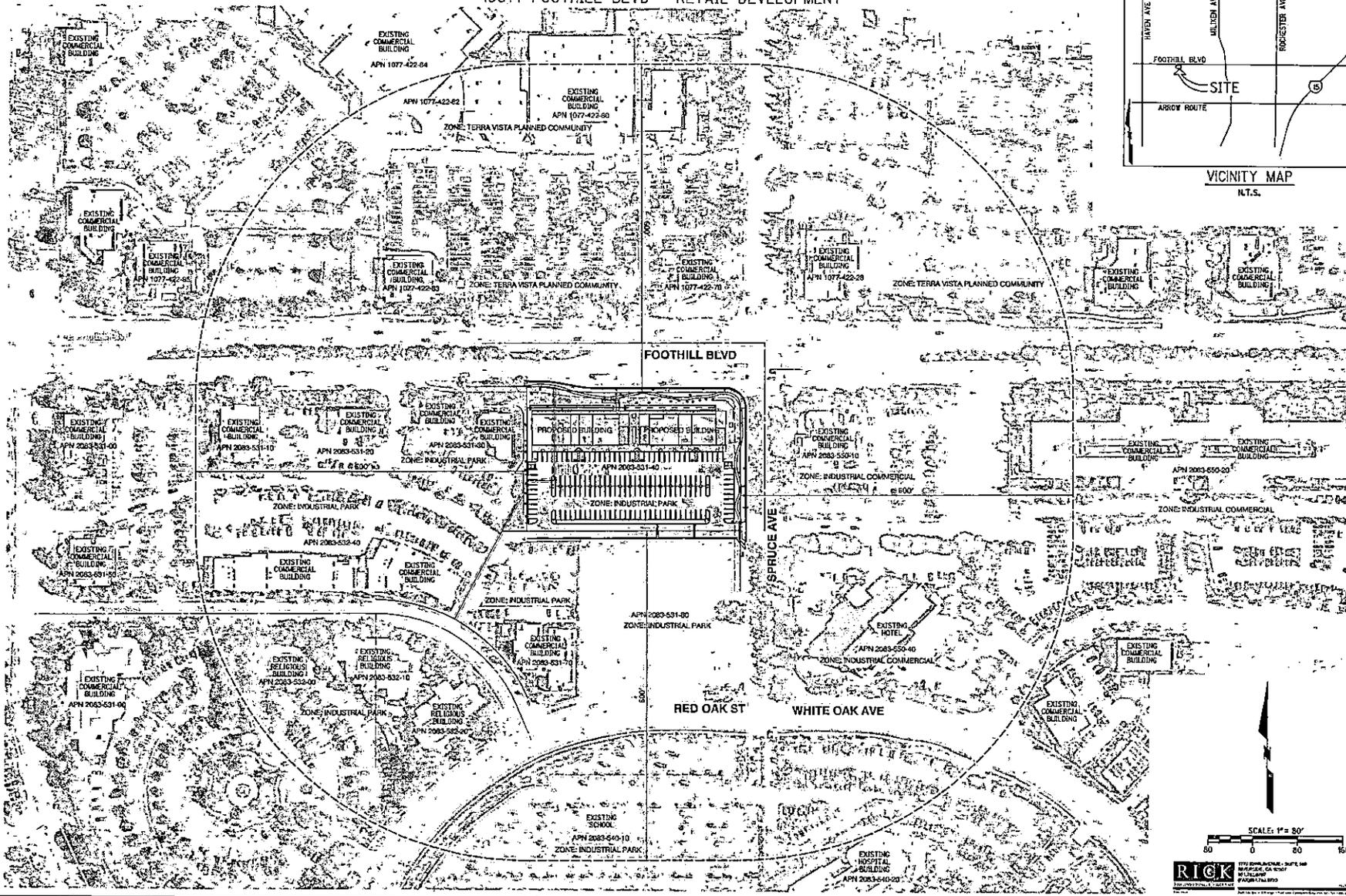


SITE UTILIZATION MAP

10877 FOOTHILL BLVD - RETAIL DEVELOPMENT



VICINITY MAP
N.T.S.



RICK
 1770 DOW AVENUE, SUITE 100
 BAY BRIDGE, CA 90702
 (562) 441-1000
 FAX (562) 441-1001

SCOPE OF WORK

- 1- DEMOLISH EXISTING 12,335 S.F. BUILDING.
- 2- BUILD NEW FREE STANDING MULTI-TENANT SHELL SHOP BUILDINGS WITH OPEN PATIO AREAS WITH AN APPROXIMATE 15,778 TOTAL S.F. OF FLOOR SPACE.
- 3- ELECTRICAL SWITCHGEAR, TENANT SUB-PANELS & EXT. BUILDING LIGHTING.
- 4- GAS AND LIMITED PLUMBING LINES.
- 5- HVAC UNITS WITHOUT DISTRIBUTION.
- 6- ON-SITE WORK CONSISTING OF 98,210 S.F. CIVIL, SITE LIGHTING AND LANDSCAPE WORK.

PROJECT INFORMATION

ZONING IP - INDUSTRIAL PARK
BUILDING AREA

GROSS LAND (incl. area to E. of abutting streets)	± 147,825 SF (3.39 ACRES)
NET LAND (Excludes dedication for major external and secondary streets)	± 98,191 S.F. (2.25 ACRES)
PROPOSED PARCEL 1:	± 53,000 S.F. (1.22 ACRES)
PROPOSED PARCEL 2:	± 45,000 S.F. (1.03 ACRES)
BUILDING (RETAIL/RESTAURANT USE)	15,979 SF
LAND / BLDG RATIO:	5.14/1
COVERAGE:	16.3%
BUILDING HEIGHT:	30'

PARKING SUMMARY:

RESTAURANT:	11,555 SF / 100 (10:1000) = 116 STALLS
PATIO:	1,300 SF / 100 (10:1000) = 13 STALLS
RETAIL:	4,000 SF / 250(4:1000) = 16 STALLS
TOTAL REQUIRED:	145 STALLS
PARKING PROVIDED:	145 STALLS
STANDARD STALLS:	140 STALLS
ADA STALLS:	5 STALLS
TOTAL PARKING PROVIDED:	145 STALLS
(SHARED PARKING PER REA)	

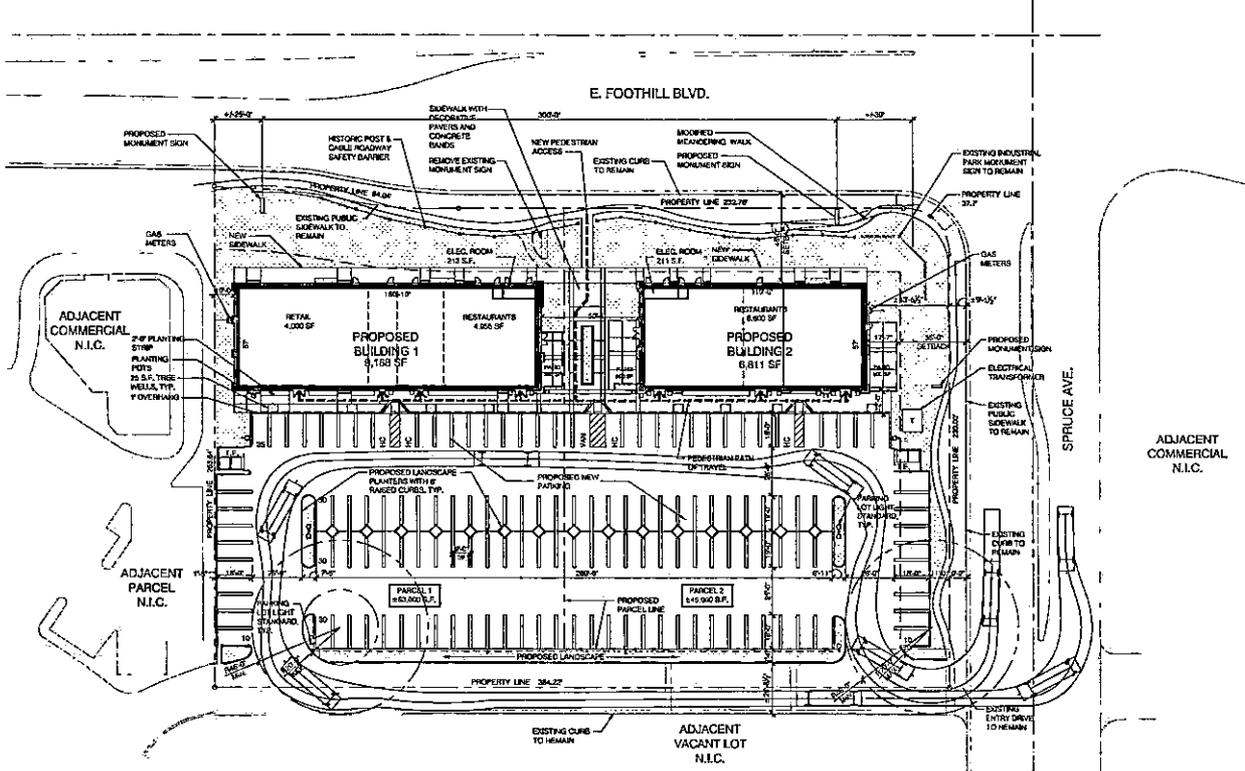
PAVEMENT SUMMARY:

EXISTING IMPERVIOUS AREA:	76,824 S.F.
PROPOSED PERVIOUS AREA:	72,579 S.F.
IMPERVIOUS AREA REMOVED:	69,988 S.F.

LANDSCAPE SUMMARY:

SITE AREA:	98,191 S.F.
LANDSCAPE REQUIRED: (15% OF LOT AREA)	14,728 S.F.
PARKING AREA:	44,960 S.F.
LANDSCAPE REQUIRED: (10% OF PARKING AREA)	4,496 S.F.
TOTAL LANDSCAPE REQUIRED:	14,728 S.F.
TOTAL LANDSCAPE PROVIDED:	18,558 S.F.
LANDSCAPE PROVIDED:	20%

LEGEND



NEW RETAIL DEVELOPMENT
 10877 FOOTHILL BOULEVARD
 RANCHO CUCAMONGA, CA.

COSTANZO INVESTMENTS, LLC

17 CORPORATE PLAZA DRIVE, SUITE 250
 NEWPORT BEACH, CALIFORNIA 92660
 949.566.8021

PROPOSED SITE PLAN

DATE: 07/13/15
 MCG JOB #: 15.115.02

DATE	REVISIONS
10-06-13	PLANNING SUBMITTAL
12-10-15	UPDATE L.S. SUMMARY
01-04-16	PLANNING SUBMITTAL
01-21-16	PLANNING SUBMITTAL



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PERMIT/RECORD NUMBERS:
 SUBTPM: 18966,
 Design Review: DRC2015-00758,
 Uniform Sign Program: DRC2015-00757,
 Sign Permit: DRC2015-000758,
 Tree Removal: DRC2015-000759,
 CUP: DRC2015-000760

A-1

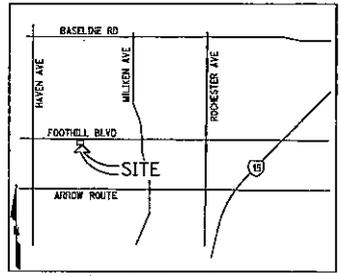
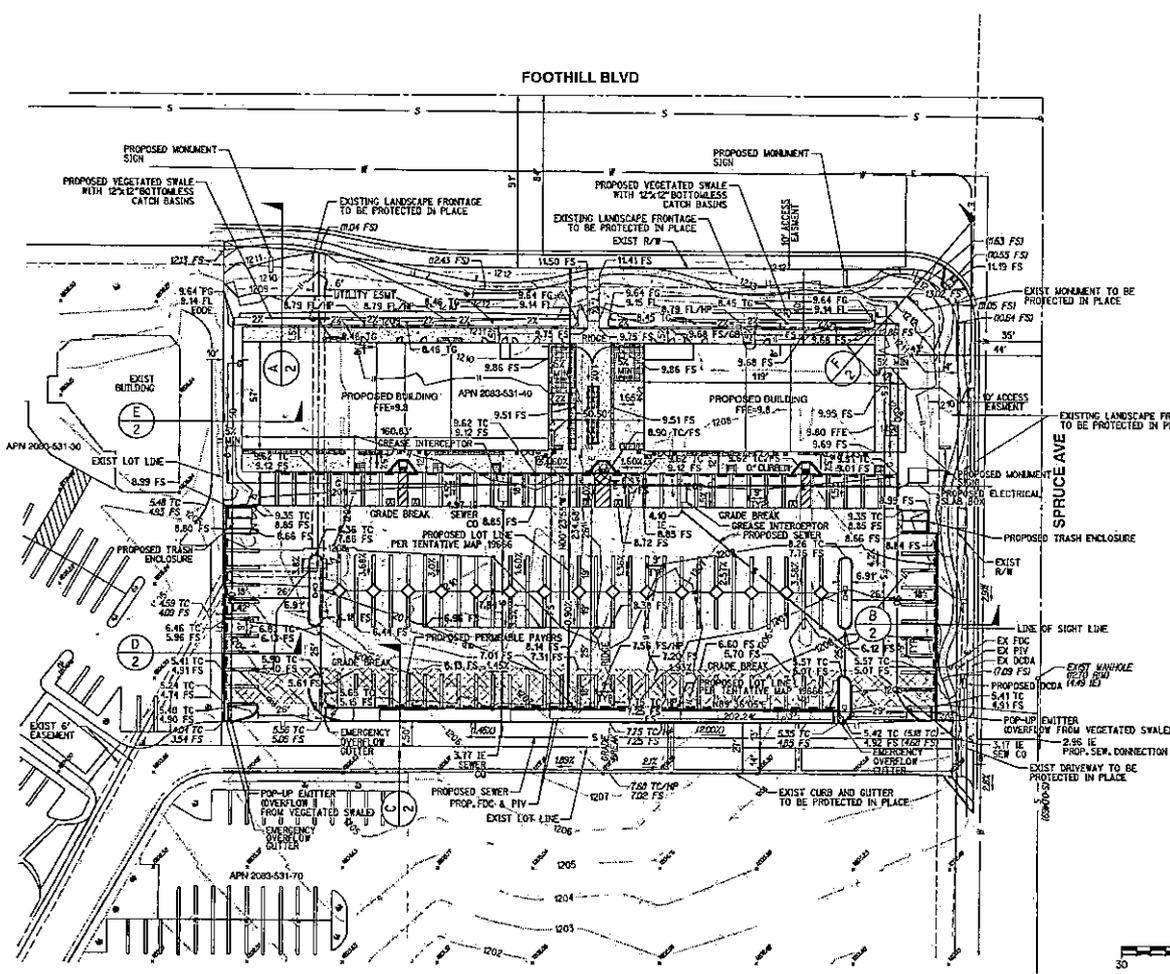
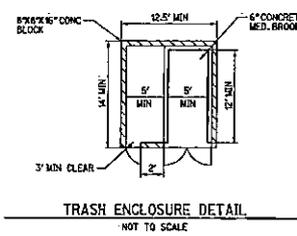
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 Irvine, California 92618
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 mgarchitecture.com



ITCH BASIN	□
ENT	—/—
KAP	1207
ITON	100
LINE	S
PAVEMENT	—
RAIL	—
QUIL	1207
ATION	10.0
SERVICE	FS
SCAPED AREA	—
ABLE PAVERS	—
PROPOSED SEWER	S
PROPOSED STREET LIGHT	—
PROPOSED STREET TREE	—
PROPOSED STORM DRAIN	SD

ABBREVIATIONS

CLEAN OUT	CO
DOUBLE CHECK DETECTOR ASSEMBLY	DCDA
EMERGENCY OVERFLOW	EO
EMERGENCY ESCAPE	EOE
EXISTING	EXIST
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISHED FLOOR ELEVATION	FFE
FIRE DEPARTMENT CONNECTION	FDC
FLOW LINE	FL
GRADE BREAK	GB
HIGH POINT	HP
INVERT ELEVATION	IC
POST INDICATOR VALVE	PIV
PROPOSED	PROP
RIGHT OF WAY	R/W
TOP OF CURB	TC
TOP OF GRATE	TG
TYPICAL	TYP



BENCHMARK
ID NUMBER: 10039
LOCATION: CITY OF RANCHO CUCAMONGA
DESCRIPTION: AT THE NORTHWEST CORNER OF FOOTHILL BOULEVARD AND HAVEN AVENUE, 1 FOOT NORTH OF BEGINNING OF CURB RETURN AT SOUTHERLY END OF CATCH BASIN A 2" BRASS CURE SET IN CURB STAMPER 10175 OF RANCHO CUCAMONGA RM 10039 1987
ELEVATION: 1208.173 FT. NAVD 1987

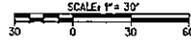
PRELIMINARY GRADING QUANTITIES
ESTIMATED EXCAVATION: 4,553 C.Y.
ESTIMATED EMBANKMENT: 879 C.Y.
NET EXCAVATION: 3,674 C.Y.

ASSESSOR'S PARCEL NUMBER
2083-531-40

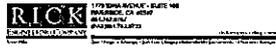
SITE INFORMATION
10877 FOOTHILL BLVD
RANCHO CUCAMONGA, CA
PRE PROJECT IMPERVIOUS AREA: 16,824 SF
POST PROJECT IMPERVIOUS AREA: 12,519 SF
TOTAL IMPERVIOUS AREA TO BE REMOVED: 69,989 SF
TOTAL OPEN SPACE: 32X
FLOOR AREA RATIO: 15X
GROSS SITE AREA: 92,603 SF
NET SITE AREA: 91,993 SF
DISTURBED AREA: 92,603 SF

CIVIL ENGINEER
RICK ENGINEERING COMPANY
1710 JOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
951 742-0101

OWNER
COSTANZO INVESTMENTS
17 CORPORATE PLAZA DRIVE, SUITE 250
NEWPORT BEACH, CA 92660
949 566-8021



PRELIMINARY GRADING EXHIBIT



**NEW RETAIL DEVELOPMENT
10877 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA.**

COSTANZO INVESTMENTS, LLC
17 CORPORATE PLAZA DRIVE, SUITE 250
NEWPORT BEACH, CALIFORNIA 92660
949.566.8021

PERMIT/RECORD NUMBERS:
SURVEY: 19668
DESIGN REVIEW: DRC2015-00756
UNIFORM SIGN PROGRAM: DRC2015-00757
SIGN PERMIT: DRC2015-00758
TREE REMOVAL: DRC2015-00759
CUP: DRC2015-00760

C-1

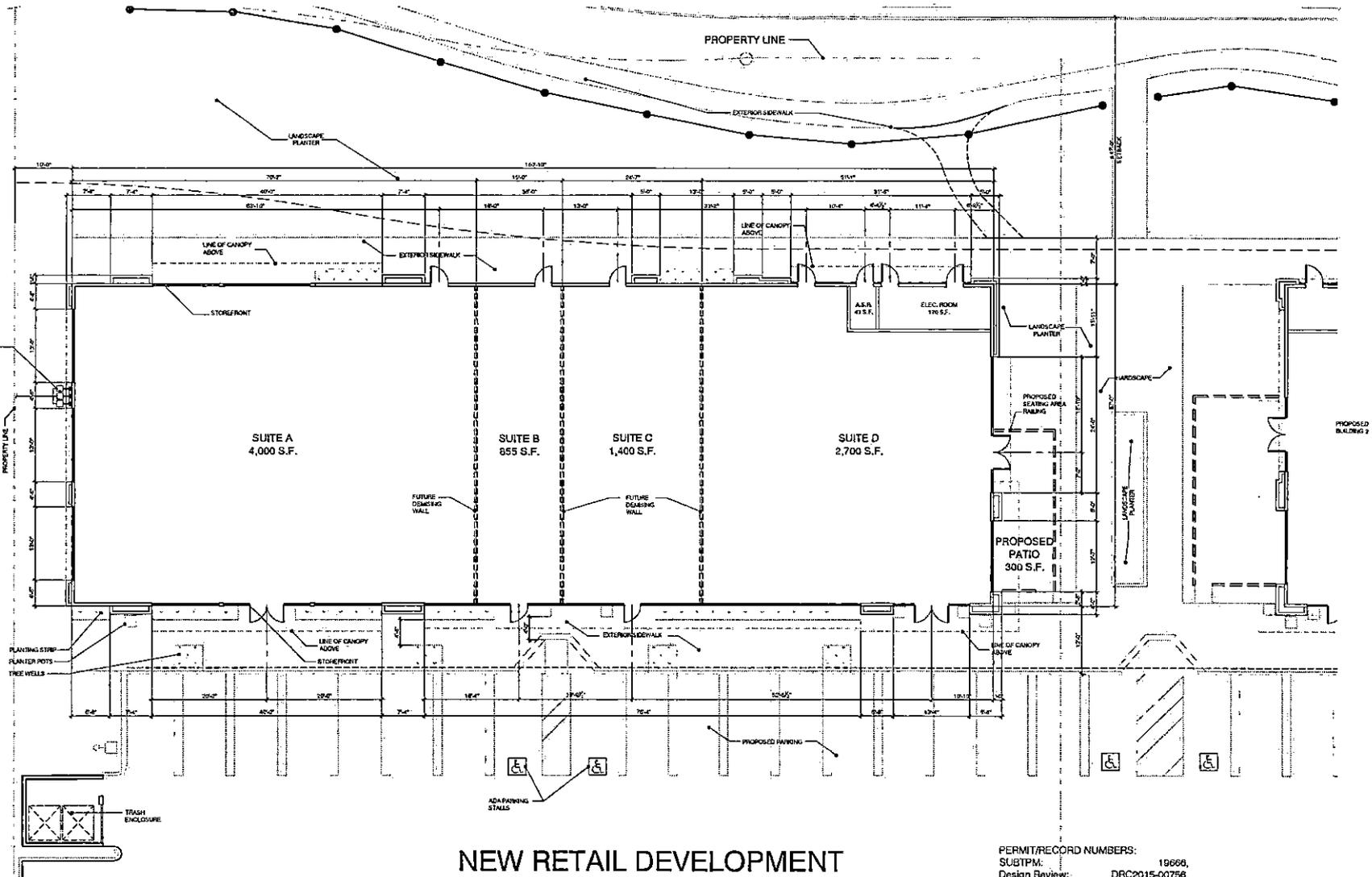
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Irvine, California 92618
☎949.553.1117 ☎949.474.7056
mcgarchitecture.com



DATE: 07/13/15
HCG JOB #: 15.113.02

DATE	REVISIONS
07-23-15	
10-08-15	PLANNING SUBMITTAL
12-10-15	UPDATE L.S. SUMMARY
01-04-16	PLANNING SUBMITTAL

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BUILDING 1
PROPOSED FLOOR PLAN (9,168 SF)

NEW RETAIL DEVELOPMENT
10877 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA.

COSTANZO INVESTMENTS, LLC

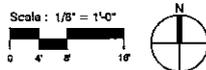
17 CORPORATE PLAZA DRIVE, SUITE 250
 NEWPORT BEACH, CALIFORNIA 92660
 949.566.8021

PERMIT/RECORD NUMBERS:
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 Design Review: DRC2015-00756,
 Uniform Sign Program: DRC2015-00757,
 Sign Permit: DRC2015-000758,
 Tree Removal: DRC2015-000759,
 CUP: DRC2015-000760 **A-2**

DATE: 07/13/15
 MCG JOB #: 15,115.02

DATE	REVISIONS
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10-08-15	PLANNING SUBMITTAL
01-04-16	PLANNING SUBMITTAL

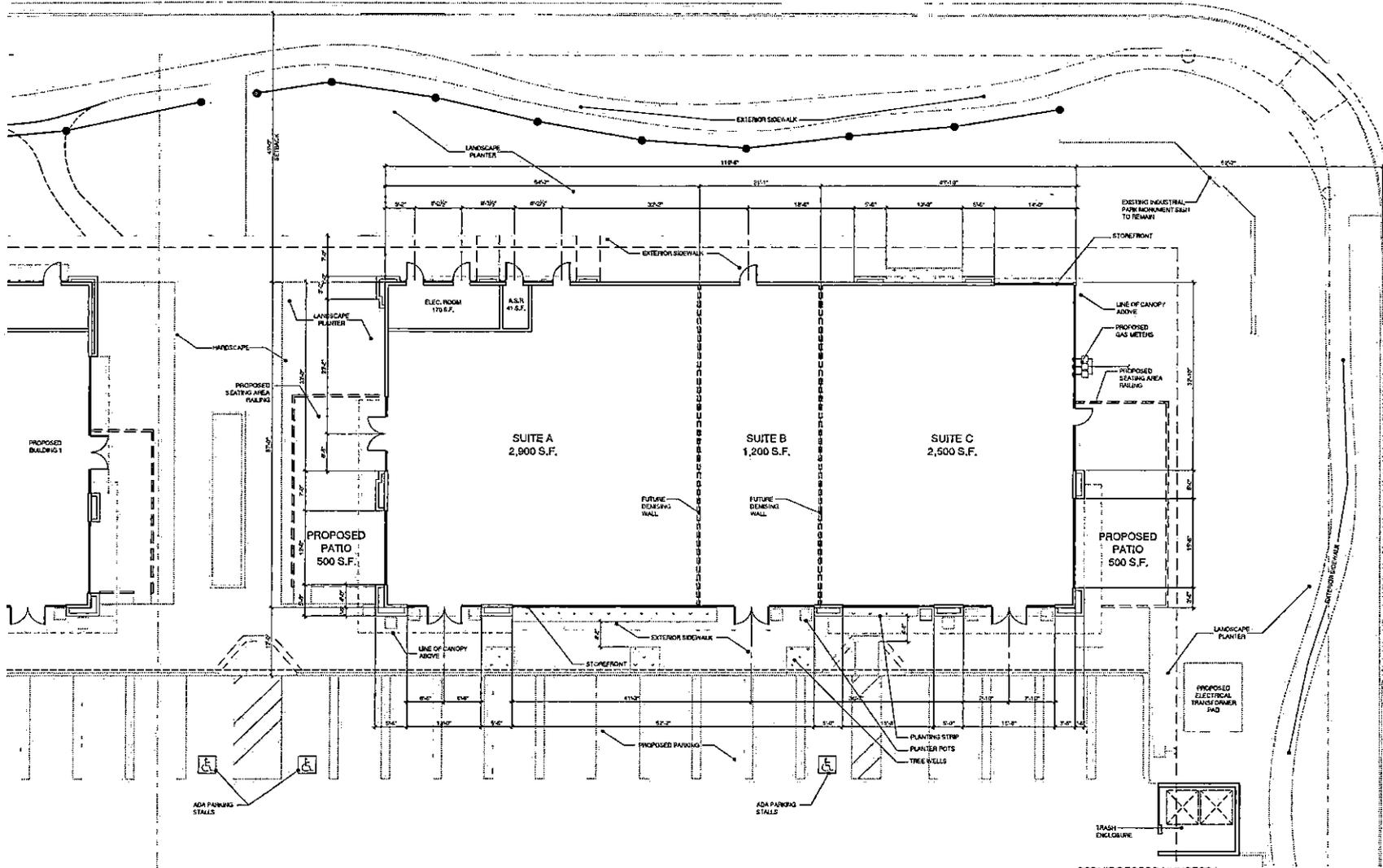
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BCDEF15



**BUILDING 2
FLOOR PLAN (6,811 SF)**

**NEW RETAIL DEVELOPMENT
10877 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA.**

COSTANZO INVESTMENTS, LLC
17 CORPORATE PLAZA DRIVE, SUITE 250
NEWPORT BEACH, CALIFORNIA 92660
949.566.8021

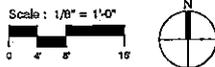
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Uniform Sign Program: DRC2015-00757,
Sign Permit: DRC2015-000758,
Tree Removal: DRC2015-000759,
CUP: DRC2015-000760

A-4

DATE: 07/13/15
MOJ JOB #: 15,115.02

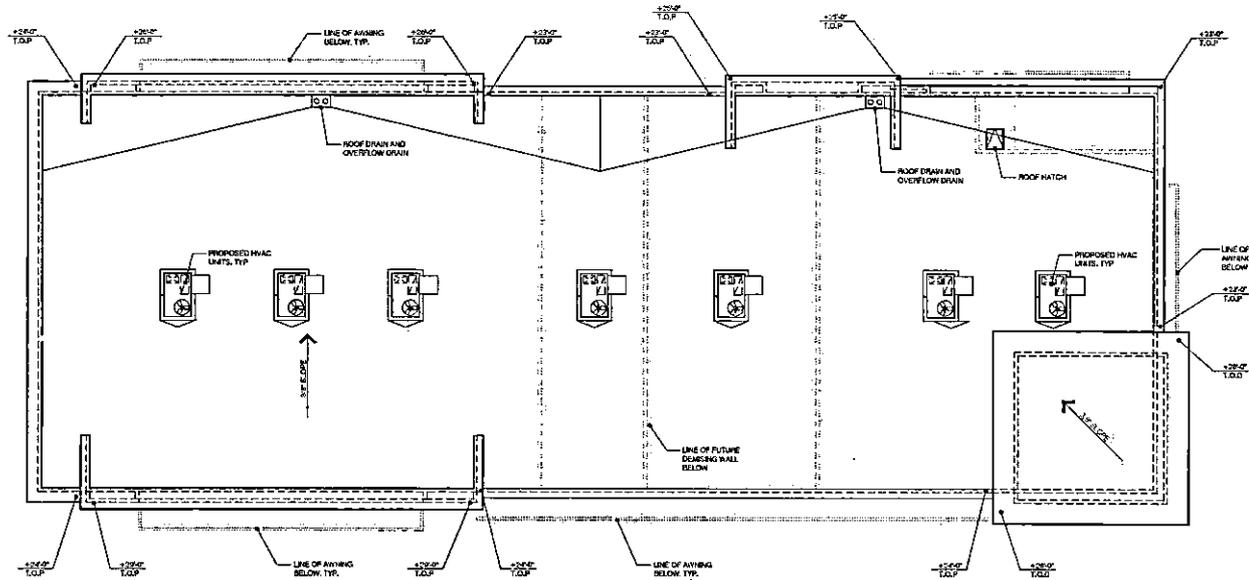
DATE	REVISIONS
07-23-15	Suite A & B ISF
10-05-15	PLANNING COMMENTS
01-04-16	PLANNING SUBMITTAL

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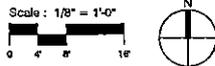


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☎ 949.553.1117 ☎ 949.474.7056
mojarchitects.com





**BUILDING 1
ROOF PLAN**



**NEW RETAIL DEVELOPMENT
10877 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA.**

COSTANZO INVESTMENTS, LLC

17 CORPORATE PLAZA DRIVE, SUITE 250
NEWPORT BEACH, CALIFORNIA 92660
949.566.8021

PERMIT/RECORD NUMBERS:
SUBTPM: 19666
Design Review: DRC2015-00756,
Uniform Sign Program: DRC2015-00757,
Sign Permit: DRC2015-000759,
Tree Removal: DRC2015-000759,
CUP: DRC2015-000760

A-3

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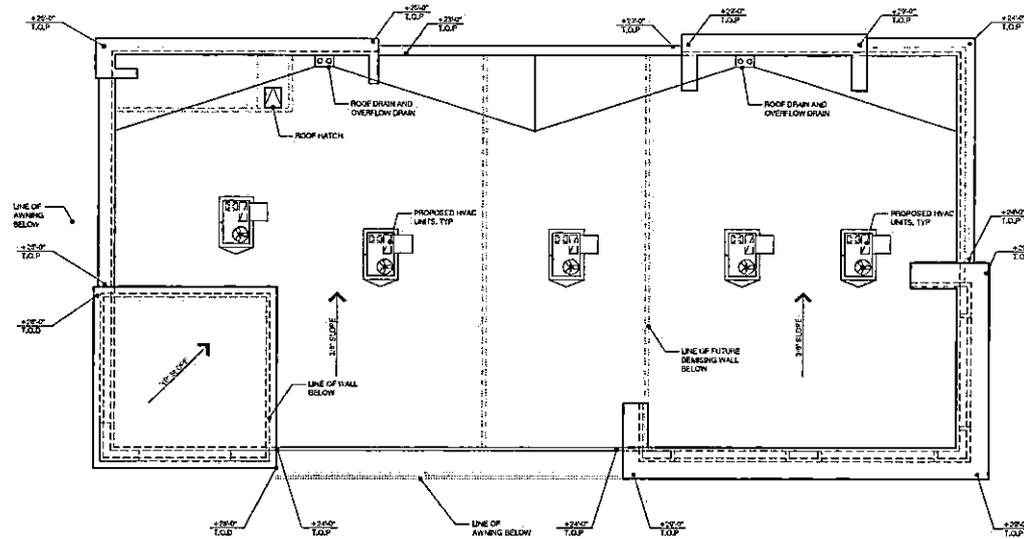


DATE: 07/13/15
MOG JOB #: 15.115.02

DATE	REVISIONS
07-23-15	
10-08-15	PLANNING COMMENTS
01-04-16	PLANNING SUBMITTAL

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subsequent pending further verification and Client, Tenant, and
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BCDEF17



**BUILDING 2
ROOF PLAN**

**NEW RETAIL DEVELOPMENT
10877 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA.**

COSTANZO INVESTMENTS, LLC

17 CORPORATE PLAZA DRIVE, SUITE 250
NEWPORT BEACH, CALIFORNIA 92660
949.566.8021

PERMIT/RECORD NUMBERS:
SUBTPM: 19666,
Design Review: DRC2015-00756,
Uniform Sign Program: DRC2015-00757,
Sign Permit: DRC2015-000758,
Tree Removal: DRC2015-000759,
CUP: DRC2015-000760 **A-5**

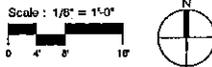
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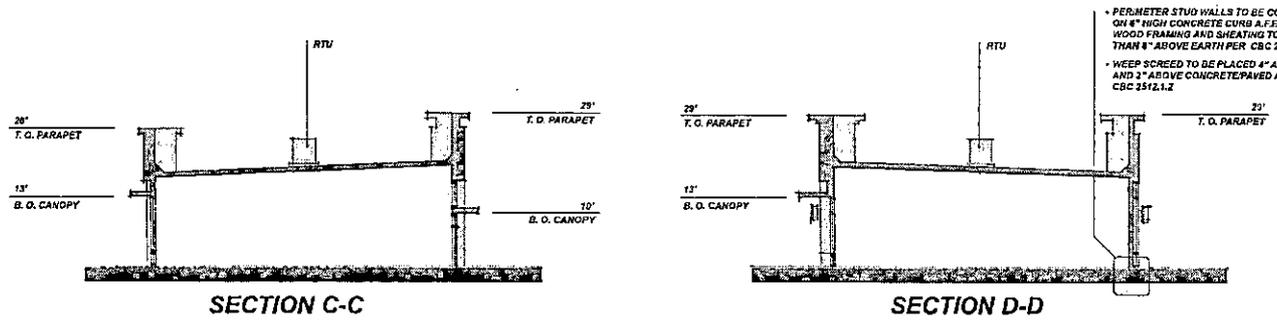
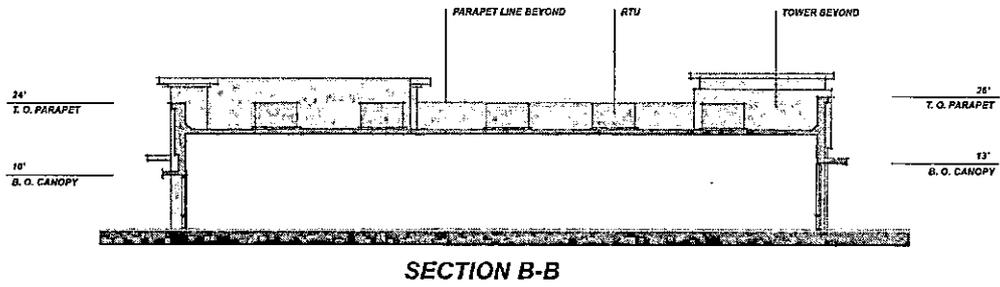
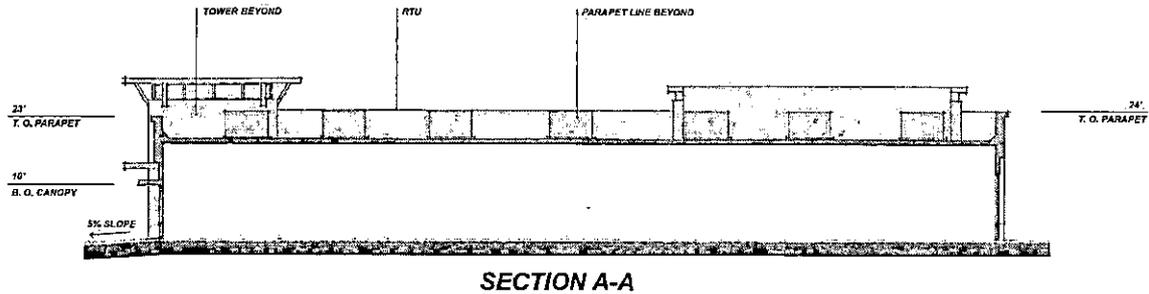


DATE: 07/13/15
MOJ JOB #: 15.115.02

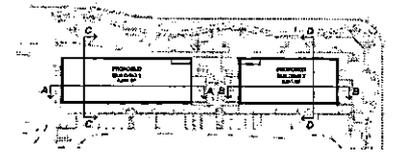
DATE	REVISIONS
07-23-15	
10-08-15	PLANNING COMMENTS
01-04-16	PLANNING SUBMITTAL

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• PERIMETER STUD WALLS TO BE CONSTRUCTED ON 4" HIGH CONCRETE CURB A.F.E. WOOD FRAMING AND SHEATING TO BE NOT LESS THAN 8" ABOVE EARTH PER CBC 2304.11.2.2
 • KEEP SCREED TO BE PLACED 4" ABOVE EARTH AND 2" ABOVE CONCRETE/PAVED AREAS. CBC 3512.1.2



DATE: 10-01-2015
 MCG JOB #: 15.115.01

DATE: 10-08-2015
 REVISIONS: PLAN AND SUBMITTAL

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 NOTE: This submittal is for informational purposes only and is subject to all applicable zoning, building, and other regulations and (1) local, state, and federal agency approvals. No warranty or guarantee of any kind is given or implied by the architect.

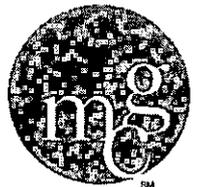
BUILDING SECTIONS SCALE 3/32"=1'-0"

NEW RETAIL DEVELOPMENT
 10877 FOOTHILL BOULEVARD
 RANCHO CUCAMONGA, CA.

COSTANZO INVESTMENTS, LLC
 17 CORPORATE PLAZA DRIVE, SUITE 250
 NEWPORT BEACH, CALIFORNIA 92660
 949.566.8021

PERMIT/RECORD NUMBERS:
 SUBTPM: 19566,
 Design Review: DRC2015-00756,
 Uniform Sign Program: DRC2015-00757,
 Sign Permit: DRC2015-000758,
 Tree Removal: DRC2015-000759,
 CUP: DRC2015-000760 A-6

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MATERIAL

- A EXTERIOR PLASTER FINISH
- B FOAM FOAM TRIM/CORNICE
- C COMPOSITE WOOD SIDING
- D METAL CANOPY
- E ALUMINUM STOREFRONT WITH CLEAR GLASS
- F SPANDREL GLASS
- G SIMULATED PLASTER FINISH
- H PRE-CAST CONCRETE BASE
- J WALL LIGHT FIXTURE
- K METAL DOORFRAME
- L SIGNAGE BY OTHERS
- M ENCLOSED METAL RAILING BY OTHERS
- N PLASTER REVEAL LINES, TYP. COLOR TO MATCH ADJACENT WALL
- P METAL ANCHOUR
- Q FUTURE ARTWORK/MURAL

COLORS

- 1 SW6053 "REDDENED EARTH"
- 2 SW6504 "SENSATIONAL SAND"
- 3 SW 7035 "AESTHETIC WHITE"
- 4 NOT USED
- 5 SW7075 "WEB GRAY"
- 6 SW6321 "RED BAY"
- 7 SW7074 "SOFTWARE"
- 8 BLACK NO. 28 BY: KÄRNER
- 9 COMPOSITE WALNUT FV0 C-51 BY: REBYSIA
- 10 NATURAL GRAY
- 11 SW6117 "SMOKEY TUMBL"



NEW RETAIL DEVELOPMENT

10877 FOOTHILL BOULEVARD
RANCHO CUCAMONGA, CA.

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NEWPORT BEACH, CALIFORNIA 92660
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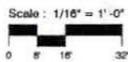


DATE: 07-13-2015
MCG JOB #: 15.115.01

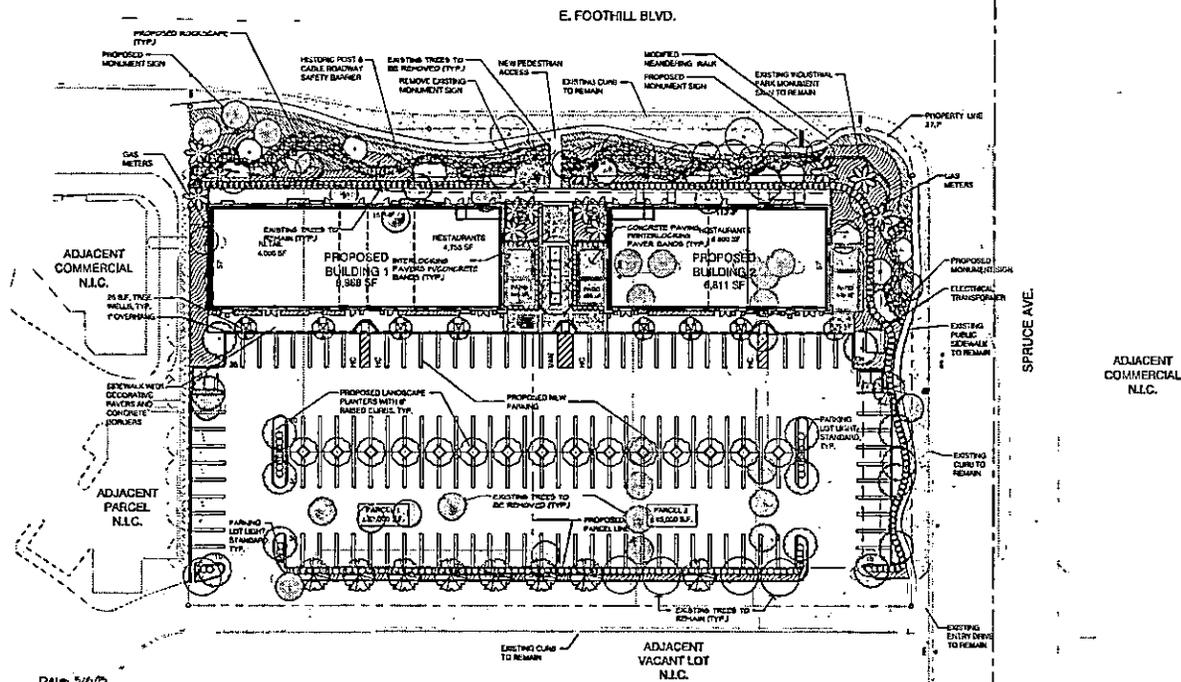
DATE	REVISIONS
10-08-2015	PLANNING DEPARTMENT
11-18-2015	AGREED SIGNAGE GLASS ON NORTH ELEVATION
01-21-2016	ACKNOWLEDGED COMMENTS PER PLANNING MEETING

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EXTERIOR ELEVATIONS



BCDEF19



CONCEPT PLANT SCHEDULE

EXISTING TREES TO REMAIN PROPOSED EXISTING TREES TO REMAIN	10
EXISTING TREES TO BE REMOVED AS NOTED TO BE REMOVED REFER TO ARBORIST REPORT	50
PARKING LOT SHADE TREE 15 GAL GINKGO BILOBA FAIRBANK / MAIDENHAIR TREE	15
EVERGREEN PARKING LOT TREE 24" BOX TRISTANIA CONFERTA / BRISBANE BOX	4
SMALL DECIDUOUS ACCENT TREE 24" BOX CERCIS OCCIDENTALIS / WESTERN REDBUD	6
EVERGREEN CANOPY TREE NEW 24" BOX EVERGREEN STREET FRONTAGE TREE MAGNOLIA GRANDIFLORA 'ST. MARY' / SOUTHERN MAGNOLIA	20
SMALL DECIDUOUS BLOWING STREET FRONTAGE X CHITALPA TASHKENTENSIS PINK DAWN / PINK DAWN CHITALPA	10
VERTICAL ACCENT TREES SYZYGIA ROMANOFFIANA / QUEEN PALM	14
SCREENING SHRUBS ABUTILA GRANDIFLORA EDWARD GOUCHER / GLOBEY ABUTILA GREVILLEA X NOVELLI / GREVILLEA LEPTOSPERMUM SCOPARIUM 'LUST BLOK' / RED NEW ZEALAND TEA TREE PHOTINA FRASERI / PHOTINA PITTOSPORUM TOBIIRA 'VARIEGATA' / VARIEGATED HOCK ORANGE	322
DRUGHT-TOLERANT SHRUBS AND GROUNDCOVERS CAREX FRAXINOLIS / SLIMMER SEDGE DIANELLA TASHANGA 'VARIEGATA' / PINK LILY ECHINORHIZA 'SPECIES' / HENS AND CHICKS FESTUCA CALIFORNICA / CALIFORNIA FESCUE FESTUCA GALICA 'ELIAN BLUE' / BLUE FESCUE JUNCUS PATENS / CALIFORNIA GRAY REED MELALEUCA CAPILLARIS / PINK HALEY NASODILLA TENASSIMA / TEXAS NEEDLE GRASS SINEGEO SERPENS / BLUE CHALKSTICKS WESTERNIA FRUTICOSA 'MYNABIE 60H' / MYNABIE 60H COAST ROSEMARY	5,884 SF 620 30,173
EXISTING TURF EXISTING TURF TO REMAIN AND TO BE PROTECTED IN PLACE. EXISTING TURF HEADS TO BE CONVERTED TO MORE EFFICIENT SPRAY OR ROTOR NOZZLES TO MEET CURRENT CITY WATER USE CODE REQUIREMENTS.	3,428 SF
DRUGHT-TOLERANT GROUNDCOVERS HYPOPHORN PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK HYPOPHORN SINEGEO SERPENS / BLUE CHALKSTICKS	3,021 SF 950

Date: 5/6/16
WATER CONSERVATION CONCEPT STATEMENT
 Project Site: South West Corner of Foothill And Spruce,
 Rancho Cucamonga, CA 91720
 Landscape Architect: Wilson Associates
 Included in this project submittal package are:
 (Check to indicate completion)
 ☑ 1. Maximum Applied Water Allowance
 Gallons/yr: 470,648
 ☑ 2. Estimated Annual Water Usage for the Site
 Gallons/yr: 432,846
 ☑ 3. Landscape Design Plan
 ☑ 4. Description of Project
 To meet the emergency drought condition mandates the
 project shall implement the use of low and moderate
 water using, compatible plant materials, low volume drip
 irrigation and a multi-programmable ET based irrigation
 controller.

THE LANDSCAPE PLAN SHALL COMPLY WITH
 ORDINANCE 613 WATER EFFICIENT LANDSCAPE
 ORDINANCE ADOPTED BY THE CITY OF RANCHO
 CUCAMONGA CITY COUNCIL ON DECEMBER 2, 2009

Ordinance 613 Compliance Calculations	
Maximum allowable water budget	
MAWS = 551 x .55 x 100 Ft. x .47 = Gallons per year	
MAWS = 551 x .55 x 24,000 x .47 = 46,546 Gallons	
Estimated applied water use (50mpd/GC)	
EAWS = 581 x RL x 50 Ft. x .47 / 18 = Gallons per year	
EAWS = 581 x .2 x 5,428 x .47 / 18 = 2,850 Gallons	
Estimated applied water use (1/2")	
EAWS = 581 x RL x 50 Ft. x .43 / 18 = Gallons per year	
EAWS = 581 x .2 x 5,428 x .43 / 18 = 2,850 Gallons	
Total EAWS = 434,844 Gallons	

LANDSCAPE SUMMARY:

SITE AREA:	98,191 S.F.
LANDSCAPE REQUIRED: (15% OF LOT AREA)	14,728 S.F.
PARKING AREA:	44,960 S.F.
LANDSCAPE REQUIRED: (10% OF PARKING AREA)	4,498 S.F.
TOTAL LANDSCAPE REQUIRED:	14,728 S.F.
TOTAL LANDSCAPE PROVIDED:	19,558 S.F.
LANDSCAPE PROVIDED:	(20%)

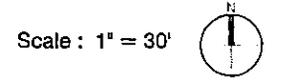
**NEW RETAIL DEVELOPMENT
 10877 FOOTHILL BLVD.
 RANCHO CUCAMONGA, CA.**

PERMIT/RECORD NUMBERS:
 SUBTPM: 19666,
 Design Review: DRC2015-00758,
 Uniform Sign Program: DRC2015-00757,
 Sign Permit: DRC2015-00758,
 Tree Removal: DRC2015-000759,
 CUP: DRC2015-000760



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CONCEPTUAL LANDSCAPE PLAN

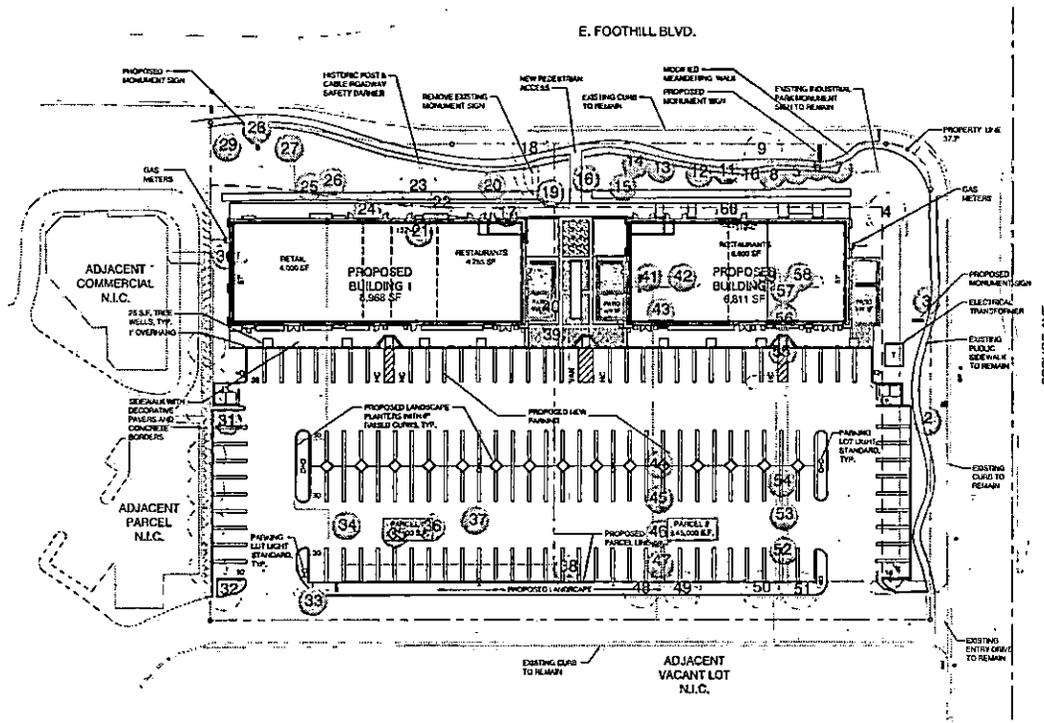


COSTANZO INVESTMENTS, LLC
 COSTANZO INVESTMENTS, LLC
 17 CORPORATE PLAZA DRIVE, SUITE 250
 NEWPORT BEACH, CA 92660
 (949) 566-8021

DATE	REVISIONS
07-23-15	
10-08-15	PLANNING SUBMITTAL
12-10-15	UPDATE L.S. SUMMARY
01-04-16	PLANNING SUBMITTAL

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THE LANDSCAPE PLAN SHALL COMPLY WITH ORDINANCE 823 WATER EFFICIENT LANDSCAPE ORDINANCE ADOPTED BY THE CITY OF RANCHO CUCAMONGA CITY COUNCIL ON DECEMBER 2, 2003

DATE: 01/21/16
MCG JOB #: 15115.01

DATE	REVISIONS
07-23-15	
10-08-15	PLANNING SUBMITTAL
12-10-15	UPDATE L.S. SUMMARY
01-04-16	PLANNING SUBMITTAL

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PROPOSED TREE REMOVAL PLAN

Scale : 1" = 30'



NEW RETAIL DEVELOPMENT
10877 FOOTHILL BLVD.
RANCHO CUCAMONGA, CA.

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17 CORPORATE PLAZA DRIVE, SUITE 250
NEWPORT BEACH, CA 92660
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CUP: DRC2015-000760

L2.0

WILSON ASSOCIATES
Address: 1122 Wilshire Avenue, CA 92610
Tel: 949-447-7056
Fax: 949-447-7057
Wa! JOB NO. 15011

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Irvine, California 92618
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mcgarchitecture.com



FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Boulevard & Spruce Avenue
Rancho Cucamonga, California 91730

Prepared By:



3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

DIRECTORY

PROJECT:

Foothill & Spruce
E Foothill Boulevard & Spruce Avenue
Rancho Cucamonga, CA 91730

SIGN CONSULTANT AND PREFERRED SIGN VENDOR:

Promotional Signs, Inc.
3301 S. Susan
Santa Ana, CA 92704

714-540-5454 Phone
714-540-5959 Fax

Contact: Scott Christie
schristie@promosigns.com

A. PURPOSE AND INTENT

The purpose of this sign program is to ensure that the signage at the shopping center at Foothill & Spruce (heretofore the "Center") reflects the integrity and overall aesthetic values of the Landlord and the city of Rancho Cucamonga.

Existing tenant wall signs that comply with this sign program shall be permitted to be re-installed as-is after the remodel until a new tenant occupies any given space. 6. Future tenant signs must comply with this program.

It is the intent that any new signage within the Center that is not specifically addressed by this sign program shall require modification of this sign program to include such signage.

B. GENERAL LANDLORD/TENANT REQUIREMENTS

1. The Tenant shall submit to Landlord for written approval, three (3) sets of detailed, scaled drawings, in full color. These drawings shall include scaled drawings of the building elevation(s) to which the sign(s) are to be attached with the sign(s) placed on the building, leasehold location and width, and proposed sign specifications including exact sign dimensions, area, materials, and colors. A section detail must also be included in the submitted drawings clearly illustrating sign construction, illumination, wiring, and quantity and types of fasteners. Proposed drawings must clearly illustrate compliance of the proposed sign(s) with this sign program, the City of Rancho Cucamonga sign code, and the requirements of any other governmental agency having jurisdiction over the Center.
2. All signs shall be reviewed by the Landlord for conformance with this criteria, overall design quality, and compatibility with the intended aesthetic character of the Center. Approval or disapproval of sign submittals shall remain the sole right of the Landlord and City.
3. Tenant must obtain written approval from the Landlord (and any other relevant agencies) of all proposed signs prior to submitting sign drawings to the City of Rancho Cucamonga for the purpose of obtaining a sign permit.
4. Prior to the install and manufacture of any sign, the Tenant shall obtain a sign permit from the City of Rancho Cucamonga and provide Landlord with a copy of such sign permit.
5. Signs built and/or installed without permits and approval by Landlord, governmental agencies having jurisdiction over the Center (or others having rights of approval of such signs), or contrary to corrections made by Landlord or such governmental agencies, shall be altered to conform to such standards at Tenant's sole cost and expense. If Tenant's sign has not been brought into conformance within fifteen (15) days after written notice from Landlord, Landlord shall have the right to correct said sign at the sole cost and expense of Tenant.
6. The Tenant shall pay for all signs, related materials, permits and installation fees (including final inspection costs). It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. In the event a Tenant vacates his premise, it is his responsibility to patch all holes and paint surface(s) to match existing color of fascia. In addition, the Tenant shall provide a blank panel for any freestanding sign he occupies.
8. A Tenant sign(s) shall be installed not later than thirty (30) days after Tenant's store opens for business, and only after City permits are secured.
9. Landlord reserves the right to periodically hire an independent electrical engineer, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
10. Damaged portions of any sign(s) shall be repaired or replaced within three (3) business days. In the event Tenant shall be unable to effect such repair or replacement within said period for any reason (other than financial inability) beyond Tenant's control, Tenant shall notify Landlord and provide to Landlord a plan of action to be taken to ensure that such replacement shall be continuously pursued with due diligence until completed.
11. A Tenant who vacates their space is expected to remove any wall sign(s) and patch and paint the affected fascia(s), leaving the fascia(s) in like-new condition. The Landlord will remove and dispose of any sign remaining after tenant vacates within fourteen (14) days of a tenant's departure, considering the sign abandoned and withholding the cost of the removal from the Tenant's deposit.
12. Center monuments will be built and maintained by the Landlord. Tenant panel placement and design subject to review and approval by Landlord with associated costs to be reimbursed by tenants as directed and agreed upon with Landlord.

FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:

**Promotional
Signs**

3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

PROJECT RECORD NUMBERS:

SUBTPM19666,
Design Review DRC2015-00756,
Uniform Sign Program DRC2015-00757,
Sign Permit DRC2015-000758,
Tree Removal DRC2015-000759,
CUP DRC2015-000760.

Date: January 21, 2016

BCDEF23

C. GENERAL SPECIFICATIONS

1. Sign sizes shall not exceed the general sizes outlined. Landlord has the final discretion when reviewing the proposed signage and reserves the right to not allow signage, even if it meets the criteria herein.
2. Signs shall be fabricated per the specifications shown.
3. All signs and their installation shall comply with all local building and electrical codes.
4. All electrical signs will be fabricated according to U.L. specifications.
5. Sign company to be fully licensed with the State and shall have full workman's compensation and general liability insurance.
6. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior). No roof penetrations shall be made without Landlord's prior written consent.
7. Tenant, at Tenant's expense, shall immediately repair any damage caused by Tenant's sign contractor which has occurred to the premises during the course of installation of Tenant's sign(s).
8. All conduits, transformers, junction boxes and openings in building surfaces shall be concealed. Any necessary exposed hardware must specifically be approved by Landlord and City regulatory departments prior to installation and must be finished in a manner consistent with quality fabrication practices.
9. Signs shall be placed in locations as shown, with Landlord approval.
10. All signs shall have its sign permit number, name of fabricator, date of installation and voltage in a visible location.
11. Tenant wall signs may incorporate exposed neon, at the discretion of the Landlord.

D. PROHIBITED SIGNS

1. Permanent advertising devices such as attraction boards, posters, balloons, pennants, banners, and flags. Temporary signage requires advanced express written Landlord approval prior to installation and any required city approval.
2. Flashing, animated, audible, revolving or other signs that create the illusion of animation are not permitted.
3. Signs Constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
4. Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than are prescribed by the Laws of the State of California are prohibited.
5. Signs within the public right-of-way except those protected by "Grandfather" rights or those required by law for traffic control, information and hazard identification.
6. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
7. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
8. Any advertising device involving animals and human beings.
9. Signage painted directly on wall.

10. Vehicle Signs. Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
11. Light Bulb Strings. External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
12. Signs not deemed architecturally compatible with the entire project per the approval of Landlord and all applicable City Departments.
13. Any additional signs strictly prohibited by the sign code of the City of Rancho Cucamonga.
14. Cabinet or "can" type signs that are square or rectangular in shape, unless that shape is part of a nationally recognized trademark logo and is used in conjunction with individual channel letters.

FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
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Prepared By:

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Date: January 21, 2016

SUMMARY OF SIGN CRITERIA

	IN-LINE TENANT WALL SIGN W1	ENDCAP TENANT WALL SIGN W2	MONUMENT SIGNS M1, M2, AND M3
SIGN WIDTH MAXIMUM	70% OF TENANT LEASEHOLD WIDTH	70% OF TENANT LEASEHOLD WIDTH OR 80% OF SIGN BAND WIDTH (WHICHEVER IS LESS)	9.5 FEET
SIGN HEIGHT MAXIMUM	18 INCHES (LETTERS) 30 INCHES (LOGO) 36 INCHES (OVERALL / STACKED)	18 INCHES (LETTERS) 30 INCHES (LOGO) 42" (OVERALL / STACKED)	8 FEET NOTE: TENANT I.D. LETTERS MUST BE AT LEAST 8" TALL.
SIGN AREA MAXIMUM	2 SQ. FT. PER LINEAL FT. OF LEASEHOLD WIDTH, AND 150 SQ. FT. PER TENANT TOTAL	2 SQ. FT. PER LINEAL FT. OF LEASEHOLD WIDTH, AND 150 SQ. FT. PER TENANT TOTAL	24 SQ. FT. + 8 SQ. FT. FOR PROJECT I.D.
COLORS	NO LIMITATION	NO LIMITATION	TO TIE IN WITH BUILDING COLORS
LOGO	PERMITTED SUBJECT TO SIGNAGE LIMITATIONS	PERMITTED SUBJECT TO SIGNAGE LIMITATIONS	PERMITTED SUBJECT TO SIGNAGE LIMITATIONS
QUANTITY	1 PER TENANT STORE ELEVATION, MAX. 2 TOTAL PER TENANT	1 PER TENANT STORE ELEVATION, MAX. 2 TOTAL PER TENANT	3

**FOOTHILL
&
SPRUCE**

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
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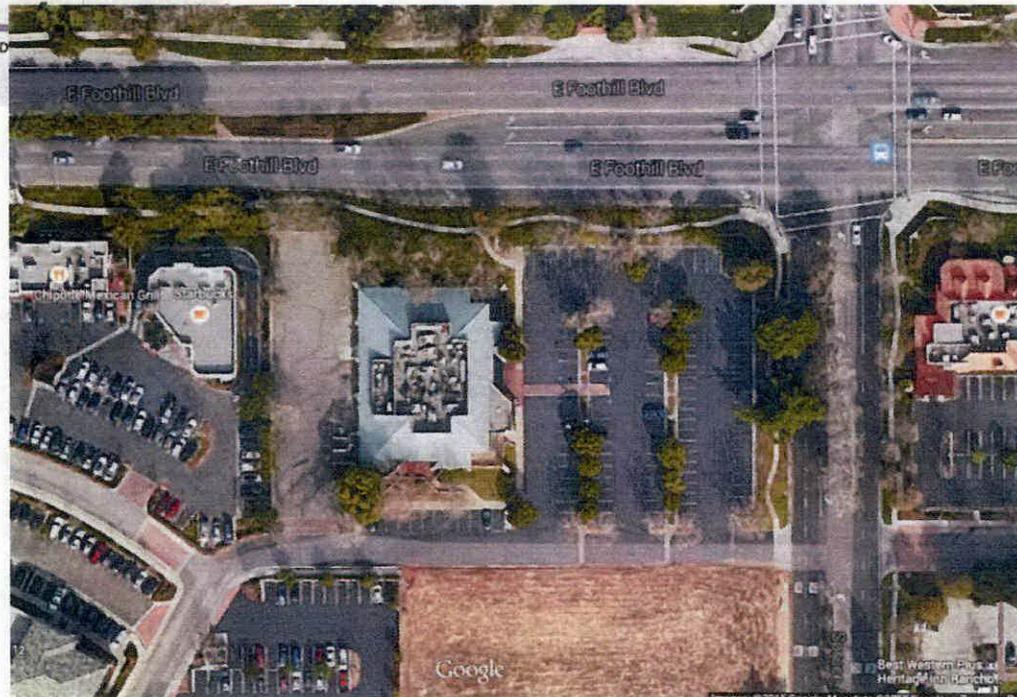
Date: January 21, 2016

BCDEF25

BCDEF26



VICINITY MAP



SATELLITE IMAGE - EXISTING CONDITIONS

FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:



3301 S. Susan
Santa Ana, CA 92704
714-540-5454 Phone
714-540-5959 Fax

PROJECT RECORD NUMBERS:

SUBTPM19666,
Design Review DRC2015-00756,
Uniform Sign Program DRC2015-00757,
Sign Permit DRC2015-000758,
Tree Removal DRC2015-000759,
CUP DRC2015-000760.

Date: January 21, 2016

Scale: 1"=50'-0"

VICINITY MAP

SATELLITE IMAGE



FOOTHILL & SPRUCE

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ADJACENT
COMMERCIAL
N.I.C.

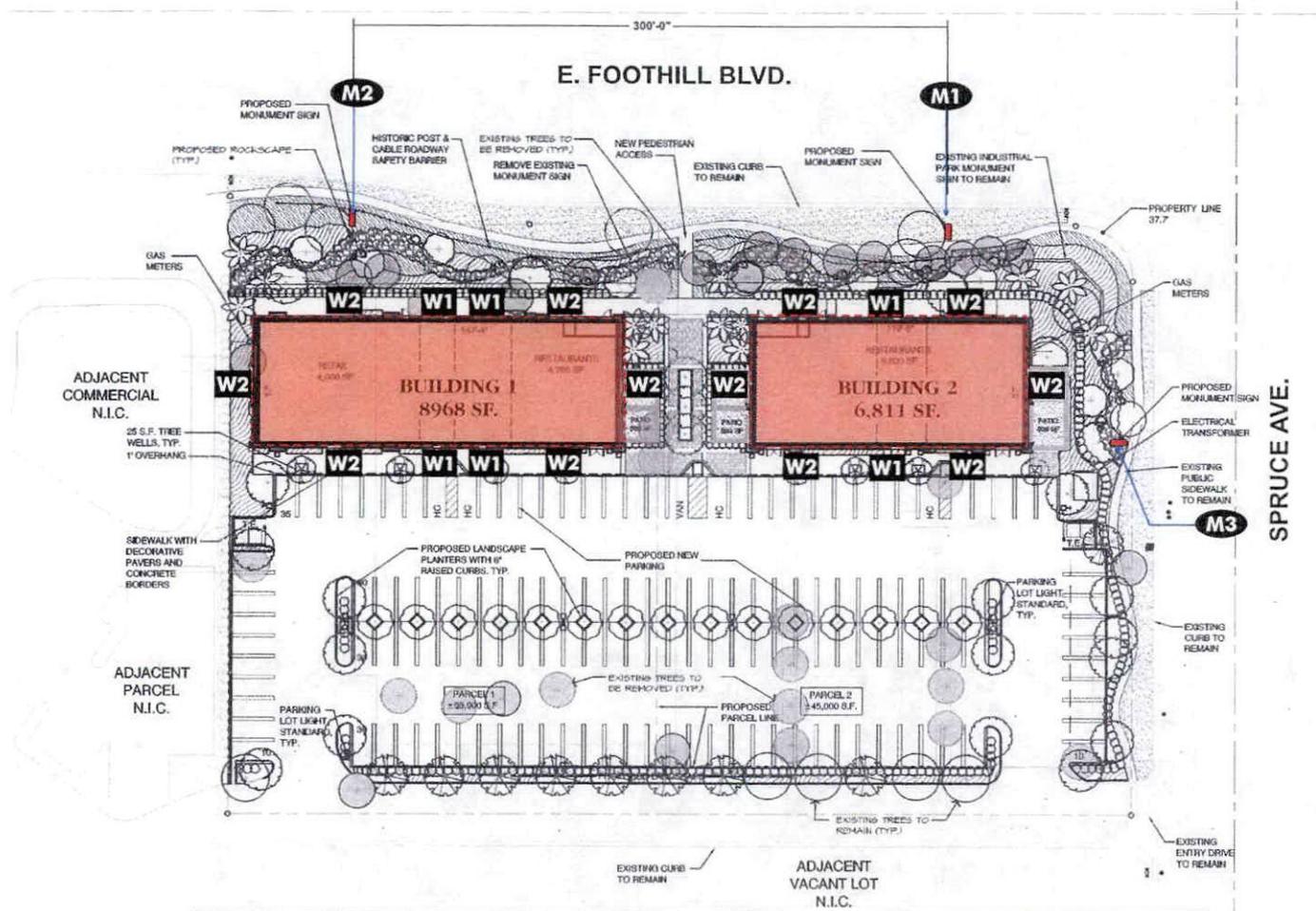
Date: January 21, 2016

Scale: 1"=50'-0"

SITE PLAN



BCDEF27



SIGN TYPE LEGEND (Exact locations to be determined)	
W1	IN-LINE TENANT WALL SIGN
W2	ENDCAP TENANT WALL SIGN* * Tenant must choose 2 locations (front + side OR rear)
M1	PROJECT & TENANT I.D. MONUMENT SIGN (DOUBLE-FACED)
M2	PROJECT & TENANT I.D. MONUMENT SIGN (DOUBLE-FACED)
M3	PROJECT & TENANT I.D. MONUMENT SIGN (DOUBLE-FACED)

FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:

**Promotional
Signs**

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Date: January 21, 2016

Scale: 1/16"=1'-0"

NORTH BUILDING ELEVATIONS

W1

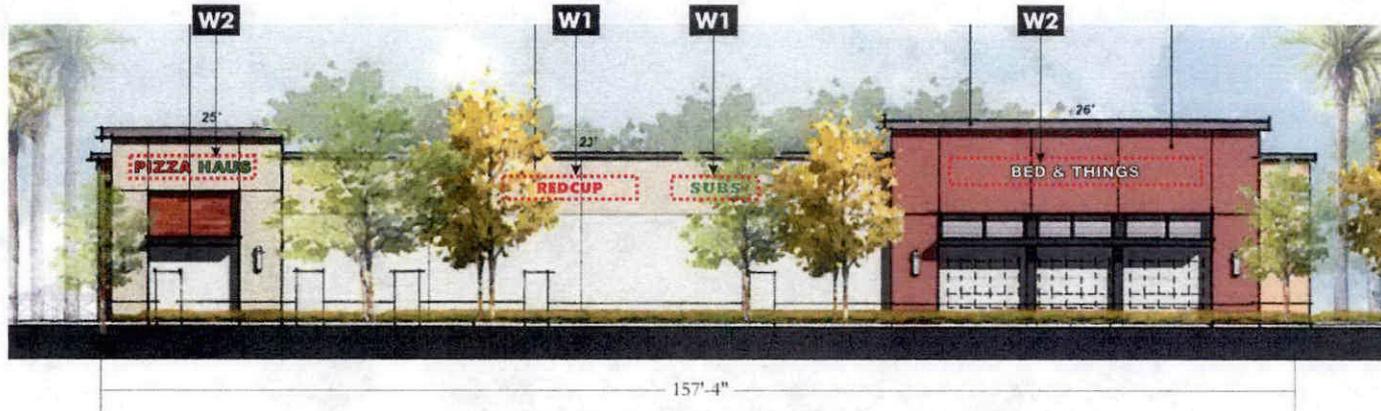
IN-LINE TENANT WALL SIGN

W2

ENDCAP TENANT WALL SIGN
(Max. 2 signs total per tenant)

Page

7



SHOPS 1 NORTH ELEVATION



SHOPS 2 NORTH ELEVATION

BCDEF28

BCDEF29



SHOPS 1 SOUTH ELEVATION



SHOPS 2 SOUTH ELEVATION

FOOTHILL & SPRUCE

SIGN PROGRAM

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Date: January 21, 2016

Scale: 1/16"=1'-0"

SOUTH BUILDING ELEVATIONS

W1

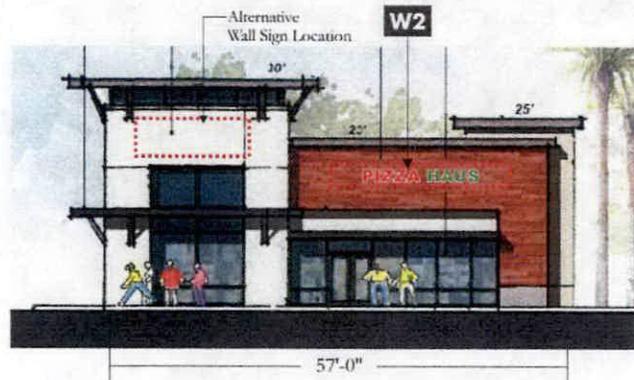
IN-LINE TENANT WALL SIGN

W2

ENDCAP TENANT WALL SIGN
(Max. 2 signs total per tenant)

Page

8



SHOPS 1 EAST ELEVATION



SHOPS 2 EAST ELEVATION

FOOTHILL & SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:

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Date: January 21, 2016

Scale: 1/16"=1'-0"

EAST BUILDING ELEVATIONS

W1
IN-LINE TENANT WALL SIGN

W2
ENDCAP TENANT WALL SIGN
(Max. 2 signs total per tenant)

Page

9

BCDEF30

BCDEF31



SHOPS 1 WEST ELEVATION



SHOPS 2 WEST ELEVATION

FOOTHILL & SPRUCE

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CUP DRC2015-000760.

Date: January 21, 2016

Scale: 1/16"=1'-0"

WEST BUILDING ELEVATIONS

W1

IN-LINE TENANT WALL SIGN

W2

ENDCAP TENANT WALL SIGN
(Max. 2 signs total per tenant)

SIGN TYPE W1 IN-LINE TENANT WALL SIGN

- Quantity: Each in-line tenant business shall be allowed 1 wall sign per store building face, with a maximum of 2 wall signs total per tenant.
- Area: Maximum of 2 square feet of sign area per lineal foot of leasehold frontage, not to exceed 150 square feet of sign area per establishment. Sign area to be computed by including the entire sign within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Width: Not to exceed 70% of tenant leasehold width.
- Height: Maximum capital letter height is 18 inches. Maximum logo height is 30 inches. Maximum overall (stacked) sign height is 36 inches, with a minimum of 1 1/2 inches between lines of copy.
- Construction: Two acceptable types of signage include (Option #1): 5-inch-deep individual standard pan aluminum channel letters / logo with acrylic faces, internally illuminated with L.E.D.s. and (Option #2): 3-inch-deep individual reverse pan aluminum channel letters / logo with clear polycarbonate backs, installed spaced off wall to allow L.E.D. halo illumination.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal L.E.D.s.
- Colors: Tenant's choice, pending Landlord approval.
- Font: Tenant's choice, pending Landlord approval.



SAMPLE IN-LINE SHOP ELEVATION WITH SIGN AGE

BCDEF32

**FOOTHILL
&
SPRUCE**

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:



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- Tree Removal DRC2015-000759,
- CUP DRC2015-000760.

Date: January 21, 2016

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

**IN-LINE TENANT
WALL SIGN**

W1

SIGN TYPE W2 ENDCAP TENANT WALL SIGN

- Quantity: Each endcap tenant business shall be allowed 1 storefront wall sign plus 1 wall sign on side or rear elevation, for a total maximum of 2 wall signs per tenant.
- Area: Maximum of 2 square feet of sign area per lineal foot of leasehold frontage, not to exceed 150 square feet of sign area per establishment. Sign area to be computed by including the entire sign within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the signage.
- Content: Tenant name as it appears on Tenant's D.B.A., and optional logo.
- Width: Not to exceed 70% of tenant leasehold width.
- Height: Maximum capital letter height is 18 inches. Maximum logo height is 30 inches. Maximum overall (stacked) sign height is 42 inches, with a minimum of 1 1/2 inches between lines of copy.
- Construction: Two acceptable types of signage include (Option #1): 5-inch-deep individual standard pan aluminum channel letters / logo with acrylic faces, internally illuminated with L.E.D.s. and (Option #2): 3-inch-deep individual reverse pan aluminum channel letters / logo with clear polycarbonate backs, installed spaced off wall to allow L.E.D. halo illumination.
- Installation: Centered horizontally and vertically in available space or as appropriate for architectural conditions.
- Illumination: Internal L.E.D.s.
- Colors: Tenant's choice, pending Landlord approval.
- Font: Tenant's choice, pending Landlord approval.

**FOOTHILL
&
SPRUCE**

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:



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- CUP DRC2015-000760.

Date: January 21, 2016

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

**ENDCAP TENANT
WALL SIGNS**

W2

BCDEF33

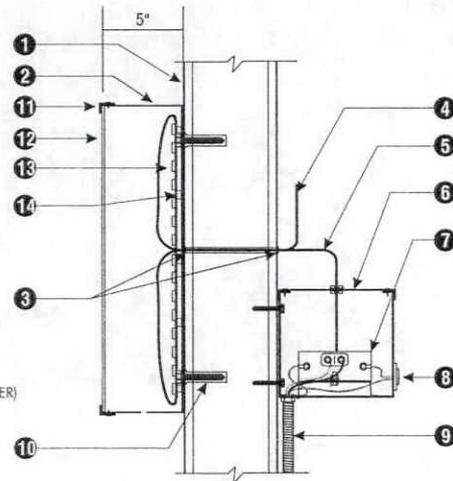


SAMPLE ENDCAP SHOP ELEVATION WITH SIGN AGE

OPTION #1 L.E.D. SIGN ATTACHMENT DETAIL

1. BUILDING WALL
2. ALUMINUM CHANNEL LETTER/LOGO WITH INTERIOR PAINTED WHITE. MIN. (2) 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OF LETTER/LOGO.
3. WATERTIGHT SILICONE SEALANT AT ENTRY AND EXIT POINTS.
4. LETTER-TO-LETTER JUMP
5. POWER SUPPLY OUTPUT LEAD OR EXTENDED LEAD USING APPROPRIATE UL.
6. L.E.D. ENCLOSURE.
7. L.E.D. POWER SUPPLY.
8. DISCONNECT SWITCH.
9. PRIMARY POWER.
10. ATTACH SIGN TO BUILDING WALL USING FASTENERS OF TYPE AND QUANTITY REQUIRED PER WALL CONDITION.
11. 1" TRIMCAP RETAINER (USE 3/4" FOR CHARACTERS 12 INCHES TALL AND UNDER)
12. ACRYLIC FACE
13. L.E.D. STRIP, CUT AS REQUIRED.
14. L.E.D. SPACER.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. Sign to be UL approved and labeled.

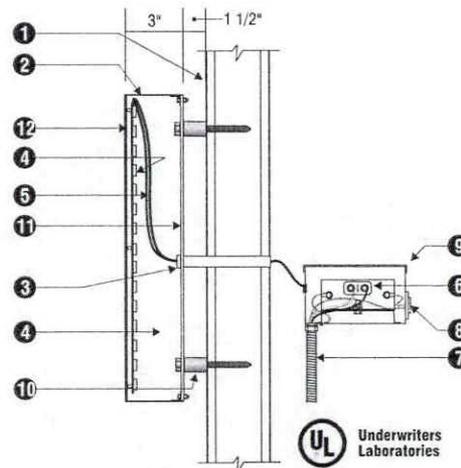


**FACE-LIT CHANNEL LETTER
INSTALLED FLUSH TO WALL**

**OPTION #2 L.E.D. SIGN ATTACHMENT DETAIL**

1. BUILDING WALL
2. REVERSE PAN ALUMINUM CHANNEL LETTER/LOGO WITH INTERIOR PAINTED WHITE MIN. (2) 1/4" DIA. WEEP HOLES REQ'D AT BOTTOM OF LETTER/LOGO.
3. UL LISTED 1/2" ELECTRICAL PASS THRU WITH ALL PENETRATIONS SEALED WATERTIGHT USING SILICONE
4. L.E.D. STRIPS, CUT AS REQUIRED
5. L.E.D. WIRING
6. UL RATED L.E.D. POWER SUPPLY
7. PRIMARY ELECTRICAL SOURCE
8. EMERGENCY DISCONNECT SWITCH
9. POWER SUPPLY HOUSING
10. STUD MOUNT DISTANCE SHOWN OFF FINISHED BUILDING SURFACE USING FASTENERS OF TYPE AND QUANTITY REQUIRED PER WALL CONDITION.
11. CLEAR LEXAN BACK LENSE
12. ALUMINUM FACE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



**HALO LIT CHANNEL LETTER OR LOGO
INSTALLED SPACED 1 1/2" OFF WALL**



FOOTHILL & SPRUCE

SIGN PROGRAM

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Rancho Cucamonga, CA 91730

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CUP DRC2015-000760.

Date: January 21, 2016

Scale: Not To Scale

IN-LINE TENANT & ENDCAP TENANT WALL SIGNS SECTION DETAILS

W1 W2

SIGN **M1 M2 M3** DOUBLE-FACED PROJECT AND TENANT I.D. MONUMENT SIGN

Quantity: 3 total.

Height: 8 feet.

Area: 24 square feet (3'-3" x 7'-4 1/2"), with an additional 8 square feet for project identification (1'-1" x 7'-4 1/2"). Area calculated does not include supports, framework or bracing that is clearly incidental to the display itself.

Construction: Monument sign, cornice, and base to be fabricated from aluminum with lightly textured paint finish. All copy (project and tenant identification) to be 1" thick clear push-thru acrylic faced with dark brown or duranodic bronze vinyl (exact color t.b.d.).

Illumination: Internal.

Tenant Copy: May consist of tenant name and optional logo. Maximum of 4 tenants. Minimum capital letter height is 8 inches.

FOOTHILL
&
SPRUCE

SIGN PROGRAM

E Foothill Blvd & Spruce Ave
Rancho Cucamonga, CA 91730

Prepared By:



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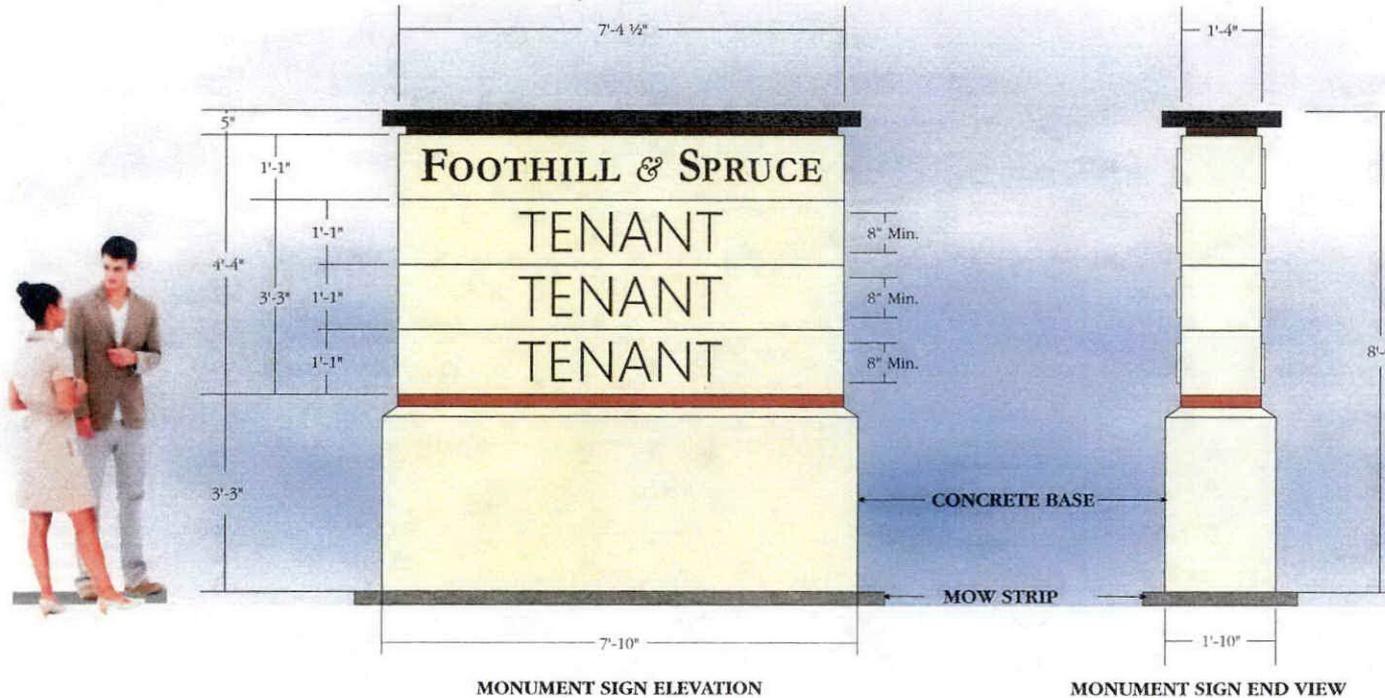
Date: January 21, 2016

Scale: 1/2"=1'-0"

DOUBLE-FACED
PROJECT AND
TENANT I.D.
MONUMENT SIGN



BCDEF35





THE CITY OF RANCHO CUCAMONGA

DESIGN REVIEW COMMITTEE **ACTION AGENDA**

January 19, 2016 - 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 X Francisco Oaxaca X
Candyce Burnett ___ Donald Granger X

Alternates: Ray Wimberly ___ Lou Munoz ___
Rich Macias ___

Additional Staff Present: Tom Grahn, Associate Planner and Nikki Cavazos, Assistant Planner

7:00 p.m.

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 DRC2015-00756 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for site plan and architectural review of two multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres located at the southwest corner of Foothill Boulevard and Spruce Avenue in the Industrial Park (IP) District; APN: 0208-353-14. Related files: Tentative Parcel Map SUBTPM19666, Conditional Use

*A. DRC2015-00756
Committee
recommended the
project be forwarded
to the Planning
Commission with the
changes discussed*



**DESIGN REVIEW COMMITTEE
ACTION AGENDA
January 19, 2016**

Permit DRC2015-00760, Uniform Sign Program DRC2015-00757, and Tree Removal Permit DRC2015-00759.

and with staff's review and approval.

B. UNIFORM SIGN PROGRAM DRC2015-00757 – I&D CONSULTING FOR COSTANZO INVESTMENTS, LLC: A request for the review of a uniform sign program in conjunction with the proposed site plan and architectural review of two multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres located at the southwest corner of Foothill Boulevard and Spruce Avenue in the Industrial Park (IP) District; APN: 0208-353-14. Related files: Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, and Tree Removal Permit DRC2015-00759.

B. DRC2015-00757 Committee recommended the project be forwarded to the Planning Commission with the changes discussed and with staff's review and approval.

C. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR HOMES - A Design Review for 11 lots within the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Tentative Tract Map SUBTT19968.

C. DRC2015-00589 The Committee did not approve the project and directed the applicant to revise the project.

D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19968 - GFR HOMES - A request to subdivide 5.0 acres into 11 lots in the Low (L) Residential District of the Etiwanda Specific Plan on the east side of East Avenue, south of the 210 Freeway, located at 6563 East Avenue; APN: 0227-071-17. Related Files: Design Review DRC2015-00589.

D. SUBTT19968 The Committee did not approve the project and directed the applicant to revise the project.

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.

8:23 p.m.



DESIGN REVIEW COMMITTEE
ACTION AGENDA

January 19, 2016

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 January 7, 2016 at least 72 hours prior to the meeting per Government Code Section 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga.

RESOLUTION NO. 16-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP SUBTPM19666, A REQUEST TO SUBDIVIDE A PARCEL OF 2.25 ACRES, INTO TWO (2) PARCELS, IN THE INDUSTRIAL PARK (IP) DISTRICT LOCATED AT THE SOUTHWEST CORNER OF FOOTHILL BOULEVARD AND SPRUCE AVENUE; APN: 0208-353-14.

A. Recitals.

1. I&D Consulting, for Costanzo Investments, LLC, filed an application for the approval of Tentative Parcel Map SUBTPM19666 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 24th day of February 2016, the Planning 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 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 24, 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 southwest corner of Foothill Boulevard and Spruce Avenue; and

b. The property has an area of about 98,191 square feet (2.25 acres) and is about 381 feet (east to west) by about 260 feet (north to south); and

c. The parcel is currently improved with a 12,335 square foot restaurant and its associated parking lot; and

d. The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings. The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel; and

e. The zoning of the property and all the properties to the south, east and west of the subject property is Industrial Park (IP) District and the zoning of the property to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC); and

f. The applicant proposes to construct two commercial buildings. Building one is proposed to be 9,168 square feet and building two is proposed to be 6,811 square feet; and

g. The application is for the subdivision of 2.25 acres of vacant land into 2 parcels for the purposes of developing two multi-tenant buildings totaling 15,979 square feet. Parcel 1 will be 1.22 acre in area and Parcel 2 will be 1.03 acre in area; and

h. The General Plan Land Use designation of the project site and the properties to the south and west is Industrial Park. The General Plan Land Use designation of the properties to the north and east is Community Commercial; and

i. The related Design Review DRC2015-00756 proposes two (2) multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District; and

j. The related Uniform Sign Program DRC2015-00757 proposes to establish a Uniform Sign Program in conjunction with the development of a two multi-tenant buildings totaling 15,979 square feet of building area; and

k. The related Conditional Use Permit DRC2015-00760 proposes to allow retail sales within one of the two (2) proposed multi-tenant buildings.

l. The related Tree Removal Permit DRC2015-00759 proposes the removal of 42 non-heritage trees and 8 heritage trees. The 50 trees will be replaced with a minimum of 79 trees with a minimum 24-inch box and 15-gallon size trees; and

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 design and layout of the subject tentative parcel map will be consistent with the General Plan and Development Code. The project site is being subdivided for the development of a commercial center which will be consistent with the proposed Industrial Park General Plan Land Use Designation and the Industrial Park (IP) District.

b. The site is physically suitable for the type of development proposed and the proposed buildings are proposed to cover only 16 percent of the site. The project site is well-suited for a commercial center as it is located on the southwest corner of Foothill Blvd and Spruce Avenue. The project includes one vehicle access point designed to accommodate the level of traffic proposed by the development.

c. The design of the subdivision is not likely to cause substantial environmental damage and avoidable injury to humans and wildlife or their habitat. Environmental studies were submitted and reviewed by staff. Staff concluded that there would not be any significant effect on the environment.

d. The tentative parcel map is not likely to cause serious public health problems. The proposed project is for the development of two buildings with retail and restaurant tenants which generally do not include the use of hazardous materials.

e. The design of the tentative parcels will not conflict with any easement acquired by the public at large, now of record, for access through or use of the property within the proposed subdivision. Access to the property will be from existing public streets and existing vehicular access points.

4. The Planning Department Staff has determined that the Tentative Parcel Map 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 15 exemption under State CEQA Guidelines Section 15315 which covers minor land divisions into 4 or fewer parcels. 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 in the attached standard conditions incorporated herein by this reference.

Planning Department

- 1) Approval is to subdivide a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14.
- 2) All applicable Conditions of Approval as contained in Resolution No. 16-10 approving DRC2015-00756 and Resolution No. 16-11 approving DRC2015-00760 shall apply.

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

APPROVED AND ADOPTED THIS 24TH 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 24th day of February 2016, by the following vote-to-wit:

PLANNING COMMISSION RESOLUTION NO. 16-09
TENTATIVE PARCEL MAP SUBTPM19666 - I&D CONSULTING FOR COSTANZO
INVESTMENTS, LLC
FEBRUARY 24, 2016
Page 4

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Conditions of Approval

Community Development Department

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. To comply with the Foothill Boulevard/Historic Route 66 Visual Improvement Plan, the applicant is required to install "Historic Post and Cable" along Foothill Boulevard. For further details and requirements, see the Foothill Boulevard/Historic Route 66 Visual Improvement Plan on the Planning website.
2. Two murals are proposed on the Foothill Boulevard elevations of each proposed building. The murals shall not be used for advertisement of any tenants or the commercial center itself. These murals shall be maintained in good conditions and may only display artwork.

Standard Conditions of Approval

3. 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.
4. 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.
5. 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.
6. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

7. 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.
8. This tentative tract map or 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.
9. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Development Code Section 17.80.050, 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.
10. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
11. 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.
12. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
13. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
14. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
15. All parking spaces shall be a minimum size of nine feet (9') by eighteen feet (18') with a required one foot (1') overhang and shall be free of obstructions such as columns or walls.
16. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
17. All future projects within the shopping center shall be designed to be compatible and consistent with the architectural program established.
18. Graffiti shall be removed within 72 hours.
19. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures.
20. Signs shall be conveniently posted for "no overnight parking" and for "employee parking only."

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

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Planning Department

Standard Conditions of Approval

21. 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.
22. The design of store fronts shall compliment the architectural program and shall have subtle variations subject to Design Review Committee approval prior to the issuance of Building Permits.
23. TRASH ENCLOSURE: Per section 17.48.050 (E) 3, trash enclosures shall be drawn per city standard drawings. Trash enclosures shall be designed to be architecturally integrated into the overall design of the project site.
24. 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.
25. 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.
26. 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.
27. 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.
28. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Department review and approval prior to the issuance of Building Permits.
29. 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.
30. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

31. 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.
32. 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.
33. 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.
34. 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.
35. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
36. 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.
37. 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.
38. Textured pavement shall be provided across circulation aisle, pedestrian walkway, and plaza. They shall be of brick/tile pavers, exposed aggregate, integral color concrete, or any combination thereof. Full samples shall be submitted for Planning Director review and approval prior to the issuance of Building Permits.

Engineering Services Department

Please be advised of the following Special Conditions

1. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

2. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. No driveway access to Foothill Boulevard.
3. Spruce Avenue frontage improvements to be in accordance with City "Modified Secondary" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. Modify traffic signal timing at Foothill/Spruce as required.
4. Replace damaged curvilinear sidewalks on both Foothill Boulevard and Spruce Avenue, to the satisfaction of the City Engineer.
5. Provide reciprocal access between both parcels and parcels to the west and south consistent with original Parcel Map 10444.
6. Verify existing access ramp for conformance to ADA requirements and to City Std. 102. Otherwise reconstruct access ramp to current City Std. 100-B and 102 and have a surface applied truncated dome detectable warning surface as supplied by ADA Solutions, Inc. or approved equal.
7. Developer shall receive transportation credit for fees paid by previous development.

Standard Conditions of Approval

8. Corner property line cutoffs shall be dedicated per City Standards.
9. 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.
10. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):
 - a. Transportation Fee
 - b. Police Impact Fee

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Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

11. Amount of parking spaces to be in accordance with Development Code Section 17.64 or an approved parking study.
12. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, whichever comes first.
13. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
14. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
15. 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.
16. 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.
17. The developer shall be responsible for the relocation of existing utilities as necessary.
18. 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.
19. 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

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Project Name: Parcel Map to subdivide lot into two parcels

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

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. 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.
4. 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 prior to the issuance of a grading permit.
5. 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. All dust control sign(s) shall be located outside of the public right of way.
6. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
7. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
8. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
9. Prior to issuance of a grading permit 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.
10. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
11. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.

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Grading Section

Standard Conditions of Approval

12. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Storm drain improvements shall be shown on the grading and drainage plan.
13. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
14. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.
15. Prior to issuance of a grading permit the final grading and drainage plan shall show existing topography a minimum of 100-feet south of the southerly project boundary.
16. This project shall comply with the accessibility requirements of the current adopted California Building Code.
17. Prior to issuance of a grading permit 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; 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment devices and best management practices (BMP) as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the approval of the Water Quality Management Plan. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

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Grading Section

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22. All roof drainage flowing to the public right of way (Spruce Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department. This shall be shown on both the grading and drainage plan and Engineering Services Department required plans.
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). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
26. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
27. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices, as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
28. 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.
29. 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.
30. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

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31. 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".
32. Prior to issuance of a grading permit, 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.

RESOLUTION NO. 16-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DESIGN REVIEW DRC2015-00756, A REQUEST FOR SITE PLAN AND ARCHITECTURAL REVIEW OF TWO (2) MULTI-TENANT BUILDINGS, WITH A COMBINED FLOOR AREA OF APPROXIMATELY 15,979 SQUARE FEET, ON A PARCEL OF 2.25 ACRES IN THE INDUSTRIAL PARK (IP) DISTRICT LOCATED AT THE SOUTHWEST CORNER OF FOOTHILL BOULEVARD AND SPRUCE AVENUE; APN: 0208-353-14.

A. Recitals.

1. I&D Consulting, for Costanzo Investments, LLC, filed an application for the approval of Design Review DRC2015-00756 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 24th 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 24, 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 southwest corner of Foothill Boulevard and Spruce Avenue; and

b. The property has an area of about 98,191 square feet (2.25 acres) and is about 381 feet (east to west) by about 260 feet (north to south); and

c. The parcel is currently improved with a 12,335 square foot restaurant and its associated parking lot; and

d. The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings. The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel; and

e. The zoning of the property and all the properties to the south, east and west of the subject property is Industrial Park (IP) District and the zoning of the property to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC); and

f. The applicant proposes to construct two commercial buildings. Building 1 is proposed to be 9,168 square feet in floor area and Building 2 is proposed to be 6,811 square feet in floor area; and

g. The proposed buildings will be of wood frame construction. The basic layout of the buildings will include four tenants in Building one including one retail tenant and three restaurant tenants. Building two will include three restaurant tenants. The primary (or long) axis for the building will be aligned west to east with the entrances to the buildings on the south side. The parking lot will be located to the south of the buildings; and

h. The parking requirement for the project, based on the proposed mix of retail and restaurant floor areas in the proposed buildings is 145 parking stalls; the project will have 145 parking stalls; and

i. The proposed buildings will have a combined floor area of 15,979 square feet and the project site has an area of approximately 98,191 square feet. The calculated FAR for the project will be approximately 16 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. The related Tentative Parcel Map SUBTPM19666 proposes the subdivision of a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District; and

k. The related Tree Removal Permit DRC2015-00759 proposes the removal of 42 non-heritage trees and 8 heritage trees. The 50 trees will be replaced with a minimum of 79 trees with a minimum 24 inch box and 15-gallon size trees; and

l. The related Uniform Sign Program DRC2015-00757 proposes to establish a Uniform Sign Program in conjunction with the development of a two multi-tenant buildings totaling 15,979 square feet of building area; and

m. The related Conditional Use Permit DRC2015-00760 proposes to allow retail sales within one of the two (2) proposed multi-tenant buildings.

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 two (2) multi-tenant buildings. 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 to the south, east and west is Industrial Park (IP) District. The zoning of the properties to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC).

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, 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 to the south, east and west is Industrial Park (IP) District. The zoning of the properties to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC).

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 5 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.

Planning Department

- 1) Approval is for the site plan and architectural review of two (2) multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14.
- 2) All applicable Conditions of Approval as contained in Resolution No. 16-09 approving SUBTPM19666, Resolution No. 16-11 approving DRC2015-00760, Resolution No. 16-12 approving DRC2015-00757, and Resolution No. 16-13 approving DRC2015-00759 shall apply.

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

APPROVED AND ADOPTED THIS 24TH DAY OF FEBRUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

PLANNING COMMISSION RESOLUTION NO. 16-10
DESIGN REVIEW DRC2015-00756 - I&D CONSULTING FOR COSTANZO INVESTMENTS,
LLC.
FEBRUARY 24, 2016
Page 4

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 24th 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 #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. To comply with the Foothill Boulevard/Historic Route 66 Visual Improvement Plan, the applicant is required to install "Historic Post and Cable" along Foothill Boulevard. For further details and requirements, see the Foothill Boulevard/Historic Route 66 Visual Improvement Plan on the Planning website.
2. Two murals are proposed on the Foothill Boulevard elevations of each proposed building. The murals shall not be used for advertisement of any tenants or the commercial center itself. These murals shall be maintained in good conditions and may only display artwork.

Standard Conditions of Approval

3. 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.
4. 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.
5. 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.
6. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760
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Location: 10877 FOOTHILL BLVD -
Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

7. 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.
8. This tentative tract map or 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.
9. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Development Code Section 17.80.050, 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.
10. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
11. 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.
12. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
13. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
14. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
15. All parking spaces shall be a minimum size of nine feet (9') by eighteen feet (18') with a required one foot (1') overhang and shall be free of obstructions such as columns or walls.
16. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
17. All future projects within the shopping center shall be designed to be compatible and consistent with the architectural program established.
18. Graffiti shall be removed within 72 hours.
19. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures.
20. Signs shall be conveniently posted for "no overnight parking" and for "employee parking only."

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

21. 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.
22. The design of store fronts shall compliment the architectural program and shall have subtle variations subject to Design Review Committee approval prior to the issuance of Building Permits.
23. TRASH ENCLOSURE: Per section 17.48.050 (E) 3, trash enclosures shall be drawn per city standard drawings. Trash enclosures shall be designed to be architecturally integrated into the overall design of the project site.
24. 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.
25. 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.
26. 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.
27. 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.
28. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Department review and approval prior to the issuance of Building Permits.
29. 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.
30. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

31. 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.
32. 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.
33. 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.
34. 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.
35. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
36. 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.
37. 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.

Engineering Services Department

Please be advised of the following Special Conditions

1. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).
2. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. No driveway access to Foothill Boulevard.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

3. Spruce Avenue frontage improvements to be in accordance with City "Modified Secondary" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. Modify traffic signal timing at Foothill/Spruce as required.
4. Replace damaged curvilinear sidewalks on both Foothill Boulevard and Spruce Avenue, to the satisfaction of the City Engineer.
5. Provide reciprocal access between both parcels and parcels to the west and south consistent with original Parcel Map 10444.
6. Verify existing access ramp for conformance to ADA requirements and to City Std. 102. Otherwise reconstruct access ramp to current City Std. 100-B and 102 and have a surface applied truncated dome detectable warning surface as supplied by ADA Solutions, Inc. or approved equal.
7. Developer shall receive transportation credit for fees paid by previous development.

Standard Conditions of Approval

8. Corner property line cutoffs shall be dedicated per City Standards.
9. 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.
10. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):
 - a. Transportation Fee
 - b. Police Impact Fee
11. Amount of parking spaces to be in accordance with Development Code Section 17.64 or an approved parking study.
12. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, whichever comes first.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

13. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
14. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
15. 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.
16. 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.
17. The developer shall be responsible for the relocation of existing utilities as necessary.
18. 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.
19. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

3. 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.
4. 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 prior to the issuance of a grading permit.
5. 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. All dust control sign(s) shall be located outside of the public right of way.
6. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
7. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
8. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
9. Prior to issuance of a grading permit 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.
10. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
11. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
12. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Storm drain improvements shall be shown on the grading and drainage plan.
13. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
14. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
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Grading Section

Standard Conditions of Approval

15. Prior to issuance of a grading permit the final grading and drainage plan shall show existing topography a minimum of 100-feet south of the southerly project boundary.
16. This project shall comply with the accessibility requirements of the current adopted California Building Code.
17. Prior to issuance of a grading permit 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; 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment devices and best management practices (BMP) as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the approval of the Water Quality Management Plan. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
22. All roof drainage flowing to the public right of way (Spruce Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department. This shall be shown on both the grading and drainage plan and Engineering Services Department required plans.
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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
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Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

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). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
26. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
27. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices, as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
28. 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.
29. 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.
30. 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.
31. 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".

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

32. Prior to issuance of a grading permit, 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.

RESOLUTION NO. 16-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. DRC2015-00760, A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW RETAIL SALES WITHIN ONE OF TWO (2) PROPOSED MULTI-TENANT BUILDINGS, WITH A COMBINED FLOOR AREA OF APPROXIMATELY 15,979 SQUARE FEET, ON A PARCEL OF 2.25 ACRES IN THE INDUSTRIAL PARK (IP) DISTRICT LOCATED AT THE SOUTHWEST CORNER OF FOOTHILL BOULEVARD AND SPRUCE AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0208-353-14.

A. Recitals.

1. I&D Consulting, for Costanzo Investments, LLC, filed an application for the approval of Conditional Use Permit DRC2015-00760 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 24th 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 24, 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 southwest corner of Foothill Boulevard and Spruce Avenue; and

b. The property has an area of about 98,191 square feet (2.25 acres) and is about 381 feet (east to west) by about 260 feet (north to south); and

c. The parcel is currently improved with a 12,335 square foot restaurant and its associated parking lot; and

d. The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings. The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel; and

e. The zoning of the property and all the properties to the south, east and west of the subject property is Industrial Park (IP) District and the zoning of the property to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC); and

f. The applicant proposes to construct two commercial buildings. Building 1 is proposed to be 9,168 square feet in floor area and Building 2 is proposed to be 6,811 square feet in floor area; and

g. The proposed buildings will be of wood frame construction. The basic layout of the buildings will include four tenants in Building one including one retail tenant and three restaurant tenants. Building two will include three restaurant tenants. The primary (or long) axis for the building will be aligned west to east with the entrances to the buildings on the south side. The parking lot will be located to the south of the buildings; and

h. The parking requirement for the project, based on the proposed mix of retail and restaurant floor areas in the proposed building, is 145 parking stalls; the project will have 145 parking stalls; and

i. The proposed buildings will have a combined floor area of 15,979 square feet and the project site has an area of approximately 98,191 square feet. The calculated FAR for the project will be approximately 16 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. The retail use is proposed within a tenant space of 4,000 square feet in Building 1; and

k. The retail use has not been specified at this time; and

l. The related Design Review DRC2015-00756 proposes two (2) multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District; and

m. The related Tentative Parcel Map SUBTPM19666 proposes the subdivision of a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District; and

n. The related Tree Removal Permit DRC2015-00759 proposes the removal of 42 non-heritage trees and 8 heritage trees. The 50 trees will be replaced with a minimum of 79 trees with a minimum 24 inch box and 15-gallon size trees; and

o. The related Uniform Sign Program DRC2015-00757 proposes to establish a Uniform Sign Program in conjunction with the development of a two multi-tenant buildings totaling 15,979 square feet of building area; and

p. The proposed project meets or exceeds all Development Code standards. As conditioned the retail use will meet all applicable Development Codes.

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 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 use will increase the retail options for the surrounding community; and

b. The proposed use, 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 use will be compatible with the neighboring land uses; and

c. The proposed use complies with each of the applicable provisions of the Development Code. The proposed use will comply with the performance standards described in the Development Code.

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 5 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.

Planning Department

- 1) Approval is for retail use within Building 1, one of two proposed multi-tenant buildings with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN: 0208-353-14.
- 2) All applicable Conditions of Approval as contained in Resolution No. 16-09 approving SUBTPM19666 and Resolution No.16-10 approving DRC2015-00756 shall apply.
- 3) The floor area of the retail use shall be limited to 4,000 square feet (maximum). Any expansion of, and/or modifications to, the floor area of the retail space shall require the submittal of an application to

modify this Conditional Use Permit for review and action by the Planning Director.

- 4) The retail use shall be located in Building 1 as shown in Exhibit D of the Staff Report. Relocation of the retail use to another tenant space within Building 1, or to Building 2, shall require the review and approval by the Planning Director and, if necessary, the submittal of an application to modify this Conditional Use Permit for review and action by the Planning Director.
- 5) The retail space shall be operated in conformance with all of the Performance Standards described in Section 17.66 of the Development Code.
- 6) All activities shall be conducted within the building.
- 7) Outdoor display and sales shall be in conformance with 17.60.030 of the Development Code.
- 8) At the time a business license is submitted to the City for a proposed retail establishment within the subject retail space, the Planning Department may require additional information to complete the review of the license. If it is determined by Planning Department Staff that the operating characteristics of the use (such as the type of product/merchandise available for sale, the hours of operation, or the parking demand) may impact the neighboring tenants within the commercial center and/or on adjacent properties, an application to modify the Conditional Use Permit will be required.

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

APPROVED AND ADOPTED THIS 24TH 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

PLANNING COMMISSION RESOLUTION NO. 16-11
CONDITIONAL USE PERMIT DRC2015-00760 - I&D CONSULTING FOR COSTANZO
INVESTMENTS, LLC.
FEBRUARY 24, 2016
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adopted by the Planning Commission of the City of Rancho Cucamonga, at a regular meeting of
the Planning Commission held on the 24th 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 #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. To comply with the Foothill Boulevard/Historic Route 66 Visual Improvement Plan, the applicant is required to install "Historic Post and Cable" along Foothill Boulevard. For further details and requirements, see the Foothill Boulevard/Historic Route 66 Visual Improvement Plan on the Planning website.
2. Two murals are proposed on the Foothill Boulevard elevations of each proposed building. The murals shall not be used for advertisement of any tenants or the commercial center itself. These murals shall be maintained in good conditions and may only display artwork.

Standard Conditions of Approval

3. 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.
4. 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.
5. 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.
6. 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.

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Planning Department

Standard Conditions of Approval

7. 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.
8. This tentative tract map or 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.
9. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Development Code Section 17.80.050, 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.
10. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
11. 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.
12. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
13. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
14. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
15. All parking spaces shall be a minimum size of nine feet (9') by eighteen feet (18') with a required one foot (1') overhang and shall be free of obstructions such as columns or walls.
16. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
17. All future projects within the shopping center shall be designed to be compatible and consistent with the architectural program established.
18. Graffiti shall be removed within 72 hours.
19. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures.
20. Signs shall be conveniently posted for "no overnight parking" and for "employee parking only."

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DRC2015-00760

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Planning Department

Standard Conditions of Approval

21. 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.
22. The design of store fronts shall compliment the architectural program and shall have subtle variations subject to Design Review Committee approval prior to the issuance of Building Permits.
23. TRASH ENCLOSURE: Per section 17.48.050 (E) 3, trash enclosures shall be drawn per city standard drawings. Trash enclosures shall be designed to be architecturally integrated into the overall design of the project site.
24. 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.
25. 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.
26. 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.
27. 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.
28. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Department review and approval prior to the issuance of Building Permits.
29. 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.
30. 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.

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Planning Department

Standard Conditions of Approval

31. 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.
32. 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.
33. 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.
34. 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.
35. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
36. 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.
37. 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.

Engineering Services Department

Please be advised of the following Special Conditions

1. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).
2. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. No driveway access to Foothill Boulevard.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

3. Spruce Avenue frontage improvements to be in accordance with City "Modified Secondary" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. Modify traffic signal timing at Foothill/Spruce as required.
4. Replace damaged curvilinear sidewalks on both Foothill Boulevard and Spruce Avenue, to the satisfaction of the City Engineer.
5. Provide reciprocal access between both parcels and parcels to the west and south consistent with original Parcel Map 10444.
6. Verify existing access ramp for conformance to ADA requirements and to City Std. 102. Otherwise reconstruct access ramp to current City Std. 100-B and 102 and have a surface applied truncated dome detectable warning surface as supplied by ADA Solutions, Inc. or approved equal.
7. Developer shall receive transportation credit for fees paid by previous development.

Standard Conditions of Approval

8. Corner property line cutoffs shall be dedicated per City Standards.
9. 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.
10. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):
 - a. Transportation Fee
 - b. Police Impact Fee
11. Amount of parking spaces to be in accordance with Development Code Section 17.64 or an approved parking study.
12. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, whichever comes first.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

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Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

13. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
14. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
15. 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.
16. 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.
17. The developer shall be responsible for the relocation of existing utilities as necessary.
18. 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.
19. 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.

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Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

3. 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.
4. 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 prior to the issuance of a grading permit.
5. 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. All dust control sign(s) shall be located outside of the public right of way.
6. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
7. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
8. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
9. Prior to issuance of a grading permit 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.
10. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
11. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
12. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Storm drain improvements shall be shown on the grading and drainage plan.
13. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
14. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.

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Grading Section

Standard Conditions of Approval

15. Prior to issuance of a grading permit the final grading and drainage plan shall show existing topography a minimum of 100-feet south of the southerly project boundary.
16. This project shall comply with the accessibility requirements of the current adopted California Building Code.
17. Prior to issuance of a grading permit 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; 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment devices and best management practices (BMP) as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the approval of the Water Quality Management Plan. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
22. All roof drainage flowing to the public right of way (Spruce Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department. This shall be shown on both the grading and drainage plan and Engineering Services Department required plans.
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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

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). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
26. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
27. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices, as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
28. 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.
29. 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.
30. 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.
31. 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".

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Grading Section

Standard Conditions of Approval

32. Prior to issuance of a grading permit, 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.

RESOLUTION NO. 16-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING UNIFORM SIGN PROGRAM DRC2015-00757, A REQUEST TO ESTABLISH A UNIFORM SIGN PROGRAM FOR TWO (2) PROPOSED MULTI-TENANT BUILDINGS, WITH A COMBINED FLOOR AREA OF APPROXIMATELY 15,979 SQUARE FEET, ON A PARCEL OF 2.25 ACRES IN THE INDUSTRIAL PARK (IP) DISTRICT LOCATED AT THE SOUTHWEST CORNER OF FOOTHILL BOULEVARD AND SPRUCE AVENUE; AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0208-353-14.

A. Recitals.

1. I & D Consulting, for Costanzo Investments, LLC, filed an application for the approval of Uniform Sign Program DRC2015-00757, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Development Review request is referred to as "the application."

2. On the 24th 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 meeting on February 24, 2016, including written and oral staff reports, this Commission hereby specifically finds as follows:

a. The application applies to a property generally located on the southwest corner of Foothill Boulevard and Spruce Avenue; and

b. The property has an area of about 98,191 square feet (2.25 acres) and is about 381 feet (east to west) by about 260 feet (north to south); and

c. The parcel is currently improved with a 12,335 square foot restaurant and its associated parking lot; and

d. The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings. The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel; and

e. The zoning of the property and all the properties to the south, east and west of the subject property is Industrial Park (IP) District and the zoning of the property to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC); and

f. The applicant proposes to establish a Uniform Sign Program (USP) for a proposed development of two multi-tenant commercial buildings totaling 15,979 square feet of building area; and

g. The Development Code, Section 17.74, requires that a Uniform Sign Program be established for all new multi-tenant shopping centers, office parks, and other multi-tenant, mixed-use, or otherwise integrated developments of three (3) or more separate tenants/uses that share buildings, public spaces, landscape, and/or parking facilities. The proposed USP contains provisions that regulate permanent building signage for each individual tenant as well as permanent monument signage for property identification. The USP allows for a maximum of one face-lit or halo-lit wall sign per elevation but in no instance will more than two wall signs be allowed. The size and height of the letters, and the number of wall signs allowed per tenant comply with the technical standards described in the Development Code and are consistent with other previously approved Uniform Sign Programs. The USP indicates that there will be a total of three property identification (monument) signs, one sign to be located along Spruce Avenue and the other signs to be located along Foothill Boulevard; and

h. These signs are typical for commercial buildings; and

i. The potential size, location, and placement of the signs will be integrated and compatible with the architecture of the buildings and the site; and

j. The related Design Review DRC2015-00756 proposes two (2) multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District; and

k. The related Tentative Parcel Map SUBTPM19666 proposes the subdivision of a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District; and

l. The related Tree Removal Permit DRC2015-00759 proposes the removal of 42 non-heritage trees and 8 heritage trees. The 50 trees will be replaced with a minimum of 79 trees with a minimum 24-inch box and 15-gallon size trees; and

m. The related Conditional Use Permit DRC2015-00760 proposes to allow retail sales within one of the two (2) proposed multi-tenant buildings.

3. Based upon the substantial evidence presented to this Commission during the above-referenced 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 Uniform Sign Program is consistent with the development standards for signs as provided in Chapter 17.74 (Sign Regulations for Private Property); and

b. The design, location, and scale of proposed signs for the integrated development are in keeping with the architectural character of the development.

4. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff reviewed environmental studies to determine the potential environmental effects of Tentative Parcel Map SUBTPM19666 and Development Review DRC2015-00756 – the primary development projects with which this Uniform Sign Program is associated. Based on these environmental studies, 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.

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.

Planning Department

- 1) Approval is for the establishment of a Uniform Sign Program in conjunction with the development of a two multi-tenant buildings totaling 15,979 square feet of building area; APN: 0208-353-14.
- 2) The applicant shall submit a final draft of the Uniform Sign Program for the City's records prior to issuance of Building Permits. All signs shall require review and approval of a separate Sign Permit application by the Planning Director prior to installation.
- 3) All applicable Conditions of Approval as contained in Resolution No. 16-09 approving SUBTPM19666, Resolution No. 16-10 approving DRC2015-00756, and Resolution No. 16-11 approving DRC2015-00760 shall apply.

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

APPROVED AND ADOPTED THIS 24TH DAY OF FEBRUARY 2016.

PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA

BY: _____
Ravenel Wimberly, Chairman

ATTEST: _____
Candyce Burnett, Secretary

I, Candyce Burnett, Secretary for 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 24th 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 #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. To comply with the Foothill Boulevard/Historic Route 66 Visual Improvement Plan, the applicant is required to install "Historic Post and Cable" along Foothill Boulevard. For further details and requirements, see the Foothill Boulevard/Historic Route 66 Visual Improvement Plan on the Planning website.
2. Two murals are proposed on the Foothill Boulevard elevations of each proposed building. The murals shall not be used for advertisement of any tenants or the commercial center itself. These murals shall be maintained in good conditions and may only display artwork.

Standard Conditions of Approval

3. 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.
4. 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.
5. 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.
6. 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.

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Planning Department

Standard Conditions of Approval

7. 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.
8. This tentative tract map or 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.
9. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Development Code Section 17.80.050, 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.
10. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
11. 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.
12. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
13. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
14. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
15. All parking spaces shall be a minimum size of nine feet (9') by eighteen feet (18') with a required one foot (1') overhang and shall be free of obstructions such as columns or walls.
16. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
17. All future projects within the shopping center shall be designed to be compatible and consistent with the architectural program established.
18. Graffiti shall be removed within 72 hours.
19. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures.
20. Signs shall be conveniently posted for "no overnight parking" and for "employee parking only."

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Planning Department

Standard Conditions of Approval

21. 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.
22. The design of store fronts shall compliment the architectural program and shall have subtle variations subject to Design Review Committee approval prior to the issuance of Building Permits.
23. TRASH ENCLOSURE: Per section 17.48.050 (E) 3, trash enclosures shall be drawn per city standard drawings. Trash enclosures shall be designed to be architecturally integrated into the overall design of the project site.
24. 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.
25. 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.
26. 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.
27. 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.
28. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Department review and approval prior to the issuance of Building Permits.
29. 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.
30. 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.

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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

31. 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.
32. 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.
33. 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.
34. 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.
35. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
36. 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.
37. 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.

Engineering Services Department

Please be advised of the following Special Conditions

1. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).
2. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. No driveway access to Foothill Boulevard.

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Engineering Services Department

Please be advised of the following Special Conditions

3. Spruce Avenue frontage improvements to be in accordance with City "Modified Secondary" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. Modify traffic signal timing at Foothill/Spruce as required.
4. Replace damaged curvilinear sidewalks on both Foothill Boulevard and Spruce Avenue, to the satisfaction of the City Engineer.
5. Provide reciprocal access between both parcels and parcels to the west and south consistent with original Parcel Map 10444.
6. Verify existing access ramp for conformance to ADA requirements and to City Std. 102. Otherwise reconstruct access ramp to current City Std. 100-B and 102 and have a surface applied truncated dome detectable warning surface as supplied by ADA Solutions, Inc. or approved equal.
7. Developer shall receive transportation credit for fees paid by previous development.

Standard Conditions of Approval

8. Corner property line cutoffs shall be dedicated per City Standards.
9. 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.
10. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):
 - a. Transportation Fee
 - b. Police Impact Fee
11. Amount of parking spaces to be in accordance with Development Code Section 17.64 or an approved parking study.
12. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, whichever comes first.

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Engineering Services Department

Standard Conditions of Approval

13. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
14. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
15. 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.
16. 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.
17. The developer shall be responsible for the relocation of existing utilities as necessary.
18. 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.
19. 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.

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Grading Section

Standard Conditions of Approval

3. 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.
4. 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 prior to the issuance of a grading permit.
5. 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. All dust control sign(s) shall be located outside of the public right of way.
6. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
7. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
8. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
9. Prior to issuance of a grading permit 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.
10. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
11. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
12. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Storm drain improvements shall be shown on the grading and drainage plan.
13. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
14. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.

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Grading Section

Standard Conditions of Approval

15. Prior to issuance of a grading permit the final grading and drainage plan shall show existing topography a minimum of 100-feet south of the southerly project boundary.
16. This project shall comply with the accessibility requirements of the current adopted California Building Code.
17. Prior to issuance of a grading permit 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; 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment devices and best management practices (BMP) as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the approval of the Water Quality Management Plan. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
22. All roof drainage flowing to the public right of way (Spruce Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department. This shall be shown on both the grading and drainage plan and Engineering Services Department required plans.
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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

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). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
26. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
27. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices, as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
28. 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.
29. 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.
30. 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.
31. 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".

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

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Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

32. Prior to issuance of a grading permit, 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.

RESOLUTION NO. 16-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING TREE REMOVAL PERMIT DRC2015-00759, A REQUEST FOR A TREE REMOVAL PERMIT TO REMOVE FIFTY (50) TREES TO ALLOW THE CONSTRUCTION OF TWO (2) MULTI-TENANT BUILDINGS (AND ASSOCIATED PARKING LOT IMPROVEMENTS) ON A PARCEL OF 2.25 ACRES IN THE INDUSTRIAL PARK (IP) DISTRICT LOCATED AT THE SOUTHWEST CORNER OF FOOTHILL BOULEVARD AND SPRUCE AVENUE; APN: 0208-353-14.

A. Recitals.

1. I&D Consulting, for Costanzo Investments, LLC, filed an application for the approval of Tree Removal Permit DRC2015-00759 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Tree Removal Permit request is referred to as "the application."

2. On the 24th day of February 2016 the Planning 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 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 24, 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 southwest corner of Foothill Boulevard and Spruce Avenue; and

b. The property has an area of about 98,191 square feet (2.25 acres) and is about 381 feet (east to west) by about 260 feet (north to south); and

c. The parcel is currently improved with a 12,335 square foot restaurant and its associated parking lot; and

d. The property is bound on the west and southwest by a commercial/office complex comprised of multiple buildings. The two buildings closest to the project site are occupied by Starbucks and Chipotle Mexican Grill. To the east, across Spruce Avenue, is Mimi's Cafe. To the north, across Foothill Boulevard, is a large shopping center (Terra Vista Town Center). To the south is a vacant parcel; and

e. The zoning of the property and all the properties to the south, east and west of the subject property is Industrial Park (IP) District and the zoning of the property to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC); and

f. The related Design Review application (DRC2015-00756) is a request to construct two commercial buildings. Building 1 is proposed to be 9,168 square feet in floor area and Building 2 is proposed to be 6,811 square feet in floor area; and

g. The trees are not designated as historically significant; and

h. The trees are not noted in any Specific Plan/Community Plan or condition of approval; and

i. There are sixty (60) trees located on the project site. However, only eight (8) 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 fifty-two (52) 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, however the applicant has proposed to maintain eight (8) of the non-heritage trees. The applicant is proposing to protect in-place two (2) of the existing heritage trees and remove the other six (6) heritage trees. An Arborist Report, prepared by Evan Sims, Certified Arborist, on October 12, 2015, indicates that although most of 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 65 trees are required for the project. The Landscape Plan indicates that 79 trees will be planted within the project site. The proposed trees will be a mix of 24-inch box and 15-gallon sizes; and

j. It is necessary to remove the trees in order to construct improvements which allow economic enjoyment of the property; and

k. There are a variety of existing healthy trees in the neighborhood; the removal does not affect the established character of the area and the property values; and

l. The trees cannot be preserved by pruning and proper maintenance or relocation rather than removal; and

m. The trees do not constitute a significant natural resource of the City; and

n. The related Design Review DRC2015-00756 proposes two (2) multi-tenant buildings, with a combined floor area of approximately 15,979 square feet, on a parcel of 2.25 acres in the Industrial Park (IP) District; and

o. The related Tentative Parcel Map SUBTPM19666 proposes the subdivision of a parcel of 2.25 acres, into two (2) parcels, in the Industrial Park (IP) District; and

p. The related Uniform Sign Program DRC2015-00757 proposes to establishment a Uniform Sign Program in conjunction with the development of a two multi-tenant buildings totaling 15,979 square feet of building area; and

q. The related Conditional Use Permit DRC2015-00760 proposes to allow retail sales within one of the two (2) proposed multi-tenant buildings.

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 two (2) multi-tenant buildings for commercial use. The underlying General Plan designation is Industrial Park.

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 to the north, south, east and west is Industrial Park (IP).

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, and the design and development standards and policies of the Planning Commission and the City 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 to the south, east and west is Industrial Park (IP) District. The zoning of the property to the north is Community Commercial (CC) District, Terra Vista Planned Community (TVPC).

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 5 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.

Planning Department

- 1) Approval is for a Tree Removal Permit to remove fifty (50) trees to allow the construction of two (2) multi-tenant buildings (and associated parking lot improvements) on a parcel of 2.25 acres in the Industrial Park (IP) District Located at the southwest corner of Foothill Boulevard and Spruce Avenue; APN:0208-353-14.
 - 2) All applicable Conditions of Approval as contained in Resolution No. 16-09 approving SUBTPM19666, Resolution No. 16-10 approving DRC2015-00756 and Resolution No. 16-11 approving DRC2015-00760 shall apply.
 - 3) Section 17.80.040 of the Rancho Cucamonga Municipal Code requires that all heritage trees be replaced on a one-for-one basis. The applicant shall plant 6 (six) replacement trees of not less than 15-gallon size. These trees are in addition to the trees along the perimeter of the project site, along the wall planes of the buildings, and within the parking lot as required by the Development Code.
 - 4) The replacement trees shall be planted on the same lot as the trees that are being removed.
 - 5) This permit shall be valid for a period of 90 days, unless an extension is requested in writing at least 14 days prior to the expiration date. Where this permit is associated with development, the effective date begins and the 90 days shall start from the date of final map recordation or building permit issuance, whichever comes first.
6. The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 24TH 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 24th day of February 2016, by the following vote-to-wit:

PLANNING COMMISSION RESOLUTION NO. 16-13
TREE REMOVAL DRC2015-00759 - I&D CONSULTING FOR COSTANZO INVESTMENTS,
LLC.
FEBRUARY 24, 2016
Page 5

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:



Conditions of Approval

Community Development Department

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Please be advised of the following Special Conditions

1. To comply with the Foothill Boulevard/Historic Route 66 Visual Improvement Plan, the applicant is required to install "Historic Post and Cable" along Foothill Boulevard. For further details and requirements, see the Foothill Boulevard/Historic Route 66 Visual Improvement Plan on the Planning website.
2. Two murals are proposed on the Foothill Boulevard elevations of each proposed building. The murals shall not be used for advertisement of any tenants or the commercial center itself. These murals shall be maintained in good conditions and may only display artwork.

Standard Conditions of Approval

3. 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.
4. 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.
5. 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.
6. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

7. 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.
8. This tentative tract map or 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.
9. Existing trees required to be preserved in place shall be protected with a construction barrier in accordance with the Development Code Section 17.80.050, 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.
10. Within parking lots, trees shall be planted at a rate of one 15-gallon tree for every three parking stalls.
11. 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.
12. All walls shall be provided with decorative treatment. If located in public maintenance areas, the design shall be coordinated with the Engineering Services Department.
13. Landscaping and irrigation shall be designed to conserve water through the principles of water efficient landscaping per Development Code Chapter 17.82.
14. All parking lot landscape islands shall have a minimum outside dimension of 6 feet.
15. All parking spaces shall be a minimum size of nine feet (9') by eighteen feet (18') with a required one foot (1') overhang and shall be free of obstructions such as columns or walls.
16. All parking spaces shall be double striped per City standards and all driveway aisles, entrances, and exits shall be striped per City standards.
17. All future projects within the shopping center shall be designed to be compatible and consistent with the architectural program established.
18. Graffiti shall be removed within 72 hours.
19. The lighting fixture design shall compliment the architectural program. It shall include the plaza area lighting fixtures, building lighting fixtures (exterior), and parking lot lighting fixtures.
20. Signs shall be conveniently posted for "no overnight parking" and for "employee parking only."

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

21. 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.
22. The design of store fronts shall compliment the architectural program and shall have subtle variations subject to Design Review Committee approval prior to the issuance of Building Permits.
23. TRASH ENCLOSURE: Per section 17.48.050 (E) 3, trash enclosures shall be drawn per city standard drawings. Trash enclosures shall be designed to be architecturally integrated into the overall design of the project site.
24. 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.
25. 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.
26. 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.
27. 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.
28. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Department review and approval prior to the issuance of Building Permits.
29. 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.
30. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

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Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
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ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Planning Department

Standard Conditions of Approval

31. 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.
32. 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.
33. 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.
34. 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.
35. The applicant shall comply with all Santa Ana Regional Water Quality Board and Federal EPA water requirements.
36. 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.
37. 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.

Engineering Services Department

Please be advised of the following Special Conditions

1. The Rancho Cucamonga Municipal Utility (RCMU) shall be the electrical service provider for this development. RCMU will handle the cost for all offsite infrastructure needed, including all of the trenching and cabling and a new transformer to service the buildings. The Developer will handle the costs to have SCE remove their services from the location including on-site substructures such all trenches, conduits (distribution and service conduits), and concrete products (pads, slab boxes, pull boxes and encasement).
2. Foothill Boulevard frontage improvements to be in accordance with City "Major Divided Arterial" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. No driveway access to Foothill Boulevard.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Please be advised of the following Special Conditions

3. Spruce Avenue frontage improvements to be in accordance with City "Modified Secondary" standards as required and including:
 - a. Protect or repair existing curb and gutter, street lights, signing and striping as required.
 - b. Modify traffic signal timing at Foothill/Spruce as required.
4. Replace damaged curvilinear sidewalks on both Foothill Boulevard and Spruce Avenue, to the satisfaction of the City Engineer.
5. Provide reciprocal access between both parcels and parcels to the west and south consistent with original Parcel Map 10444.
6. Verify existing access ramp for conformance to ADA requirements and to City Std. 102. Otherwise reconstruct access ramp to current City Std. 100-B and 102 and have a surface applied truncated dome detectable warning surface as supplied by ADA Solutions, Inc. or approved equal.
7. Developer shall receive transportation credit for fees paid by previous development.

Standard Conditions of Approval

8. Corner property line cutoffs shall be dedicated per City Standards.
9. 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.
10. The following impact fees shall be paid upon issuance of building permit (fees subject to change annually):
 - a. Transportation Fee
 - b. Police Impact Fee
11. Amount of parking spaces to be in accordance with Development Code Section 17.64 or an approved parking study.
12. Reciprocal access easements shall be provided ensuring access to all parcels by CC&Rs or by deeds and shall be recorded concurrently with the map or prior to the issuance of Building Permits, whichever comes first.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Engineering Services Department

Standard Conditions of Approval

13. Reciprocal parking agreements for all parcels and maintenance agreements ensuring joint maintenance of all common roads, drives, or parking areas shall be provided by CC & R's or deeds and shall be recorded prior to, or concurrent with, the final parcel map.
14. All existing easements lying within future rights-of-way shall be quit-claimed or delineated on the final map.
15. 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.
16. 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.
17. The developer shall be responsible for the relocation of existing utilities as necessary.
18. 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.
19. 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.

Project #: SUBTPM19666 DRC2015-00756, DRC2015-00757, DRC2015-00758, DRC2015-00759,
DRC2015-00760

Project Name: Parcel Map to subdivide lot into two parcels

Location: 10877 FOOTHILL BLVD -

Project Type: Tentative Parcel Map Conditional Use Permit, Design Review, Sign Permit Notice of
Filing, Tree Removal Permit, Uniform Sign Program

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT:

Grading Section

Standard Conditions of Approval

3. 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.
4. 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 prior to the issuance of a grading permit.
5. 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. All dust control sign(s) shall be located outside of the public right of way.
6. If a Rough Grading and Drainage Plan/Permit are submitted to the Building and Safety Official for review, the rough grading plan shall be a separate plan submittal and permit from Precise Grading and Drainage Plan/Permit.
7. 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. The report shall contain water surface profile gradient calculations for all storm drain pipes 12-inches and larger in diameter. All reports shall be wet signed and sealed by the Engineer of Record.
8. It shall be the responsibility of the applicant to acquire any required off-site drainage easements prior to the issuance of a grading permit.
9. Prior to issuance of a grading permit 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.
10. The Grading and Drainage Plan shall implement City Standards for on-site construction where possible, and shall provide details for all work not covered by City Standard Drawings.
11. Prior to issuance of a grading permit the grading plan shall show that all manufactured slopes shall be a minimum 2-foot offset from the public right of way, permitted line, or the adjacent private property. All slope offsets shall meet the requirements of the current adopted California Building Code.
12. Private sewer, water, and storm drain improvements will be designed per the, latest adopted California Plumbing Code. Storm drain improvements shall be shown on the grading and drainage plan.
13. Prior to issuance of a grading permit, the grading and drainage plan shall show the maximum parking stall gradient at 5 percent. Accessibility parking stall grades shall be constructed per the, current adopted California Building Code.
14. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City of Rancho Cucamonga requirements prior to issuance of a grading permit.

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15. Prior to issuance of a grading permit the final grading and drainage plan shall show existing topography a minimum of 100-feet south of the southerly project boundary.
16. This project shall comply with the accessibility requirements of the current adopted California Building Code.
17. Prior to issuance of a grading permit 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; 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) storm water treatment devices and best management practices (BMP).
20. Prior to approval of the Water Quality Management Plan (WQMP), the WQMP shall include a copy of the project Conditions of Approval.
21. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment devices and best management practices (BMP) as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the approval of the Water Quality Management Plan. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
22. All roof drainage flowing to the public right of way (Spruce Avenue) must drain under the sidewalk through a parkway culvert approved by the Engineering Department. This shall be shown on both the grading and drainage plan and Engineering Services Department required plans.
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.

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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). The WDID number shall also be shown on the WQMP Site and Drainage Plan document.
26. The land owner shall follow the inspection and maintenance requirements of the approved project specific Water Quality Management Plan and shall provide a copy of the inspection reports on a biennial basis to the City of Rancho Cucamonga Environmental Program Manager.
27. Reciprocal access easements for all parcels and maintenance agreements ensuring joint maintenance of all storm water quality structural/treatment best management practices (BMP) devices, as provided for in the project's Storm Water Quality Management Plan, shall be provided for by CC&R's or deeds and shall be recorded prior to the issuance a grading permit. Said CC&R's and/or deeds shall be included in the project site specific Storm Water Quality Management Plan (WQMP) document prior to approval of the WQMP document and recording of the Memorandum of Agreement of Storm Water Quality Management Plan.
28. 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.
29. 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.
30. 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.
31. 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".

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32. Prior to issuance of a grading permit, 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.

STAFF REPORT



PLANNING DEPARTMENT

DATE: February 24, 2016

TO: Chairman and Members of the Planning Commission

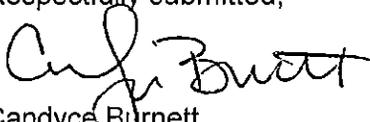
FROM: Candyce Burnett, Planning Director

BY: Mike Smith, Senior Planner
Tom Grahn, Associate Planner
Dominick Perez, Associate Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 - CITY OF RANCHO CUCAMONGA: An amendment to change the land use designations of multiple parcels at various locations within the City from their existing designations (which varies but includes, for example, General Commercial and Office Professional) to Mixed Use, and to correct, as necessary, existing tables and text in the General Plan that specify the uses and range of development required on various parcels in the City that are currently designated for Mixed Use development. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action.

RECOMMENDATION: Staff recommends this item be continued to the March 9, 2016 meeting date to allow time for additional specific research and development of the staff report and the related exhibits.

Respectfully submitted,



Candyce Burnett
Planning Director

CB:MS/TG/DP/ls