



# THE CITY OF RANCHO CUCAMONGA

## THE REGULAR MEETINGS OF

## THE HISTORIC PRESERVATION COMMISSION

AND

## THE PLANNING COMMISSION

**APRIL 27, 2016 - 7:00 PM**

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

### I. CALL TO ORDER

Pledge of Allegiance

Roll Call

Chairman Wimberly \_\_\_ Vice Chairman Oaxaca \_\_\_

Munoz \_\_\_ Macias \_\_\_ Fletcher \_\_\_

### II. PUBLIC COMMUNICATIONS

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

*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.*



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

APRIL 27, 2016

Page 2

### III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of minutes dated April 13, 2016

### IV. SCHEDULED MATTERS/PLANNING COMMISSION

- B. ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN AMENDMENT DRC2015-00114 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.): A request to amend the 2010 General Plan of the City of Rancho Cucamonga by revising text, graphics, and exhibits within the General Plan, and change the land use designations of parcels that are currently developed with the Empire Lakes Golf Course, an existing, private golf course of 160 acres that is located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, from Open Space to Mixed Use, in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84 through -88, -89, -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: Development Code Amendment DRC2015-00115 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (EIR) (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations have been prepared for consideration by the Planning Commission and the City Council. The Planning Commission previously held and concluded a public hearing regarding this item on April 13, 2016, after which the Commission continued its deliberations to this meeting. This item will be forwarded to the City Council for final action.
- C. ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT DRC2015-00040 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.): A request to amend the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, to delete text, graphics, and exhibits relating to the Empire Lakes Golf Course, an existing private golf course of 160 acres that is located within the subject Specific Plan area, and insert text, graphics, and exhibits that will describe the design and technical standards/guidelines for a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84 through -88, -89, -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

APRIL 27, 2016

Page 3

and Development Code Amendment DRC2015-00115. An Environmental Impact Report (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations have been prepared for consideration by the Planning Commission and the City Council. The Planning Commission previously held and concluded a public hearing regarding this item on April 13, 2016, after which the Commission continued its deliberations to this meeting. This item will be forwarded to the City Council for final action.

- D. ENVIRONMENTAL IMPACT REPORT AND DEVELOPMENT CODE AMENDMENT DRC2015-00115 – SC RANCHO DEVELOPMENT CORP. (LEWIS OPERATING CORP.): A request to amend the Development Code of the City Rancho Cucamonga by revising text, graphics, and exhibits within the Development Code that applies to properties, including the Empire Lakes Golf Course, an existing, private golf course of 160 acres, within the Rancho Cucamonga Industrial Area Specific Plan (IASP) Subarea 18 Specific Plan, a Specific Plan that applies to properties located north of 4th Street, south of the BNSF/Metrolink rail line, west of Milliken Avenue, and east of Utica/Cleveland Avenues, and insert text and graphics in conjunction with a proposed mixed use, high density residential/commercial development that is proposed to replace the golf course; APNs: 0209-272-11, -15, -17, -20, -22 through -28, 0210-082-41, -49 through -52, 0210-082-61, -64, -65, -67 through -69, -71 through -74, -78, -79, -84 through -88, -89, -90, 0210-581-01 through -06, 0210-591-02 through -14, and 0210-623-66. Related files: General Plan Amendment DRC2015-00114 and Specific Plan Amendment DRC2015-00040. An Environmental Impact Report (SCH No. 20150410083), Mitigation Monitoring Reporting Program (MMRP), and Facts and Findings to support the Statement of Overriding Considerations have been prepared by the Planning Commission and the City Council. The Planning Commission previously held and concluded a public hearing regarding this item on April 13, 2016, after which the Commission continued its deliberations to this meeting. This item will be forwarded to the City Council for final action.

### V. 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.*

- E. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS DRC2016-00180 - GFR INVESTMENTS - A request to add a free standing garage, rear yard access driveway, perimeter walls, and remove an adjacent Eucalyptus windrow for the Ernst Muller House, associated with 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: Tentative Tract Map SUBTT19968, and Design Review DRC2015-00589. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

APRIL 27, 2016

Page 4

### VI. 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.*

- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19968 - GFR INVESTMENTS - 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 and Certificate of Appropriateness DRC2016-00180. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- G. ENVIRONMENTAL ASSESSMENT AND DESIGN REVIEW DRC2015-00589 – GFR INVESTMENTS - A Design Review for 10 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 and Certificate of Appropriateness DRC2016-00180. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration.
- H. CONDITIONAL USE PERMIT DRC2015-01149 - CARIYENIS WELLNESS - A request to operate a massage establishment within an existing 1,114 square foot tenant space within the General Industrial (GI) zoning district located at 9087 Arrow Route, Suite 100; APN: 020901219. 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.
- I. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT DRC2014-01132 - FOOTHILL & EAST, LLC - A request to eliminate Development Code Section 17.38.060 (H) (8) which requires the preservation of an existing grove of eucalyptus trees related to the development of a 193-unit multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities for a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. CONTINUANCE REQUESTED TO MAY 11, 2016.



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

APRIL 27, 2016

Page 5

- J. ENVIRONMENTAL ASSESSMENT AND ZONING MAP AMENDMENT DRC2014-01131-FOOTHILL & EAST, LLC - A request to change the zoning designation for 8.8 acres of land from Community Commercial (CC) to Mixed Use (MU) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. CONTINUANCE REQUESTED TO MAY 11, 2016.
- K. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT19945 - FOOTHILL & EAST, LLC - A request to subdivide 8.8 acres of land for residential condominium purposes related to the development of a 193-unit, multi-family mixed use development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.
- L. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT REVIEW DRC2014-01130 - FOOTHILL & EAST, LLC - A request for site plan and architectural review of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a site located on 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Minor Exception DRC2016-00169, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.
- M. ENVIRONMENTAL ASSESSMENT AND MINOR EXCEPTION DRC2016-00169 - FOOTHILL & EAST, LLC - A request to reduce the required parking by 44 spaces (52 spaces if 3,246 square feet of retail tenant space is developed) related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of



## HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

APRIL 27, 2016

Page 6

Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Development Review DRC2014-01130, Tentative Tract Map SUBTT19945, Tree Removal Permit DRC2014-01134 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016

- N. ENVIRONMENTAL ASSESSMENT AND TREE REMOVAL PERMIT DRC2014-01134 - Foothill & East, LLC - A request to remove approximately 184 trees related to the development of a 193-unit, multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site of 8.8 acres of land within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Uniform Sign Program DRC2015-00318. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.
- O. ENVIRONMENTAL ASSESSMENT AND UNIFORM SIGN PROGRAM DRC2015-00318 - Foothill & East, LLC - A request to review the Uniform Sign Program related to the development of a 193-unit multi-family residential development with the potential for 3,246 square feet of commercial space to support future mass transit opportunities on a project site within the Community Commercial (CC) Zoning District at the northwest corner of Foothill Boulevard and East Avenue; APNs: 1100-201-03, 04 and 07. Related Files: Development Code Amendment DRC2014-01132, Zoning Map Amendment DRC2014-01131, Tentative Tract Map SUBTT19945, Development Review DRC2014-01130, Minor Exception DRC2016-00169 and Tree Removal Permit DRC2014-01134. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED TO MAY 11, 2016.
- P. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2015-00887 – CITY OF RANCHO CUCAMONGA - An amendment to change the land use designations of multiple parcels within the City, generally located along Foothill Boulevard (near major street intersections with other streets such as East Avenue, Etiwanda Avenue, and Hermosa Avenue); in the vicinity of the intersection of Base Line Road and Amethyst Avenue; and at the southeast corner of the intersection of Etiwanda Avenue and Candlewood Street from their existing designations (which varies but includes, for example, General Commercial and Office) 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; APNs: 0207-211-05, 0207-211-42 through -46, 0208-101-17 through -20, 0208-632-46 through -50, 0208-321-24, 1077-621-20 through -27, 0208-353-01 through -03, 1100-031-06, -07; 1100-041-01 through -03, 1090-601-04, -06 through -08, 1090-601-20, and -21, 1100-161-01 through -03, 0229-311-



# HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA

APRIL 27, 2016

Page 7

14 and -15, 1100-191-04, and 1100-201-03, -04, -06, and -07. Staff has prepared a Negative Declaration of environmental impacts for consideration. This item will be forwarded to the City Council for final action. CONTINUANCE REQUESTED TO MAY 11, 2016.

## VII. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

- Q. INTER-AGENCY UPDATES
- R. COMMISSION ANNOUNCEMENTS

## VIII. 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 April 21, 2016, 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.



## **HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION AGENDA**

**APRIL 27, 2016**

Page 8

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 \$2,597 for all decisions of the Commission. (Fees are established and governed by the City Council).

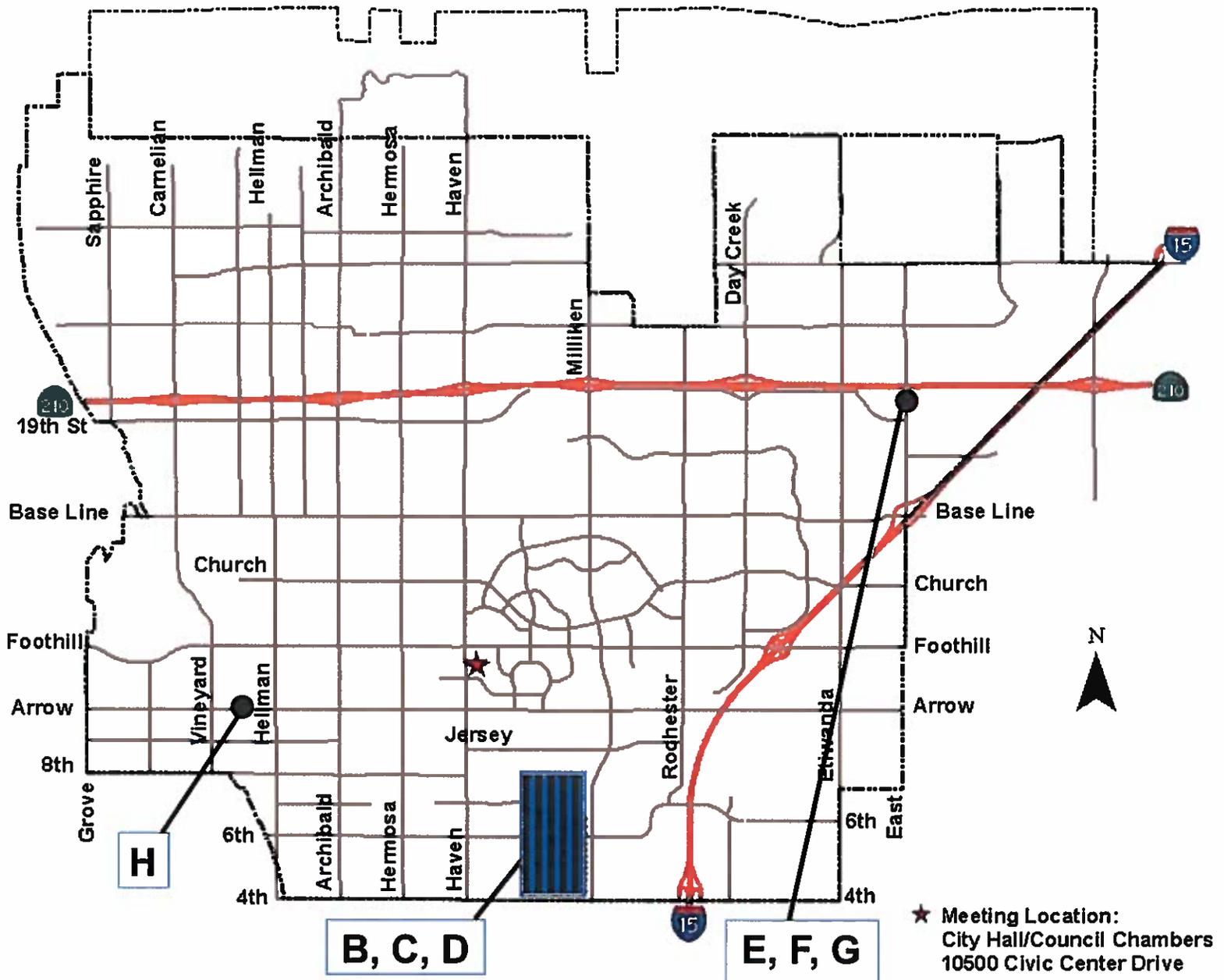
**Please turn off all cellular phones and pagers while the meeting is in session.**

**Copies of the Planning Commission agendas, staff reports and minutes can be found at [www.CityofRC.us](http://www.CityofRC.us).**

# Vicinity Map

## Planning Commission

### APRIL 27, 2016



Item B, C, D: SC RANCHO DEVELOPMENT CORP. (Lewis Operating Corp.)

Item E, F, G: DRC2016-00180—GFR INVESTMENTS

Item H: DRC2015-01149—CARIYENIS WELLNESS

NOTE: THIS MAP IS NOT INTENDED TO EXACTLY DEFINE THE PROJECT AREA—IT IS FOR GENERAL REFERENCE AND LOCATION ONLY.