



THE CITY OF RANCHO CUCAMONGA

THE **MINUTES** OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

MARCH 9, 2016 - 7:00 PM

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

I. CALL TO ORDER

Pledge of Allegiance **7:00 P.M.**

Roll Call

Chairman Wimberly X Vice Chairman Oaxaca X

Munoz X Macias X Fletcher X

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

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 24, 2016

Moved by Fletcher, seconded by Muñoz, carried 4-0-1 (Macias abstain)

- B. VACATION OF A PORTION OF 10115 24TH STREET, LOCATED EAST OF HERMOSA AVENUE (V-229) – HCH INVESTMENTS, LLC – APN: 0209-111-20. Related File: Minor Design Review DRC2014-00388.

Moved by Fletcher, seconded by Muñoz, carried 5-0

IV. PUBLIC HEARINGS/PLANNING COMMISSION

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

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19917 - SHAREEF AWAD - A request to subdivide 7.17 acres into 10 lots in the Very Low (VL) Residential District of the Etiwanda Specific Plan, located north of the 210 Freeway and east of East Avenue at the easterly extension of Wilshire Drive and Copley Drive; APN: 0226-102-30. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.

Tom Grahn, Associate Planner, presented a brief staff report and gave a PowerPoint presentation (copy on file), for continuance of Environmental Assessment and Tentative Tract Map SUBTT19917 in order to address new concerns re: The Mitigated Negative Declaration of environmental impacts.

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

Moved by Fletcher, seconded by Oaxaca, carried 5-0 to continue the item to an unspecified date.

- D. DESIGN REVIEW DRC2015-00402 – FULLMER CONSTRUCTION FOR FREWING DEVELOPMENT - A request for site plan and architectural review of a 45,797 square foot warehouse building on a 2.32 acre lot located on the west side of Pittsburgh Avenue and



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approximately 570 feet south of 6th Street in the Industrial Park (IP) District - APN: 0229-341-15. 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.

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

Chairman Wimberly asked what was done to resolve the issue with the outside eating area.

Ms. Cavazos said the outside eating area square footage meets all development standards.

Casey Jones, the applicant, thanked Ms. Cavazos and said she was very helpful and did a wonderful job.

Dan Coleman, representative of Cucamonga Christian Fellowship, said they are the adjoining property to the south and the developer worked with the church regarding their site plan to see what works best for them as well as the developer. He said the church is very happy with the application.

Commissioner Muñoz complimented staff and the applicant and said the design makes sense and the building fits like a glove.

Commissioner Fletcher said the design is consistent within the area and the building looks good.

Chairman Wimberly said the building is a perfect fit for the location. He applauded the applicant and the church for being able to work together.

Moved by Muñoz, seconded by Fletcher, carried 5-0 to adopt the Resolution approving Design Review DRC2015-00402.

- E. CONDITIONAL USE PERMIT DRC2015-00848 – ROYAL SPA – A request to operate a massage establishment within a 1,395 square foot tenant space located within Planning Area 10 of the Rancho Cucamonga Industrial Area Specific Plan at the northwest corner of Milliken Avenue and 7th Street at 9090 Milliken Avenue, Suite 130 – APN: 0209-272-28. 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 1 (CEQA Guidelines Section 15301) exemption, which covers existing facilities.

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



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Steven Flower, Assistant City Attorney, advised the Commissioners that there were three applicants associated with the business and because staff had not heard from them since the new facts came forth, he and staff felt it best to proceed and drop the application than to move it to a later date as it was scheduled to be heard this evening. He said he believed the applicants are still interested in the application although they do not appear to be present today and may not be present if we proceed to a later date.

Commissioner Fletcher asked which applicant contacted staff.

Mr. Perez said the applicant that originally submitted this application was Yuee He and had been communicating with staff by his translator Jean Jang.

Charlie Buquet with Consolidated Consulting said he works on behalf of Richard Dick and was present this evening to observe the proceedings. He said it sounds like staff had the proper communication. He said his understanding is the tenant has not been paying rent and the owner is suing for the legal possession of the property.

Commissioner Muñoz said he had a lot of concern with the Facts and Findings with respect to them not being met as required by the code. He said he approves of the denial.

Moved by Macias, seconded by Oaxaca, carried 5-0 to adopt the Resolution denying the application.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

F. COMMISSION ANNOUNCEMENTS

None

VI. ADJOURNMENT

7:30 P.M.

The Planning Commission immediately adjourned to the Rains Room to discuss Pre-Application Review DRC2015-00444 – Civic Design Group for Roger Wong.

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 March 3, 2016, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 10500 Civic Center Drive, Rancho Cucamonga.



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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 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.

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