



THE CITY OF RANCHO CUCAMONGA

THE REGULAR MEETING **MINUTES** OF

THE HISTORIC PRESERVATION COMMISSION

AND

THE PLANNING COMMISSION

APRIL 13, 2016 - 7:00 PM

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

I. CALL TO ORDER

Pledge of Allegiance **7:00 PM**

Roll Call

Chairman Wimberly X

Vice Chairman Oaxaca X

Munoz X

Macias X

Fletcher X

Additional Staff Present: Candyce Burnett, Planning Director; Jeff Bloom, Deputy City Manager/Economic and Community Development; Steven Flower, Assistant City Attorney; Dan James, Senior Civil Engineer; Lois Schrader, Planning Commission Secretary; Jennifer Palacios, Office Specialist II; Mike Smith, Senior Planner; Dat Tran, Assistant Planner; Rob Ball, Fire Marshall; Rebecca Fuller, Administrative Secretary; Jason Welday, Traffic Engineer, Craig Cruz, Associate Engineer; Brian Sandona, Associate Engineer; Trang Huynh, Building and Safety Services Director; Mike Frasure, Building Inspection Supervisor; Matthew Addington, Associate Engineer; Linda Daniels, Assistant City Manager; Linda Troyan, City Clerk Services Director; Michelle Perera, Library Director

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



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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.

Gary Gileno commented on various concerns regarding Mr. Lewis' participation in SCAG, and implied his receipt of paybacks in the form of government contracts to his company. He warned about aggressive government controls, non-representative voting and low voter turnouts, secret meetings of government officials and his desire to not have a hipster utopia.

Katie Tomkiewicz, Field Representative, introduced herself and stated she assists Assemblyman Marc Steinorth. She stated his interest in and assistance to the Planning Commission.

Chairman Wimberly gave opening remarks regarding decorum and the process of the business meeting.

It was noted for the record that Commissioner Oaxaca arrived at 7:03 PM.

III. CONSENT CALENDAR/HISTORIC PRESERVATION COMMISSION AND PLANNING COMMISSION

- A. Consideration of regular meeting minutes dated March 23, 2016
- B. Consideration of Workshop meeting minutes dated March 23, 2016

Moved by Munoz, seconded by Oaxaca, carried 5-0 to adopt the Consent Calendar.

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 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



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to support the Statement of Overriding Considerations has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

- D. 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 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 has been prepared for consideration by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.
- E. 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 has been prepared by the Planning Commission and the City Council. This item will be forwarded to the City Council for final action.

Mike Smith, Senior Planner, gave a PowerPoint presentation and the staff report (copy on file). Ended at 8:30.



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Randall Lewis of Lewis Companies thanked staff and noted the community-benefits of the project and concerns raised. He reported that he does serve on SCAG Executive Committee and he does not seek contracts from that association that he only is there to bring a business and housing perspective. He remarked that the proposed project is a benefit because of the Mixed Use development, retail, recreational opportunities, various public spaces, needed additional homes for sale as well as apartments. He said it would be a special place for Rancho Cucamonga that we can be proud of. He said his company was here before the community and they understand the housing market now and what is coming. He said they want to respond to the market that will be here in the future. He said they would not do if they did not think it would be successful. He listed the following benefits 1) the region is short of for-sale and rentals-there is a housing crisis; 2) project proposal is market driven (nothing to do with politics) it is being done by the private sector, and is not dictated; 3) distinct housing choices-they want to offer different alternatives; 4) target market is for – sale/\$300k-400K range, rentals/around \$1,500-2,500 month. He said this is mid-range for singles, young professionals, change in life status individuals, and offers single-level living for retirees; 5) Provides new retail, restaurants, shops and services; 6) Will bring short term jobs (construction) and permanent jobs/ retail, offices, property management; 7) Will house workers that employers want-they want a housing supply for their workers if they are thinking of relocating their businesses here. He said Lewis Companies was part of the Victoria Gardens development and that has been positive and transformational for Rancho Cucamonga; 8) The right location-near jobs within 1-2 miles puts housing where jobs are, close to transit, rail, and freeways. This development would be difficult to do in other parts of the city and is consistent with the General Plan-we studied it and it is good for the long term; and, 9) Healthy RC- he said this project is a real demonstration of the City principals.

He said with respect to the concerns about the project 1) Golf course was facing challenges of rising costs. He said nationally courses are closing-they are all struggling. We respect the owner's property rights/they chose to sell the golf course; 2) The course area is open space-but private and not paid for by the City and it represents a small percentage of the open space found in the City. He said there is additional property in northern part of the City that could be used; 3) Re: the term 'millennials' – he said they can't make a generalization about their desires as this may not appeal to all millennials-he said what they want is all over the map according to studies. He said his company finds out what they like and don't like here in Rancho Cucamonga because they give us feedback from the various existing communities in town. He said we think we know what they want. Older folks and professionals also will be here; 4) We are not trying to create an anti-car community-many say they are looking for alternatives and walk or take transit to work. This offers a choice in transportation and we want it to age over time; 5) The concern about overwhelming the schools is not true. These residents don't have many kids; 6) Re: water: CVWD (the water district) knows and has the capability to provide the water. He said using less water per household-will drive down those averages; 6) Re: concern about bankrupting the city-this project will provide funds, not bankrupt it; 7) Re: traffic and growth-growth is coming – we need to deal with it sensibly. We know there will be more traffic and we will try to minimize



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that. We should try to keep jobs and housing in close proximity for less travel overall; 8) Re: the type of housing-diverse housing stock in Rancho Cucamonga - nearly 2/3 have 1, 2, maybe 3 in a household. He said they are offering vision for future and this project is better for the City in the long run.

Bryan Goodman gave a PowerPoint presentation (copy on file), Jason Pack of Fehr & Peers (Traffic Consultant), Todd Lerner, Senior Principal of William Hezmalhalch Architects, and Michael Schrock of Urban Arena who showed a video (copy on file). Also in attendance from William Hezmalhalch Architects was Cathy Baranger, CGBP, LEED AP Principal.

Chairman Wimberly announced a 10 minute break at 9:32 p.m. The Commission reconvened at 9:43 p.m.

Chairman Wimberly opened the public hearing at 9:44 p.m.

Danny Pierce, a golfer, opposed changing the General Plan. He said the course is widely used and the open space in northwestern sector of the city is not widely used. He said two courses are needed and said they should keep the course and bring in a good manager.

Richard Dick left the Chambers before speaking.

Ed Lyon offered his support and said the proposal is exciting - it would make a new 'sense of place' and offer a great opportunity to keep professional talent here by providing housing they would like. He said he owns an engineering firm near the project site.

Tressy Capps said she wants to keep toll lanes out and that staff and the developer played dirty trick by staging a filibuster. She said Mr. Lewis is creating a region of renters and there is more than golf to be lost-she predicted the development will end up a slum. She said we like our cars and transit oriented development (TOD) does not work here.

Vincent Navarro said he is the General Manager of the Aquamar facility north of the site; they manufacture seafood. His concerns included traffic, nuisance of emissions, possible release of ammonia from his facility, noise from his facility, and it would have the potential to impede current and work in progress projects by Aquamar.

Mira Kirscitt said she wants to keep the golf course open space. She said there are 1-300 apartments available each month. She suggested the City/county purchase the land and maintain it and there are other places in town for this. She said many retail and offices are struggling and there is not a need for this development.

Jason Mak offered support stating it benefits everyone civically and economically. He said it is better to live and work here rather than in LA. He said he enjoyed the golf course but we will get beneficial amenities in return.



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Kim Earl opposed because of traffic/streets are already crowded, and water use she said she wants open space/City officials should listen to residents for what they want-we don't want 'pack-n-stack'. She stated she wished for more opportunity for public input-people are saying no.

Bill Rue, from Citrus Valley of Association of Realtors said there is a shortage of housing here-people and jobs are locating here. He said the I.E. is the fastest growing region for jobs-people want to be close to work, school and activities.

Tammy Tapia said the City officials have forgotten us – kids dreams are disappearing-they will not be able to afford a home and will suffer from higher crime & pollution.

Kathy Ponce said citizens have a right to say what they want in development and there are coalitions forming to take towns away from developers. Developers buy and pay for council members so how could they say no or oppose it.

Linnie Drolet said she is opposed for all the reasons previously stated.

Dominick Spezialy said the project is in conflict with the General Plan - open space is needed for a Healthy RC. He said we should protect open spaces and keep land uses in balance.

Erick Gavin said he is an Upland resident and he supports the plan. He said Upland is 95% built and the region has an affordable housing crisis. While these units are not necessarily affordable, it may be for move up folks freeing up less expensive units for others. He offered up an acronym 'BANANA' to sum up the attitude about this proposal -build absolutely nothing anywhere near anyone. He suggested this could benefit many more than current golfers.

Gary Guileano was called to speak because he submitted a speaker's car, but did not appear when called by the Chair.

Holly Bombard said she supports the project and stated she has lived here many years; it is a wonderful community.

Brittany Whiteman said she has lived here 30 years and always lived in Lewis Communities. She said renters are not 'slummers' and offered her support.

Brandon Groves said he is in support and is a renter and has lived here many years-he loves the sense of community and amenities. He said the project represents future residents of this community and also meets the needs of families. He said he has golfed many times and said the course is poorly managed – this is their own fault.



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Ken Bowas said he is a real estate broker. He said this is an incredible product and harmonizes with community; this City is the best planned city along with Mission Viejo and Irvine. He said there is an economic advantage for city-taxes and jobs/employers will want to be here. He offered his support.

Gary Price said Metrolink-ridership has fallen and costs are up; the rails systems raised fares 25% to stay solvent. He said all the platitudes are based on a false premise. He said the demographics of LA have changed and it is no longer the destination. He said the traffic information is not correct and all the consultants are smooth and slick-he opposed the project.

Jack Adams indicated a filibuster occurred and said he is opposed. He said these utopian ideas fail and no one will ride train to LA and kids can't afford this housing.

Stewart Schwartz was called to speak because he submitted a speaker's card, but did not appear when called by the Chair.

Jeff Rupp said he is in favor of the project and his children would like to live and stay here - they are excited about it. He said he takes the train to LA every day and his fare uses pretax dollars and the ridership is growing. He said we need more TOD communities.

Chris Johnson said he is in support – he is a young professional and the project has everything he wants. He said "the City needs more housing for young professionals like me."

Loree Masonis said she lives in Ontario at Vineyard and 4th Street and the area is getting very urbanized. She said this type of development is coming aggressively with a Utopian mindset and is part of a greater plan to change this country. She said LA needs this, not us.

Jeffrey Anderson said he is opposed.

Angie Churchwell said she is in support- as it will create diverse housing opportunities – it is exciting and beautiful.

Chairman Wimberly stated that those persons who had submitted speaker cards had been given an opportunity to speak, and asked if anyone else wished to speak on the matter. The Chair then asked again if there were any more comments and seeing and hearing none, closed the public hearing at 10:45 p.m. He then asked for Commissioner comments.

Vice Chairman Oaxaca thanked the public and the applicant. He said there are success factors for a transit oriented mixed use development he and he said he needs to hear more about how this project incorporates those. He said with respect to TOD, Metrolink ridership suffered during the economic crash, employment centers have changed or moved and bus



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service is very limited and not coordinated with the Metrolink scheduling. He said Metrolink is currently maxed out on the route he rides daily. 1) He said he would like to hear more about how the train will potentially affect its success; 2) Re: mixed use development and what experience this developer has had with this type of development; 3) phasing plan and what that looks like; 4) he said he wants to hear more about jobs and the housing balance - for example: the types of jobs/income within 3 miles; rental housing vs for sale homes etc.; 5) He has concern about the environmental clearance he said the un-mitigatable impacts fly in the face of the goals of what the project says it is-the undesirable outcomes need to be better addressed.

Commissioner Fletcher said he shares the concerns voiced by Commission Oaxaca. 1) Re: the mixed use tour –of those cities toured, he favored Santa Clarita – He said he thinks much of the presentation has merit but he has questions; 2) Re: meeting goals and protecting the community identity-he said he has a concern about what our identity is and we need to discuss that; 3) Re: workshops - he said there was a lack of communication with respect to the workshops with the Commission; 4) he asked if the 220,000 square feet of non-residential uses (Pages C,D,E of the agenda packet) includes flex units. He said this gives opportunities to the developer to fudge; 5) Re: joint use facility-he said it does not compensate for the loss of recreation; 6) Re: mitigation - it does not compensate for the loss of the golf course; 7) Re: the City and Commission has a right to determine what is developed there. He said it was in poor taste to publish comments prior to discussion of the merits; 8) Re: maintaining features-he asked if inflation for maintenance costs are built in; 9) Re: economic/fiscal impact study-he said the EIR did not really answer his question; he wanted them to look at alternate uses because other uses could have been proposed; 10) Re: appropriate land use-this is part of the City's Open Space 11) Re: Statement of Overriding Considerations – he said we can't mitigate significant impacts using the statement of overriding considerations; 12) Re: CFD's-will the City end up with uncovered expenses; and, 13) He said we already have TOD type development and he believes the TOD discussion is really about getting high density development and mixed use. He said the Commission only had 2 meetings and we were told not to make comments at the workshop. He said the agenda is over 1,245 pages long and this is not fair to commissioners to drop this on the Commission; there was very little opportunity to ask questions and he is upset and concerned about this process.

Commissioner Macias quoted the book of Ecclesiastes indicating fewer words would be more meaningful. He defended staff and noted that the Commission had 6 weeks to review the EIR and this project has not been "dropped on us." He said from reading the EIR, he knew there would be un-mitigatable impacts – there will be with this big of a project, it should be expected. He said he read the whole thing over the weekend and believed he had adequate time to review the materials. He said the golf course/privately held land is not doing well and it is beyond our jurisdiction to consider other management of the course. He said the EIR did its job and looked at viable and feasible alternatives. To propose other alternatives is not feasible. He said if we impose restrictions on housing, then we have no project and the EIR did assess that. He said he has a problem with the comments



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regarding the loss of open space. He said the total scheme of open space is based upon its availability for all people to use, not just golfers-He noted that the general public can't walk dogs, picnic or jog there, only the golfers can use it. He said its value as an Open Space resource is low. He said with respect to housing - we need all types of housing stock for all types of people and it is unrealistic to assume we or neighboring communities will remain unchanged. He said he came to the Inland Empire for affordable housing many years ago and it still exists today. With respect to density - no better place to accommodate this type of development in our city as it is not in the middle, it is on the perimeter. He said the market will adjust itself over time. With respect to the jobs/housing balance – we have a market based economy – the market is volatile, things change over time. With respect to the overriding considerations – a project this big will have them and CEQA provides for that. He said City officials have to weigh the benefits against the impacts... He said CEQA is supposed to be flexible; those impacts need to be looked at seriously but we have to be realistic. He said he has no problem with water supply, schools or traffic. He said the development will provide more benefits than the golf course.

Commissioner Munoz said these applications are doable and things change over time. He said the golf course is no longer viable and the owner wants out; Lewis Companies has a vision and they have seen it come to fruition. With respect to housing - we are lacking housing and if there was more housing/greater supply, young people could afford to live here. He said he read the EIR and concurred with Commissioner Macias with respect to the Statement of Overriding Considerations. He said it looks consistent, and need to deal with growth as a city. He said he has no problem with staff's recommendation and he would support the project.

Commissioner Fletcher added that he is not saying he would not support, he just felt he did not have enough opportunity to discuss it. He said these recommendations green light this—and he did not like how this came to us as he wanted to provide more input. He said he had comments about mitigating the loss of the golf course as it was used over the years to attract businesses to the city. He said a mitigation could be to develop the rest of central park. He said he did like much of what he saw in this project.

Chairman Wimberly moved to continue the item until the April 27th meeting.

Steven Flower, Assistant City Attorney noted that the motion is appropriate if the majority wants to continue the item. He said the Public Hearing is closed but Commission discussion would continue to the next meeting. In response to Commissioner Macias, he stated that if anything new resulted from those discussions, the CEQA process is not jeopardized; that the environmental process is ongoing until the City Council certifies the EIR.

Moved by Wimberly, seconded by Oaxaca, carried 3-2 (Macias and Munoz voted no) to continue discussion of General Plan Amendment DRC2015-00114, Specific Plan Amendment DRC2015-00040 and Development Code Amendment DRC2015-00115 to the



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regular meeting on April 27, 2016.

V. COMMISSION BUSINESS/HISTORIC PRESERVATION AND PLANNING COMMISSION

F. INTER-AGENCY UPDATES

Commissioner Munoz reported that because of the late hour he would present his updates at a later time.

G. COMMISSION ANNOUNCEMENTS

None

VI. ADJOURNMENT

11:44 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 April 7, 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



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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 \$2,597 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.