



# THE CITY OF RANCHO CUCAMONGA

## THE *MINUTES* OF

### THE HISTORIC PRESERVATION COMMISSION

AND

### THE PLANNING COMMISSION

**JUNE 10, 2015 - 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 Howdysell X Fletcher X

*Additional Staff Present: Candyce Burnett, Planning Director; Steven Flower, Assistant City Attorney; Betty Miller, Associate Engineer; Lois Schrader, Planning Commission Secretary; Mike Smith, Associate 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*

*PC 4-13-16*

**EXHIBIT Q**



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

- A. Consideration to adopt minutes dated May 27, 2015

*Moved by Munoz, seconded by Howdyshell, carried 5-0 to adopt the minutes of May 27, 2015*

### IV. SCHEDULED MATTERS/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. PUBLIC SCOPING MEETING FOR ENVIRONMENTAL IMPACT REPORT (EIR) FOR GENERAL PLAN AMENDMENT DRC2015-00114, SPECIFIC PLAN AMENDMENT DRC2015-00040, ZONING MAP AMENDMENT DRC2015-00115, AND DEVELOPMENT AGREEMENT DRC2015-00118 – LEWIS OPERATING CORP: An opportunity for the Planning Commission to receive public testimony pertaining to the environmental issues to be addressed in an Environmental Impact Report (EIR) for a proposal to amend the IASP Subarea 18 (Empire Lakes) Specific Plan to establish a mixed use development at the Empire Lakes Golf Course property located north of 4<sup>th</sup> Street, west of Milliken Avenue, east of Cleveland Avenue, and south of 8<sup>th</sup> Street and the Metrolink rail line.

*Mike Smith, Associate Planner, gave the staff report and the PowerPoint Presentation (copy on file).*

*Tom Reiner, said he submitted two letters. He said his concern is the impact to recreation – He asked-what is the impact with the removal of the golf course; what type and to what groups is the impact; Students? Families? He asked what the mitigations might be. He said many instructional clinics occur regularly there with 5-10 students at a time.*

*Gary Price, a longtime resident said he plays the course once a week. He said interscholastic tournaments are held there as well as practices. He said the City is becoming over built with high density housing, bringing an increase in crime and traffic. He said apartments bring impacts and costs for local infrastructure, services, water usage, utilities, sewers, police, fire and schools. He said the golf course could be revamped to be more water wise and open space preserved. He added that it is a timeless sport whereby they teach young 6-year olds and 85-year olds are still playing. It adds value to the community because not everyone can play soccer or tennis.*



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*Leatha Elsdon sent a letter to Mr. Smith which is included with the staff report. She said all 4 high schools use the facility for practice and tournaments; it is one of the last courses in the area; golf is a game that can be played into throughout one's lifetime.*

*Frank Franiv said he is a volunteer at the golf course. He said they have 100 golfers per day, 36,000 per year using it for recreation.*

*Jeffrey Anderson, a resident of 39 years, a business owner, and former golf professional said Empire lakes is a jewel. He helps the high school golf team. He said the facility has been chosen for its status and quality; it is an opportunity for recreation.*

*Seeing and hearing no further public comment, Chairman Wimberly closed the public hearing.*

*Steven Flower, Assistant City Attorney, said this is step 2, the Initial study was step 1. He said the EIR will be drafted, revised and put out for public comment, then public hearings will occur here and with the City Council. He said there will be ample time and opportunity to respond as it moves forward.*

*Chairman Wimberly then asked the Commissioners for their comments.*

*Commissioner Fletcher said he would like the EIR to comment on how the golf course serves our community within the master plan and with respect to Healthy RC; analyze the loss of the course and talk about how the new development of high density residential is a better use than the existing use. He said he wants to be confident that the new use is the higher use for our community. He said it should evaluate both positive and negative economic effects on the City in terms of supporting the new development. He said he wants to see a master plan of what will be built and a schedule for each segment. He said the retail portion is often not built for a long time. He asked if the initial developer plans on building the entire property. He asked for analysis on how the development would negatively affect our residents and serve our existing residents (traffic, pollution, services). He asked for analysis regarding the City's existing open space and the types and percent of reduction from the loss of the golf course. He said they should look at the existing open space with respect to the General Plan. He said the golf course has a different use than the other parks and we should have a balance in the community. He said it needs to be compelling that the change in the land use will be better than what we have now.*

*Commissioner Howdyshell referred to Healthy RC with respect to recreation. She asked how and what recreation is the option if the course is lost. She said golf provides a sport and noted it is not a private (club) course. She said she does not want to see it lost and she sees it as a lifetime sport for many. She said she wants to see the highest and best use of the land.*



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*Commissioner Munoz concurred with Commissioners Howdyshell and Fletcher; He said the study should talk about alternatives and see if we can keep some of the course. He reiterated that this is just step 2 and there is a long way to go.*

*Vice Chairman Oaxaca agreed with Commissioner Munoz as the document is light on alternatives. He said he would expect more analysis for alternatives-what needs could those alternatives fulfill. He said 4000 units could have significant impacts to the City's infrastructure. He said he would like more opportunities for more community input such as a workshop with larger, detailed renderings.*

*Chairman Wimberly agreed with all the other Commissioners and asked for the alternatives and the analysis should explain what we are trying to solve. He said he is hoping for more expansive analysis.*

*The Secretary received and filed the comments to be incorporated into the development of the EIR.*

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

### C. INTER-AGENCY UPDATES

*None*

### D. COMMISSION ANNOUNCEMENTS

*None*

## VI. ADJOURNMENT

*7:48 PM*

*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 June 4, 2015, 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.



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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 \$2,533 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).**