



THE CITY OF RANCHO CUCAMONGA

THE **MINUTES** 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 **7:02 P.M.**

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias A Fletcher X

Additional Staff Present: Candyce Burnett, Planning Director; Steven Flower, Assistant City Attorney; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner; Nikki Cavazos, Assistant Planner; Jason Welday, Traffic Engineer

II. PUBLIC COMMUNICATIONS

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

Comments are to be limited to five minutes per individual or less, as deemed necessary by the Chair, depending upon the number of individuals desiring to speak. All communications are to be addressed directly to the Historic Preservation Commission or Planning Commission, not to the members of the audience. This is a professional business meeting and courtesy and decorum are expected. Please refrain from any debate between audience and speaker, making loud noises, or engaging in any activity which might be disruptive to the decorum of the meeting.

None



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III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of minutes dated February 10, 2016

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

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



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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 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.

Nikki Cavazos, Assistant Planner, presented the staff report and gave a PowerPoint presentation (copy on file). She noted a change with respect to the Conditions of Approval that textured pavement shall be provided across the circulation aisle, pedestrian walkway and plaza, and be of brick/tile pavers, exposed aggregate and/or integral color concrete. She said this condition was left off some of the resolutions in error.

Chairman Wimberly asked if the Commission will be able to view the final renderings, color boards and material boards.

Ms. Cavazos produced the material boards that were presented at DRC and noted there were some revisions asked for but the Committee forwarded the project to the Planning Commission as it was presented to the Design Review Committee with the understanding revisions are needed.



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Chairman Wimberly asked for the design of the actual murals.

Ms. Cavazos said the murals are up to the applicant. It was noted that the art work in the murals cannot be an advertisement.

Chris Costanzo, the applicant, thanked staff and asked if there were any questions from the Commissioners.

Chairman Wimberly said the murals are going to be the applicant's design and should fit into the architecture of that area. He asked if any designs have been brought to staff.

Mr. Costanzo said only a discussion of what can be done and some ideas have occurred. He said they looked at examples from Orange County and Los Angeles areas of trendy shopping centers that have put up artwork and murals on sides of the buildings. Ideas vary from black and white to colorful typical/graphic artwork. He said the architects are working on sketches to be consistent with the building theme.

Commissioner Fletcher asked if it will be presented to Staff for review.

Ms. Cavazos said renderings will come back at plan check.

Candyce Burnett, Planning Director said there can be a Condition placed requiring staff's review.

Commissioner Fletcher asked about the anticipated restaurants.

Mr. Costanzo said The Habit wants more space and are excited to be part of the area. Café Rio will be placed in the building as well as Jersey Mike Subs and Tokyo Joe's Asian Fusion.

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

Commissioner Muñoz stated he is happy to see new product on that corner.

Commissioner Fletcher stated it is a good addition to the City, it is attractive and a good mix of tenants.

Vice Chairman Oaxaca stated it is an optimal use for the property, the color and materials used are an improvement and he is pleased.



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Chairman Wimberly stated this is a great mix for the location. He said it will enhance the area and draw attention to the location. He said he is pleased and wants to see the building murals for a final look.

Steven Flower, Assistant City Attorney provided language for a condition requiring the applicant to submit a mural design for review prior to the installation.

Mr. Costanzo agreed to both the Conditions of Approval re: decorative paving and to submitting a design for review prior to installation.

Moved by Muñoz, seconded by Fletcher, carried 4-0-1 (Macias absent) to adopt the resolutions approving Items B, C, D, E and F (Tentative Parcel Map SUBTPM19666, Design Review DRC2015-00756, Conditional Use Permit DRC2015-00760, Uniform Sign Program DRC2015-00757 and Tree Removal Permit DRC2015-00759) with the added condition to submit the mural designs for review prior to installation.

- 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.

Moved by Fletcher, seconded by Oaxaca, carried 4-0-1 (Macias absent) to continue Item G to a future date.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- H. INTER-AGENCY UPDATES

Commissioner Munoz gave the highlights of the League of California Cities Transportation, Communication & Public Works Policy Committee activities (documentation on file).

- I. COMMISSION ANNOUNCEMENTS

Commissioner Fletcher reported he attended the State of the City event along with



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Chairman Wimberly and Planning Director Candyce Burnett. Commissioner Fletcher stated the event was nice and complimented City staff, the City Manager, Chamber of Commerce and the sponsors who helped support the event.

VI. ADJOURNMENT

7:42 P.M.

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

TO ADDRESS THE PLANNING COMMISSION

The Planning Commission encourages free expression of all points of view. To allow all persons to speak, given the length of the agenda, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. To encourage all views and promote courtesy to others, the audience should refrain from clapping, booing or shouts of approval or disagreement from the audience.

The public may address the Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium located at the center of the staff table. State your name for the record and speak into the microphone. After speaking, please sign in on the clipboard located next to the speaker's podium. It is important to list your name, address and the agenda item letter your comments refer to. Comments are generally limited to 5 minutes per individual.

If you wish to speak concerning an item *not* on the agenda, you may do so under "Public Comments." There is opportunity to speak under this section prior to the end of the agenda.

Any handouts for the Planning Commission should be given to the Planning Commission Secretary for distribution to the Commissioners. A copy of any such materials should also be provided to the Secretary to be used for the official public record.

All requests for items to be placed on a Planning Commission agenda must be in writing. Requests for scheduling agenda items will be at the discretion of the Commission and the Planning Director.

AVAILABILITY OF STAFF REPORTS

Copies of the staff reports or other documentation to each agenda item are on file in the offices of the Planning



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Department, City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California 91730. These 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).

Please turn off all cellular phones and pagers while the meeting is in session.

Copies of the Planning Commission agendas, staff reports and minutes can be found at www.CityofRC.us.