



THE CITY OF RANCHO CUCAMONGA

PLANNING COMMISSION AGENDA

FEBRUARY 24, 2010 - 7:00 PM

Rancho Cucamonga Civic Center
Council Chambers
10500 Civic Center Drive
Rancho Cucamonga, California

I. CALL TO ORDER

Roll Call

Chairman Fletcher ___ Vice Chairman Munoz ___

Oaxaca ___ Howdyshell ___ Wimberly ___

II. ANNOUNCEMENTS

III. APPROVAL OF MINUTES

February 10, 2010 Regular Meeting Minutes

IV. PUBLIC HEARINGS

The following items are public hearings in which concerned individuals may voice their opinion of the related project. Please wait to be recognized by the Chairman and address the Commission by stating your name and address. All such opinions shall be limited to 5 minutes per individual for each project. Please sign in after speaking.

- A. GENERAL PLAN AMENDMENT DRC2009-00716 - CITY OF RANCHO CUCAMONGA - A request by Ralph and Maxine Strane to change the General Plan land use designation from Neighborhood Commercial (NC) to Low Residential (2 to 4 dwelling units per acre) for approximately 0.58 acre of land, located at 7403 Archibald Avenue - APN: 1077-011-43. The project will permit less density and the effect will allow no more intense use of the property than is already being used, and since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the proposal is exempt from the



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California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) - Review for Exemption. This item will be forwarded to the City Council for final action. Related File: Development District Amendment DRC2009-00717.

- B. DEVELOPMENT DISTRICT AMENDMENT DRC2009-00717 - CITY OF RANCHO CUCAMONGA - A request by Ralph and Maxine Strane to change the Development District map from Neighborhood Commercial (NC) to Low Residential (2-4 dwelling units per acre) for approximately 0.58 acre of land, located at 7403 Archibald Avenue - APN: 1077-011-43. The project will permit less density and the effect will allow no more intense use of the property than is already being used, and since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the proposal is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) - Review for Exemption. Related File: General Plan Amendment DRC2009-00716. This item will be forwarded to the City Council for final action.
- C. DEVELOPMENT DESIGN REVIEW DRC2009-00880 - LEWIS DEVELOPMENT CORPORATION - A proposal to remodel the exterior of Buildings A through K (Buildings L through N are not a part) and install new landscaping at an existing shopping center in the Neighborhood Commercial (NC) District, Terra Vista Community Plan (TVCP) located at the northeast corner of Haven Avenue and Base Line Road - APNs: 1076-481-25 through -35. Staff has determined that the project is categorically exempt from CEQA review and qualifies as a Class 1 exemption under State CEQA Guidelines Section 15301 - Existing Facilities. CONTINUANCE REQUESTED
- D. TENTATIVE PARCEL MAP SUBTPM 19087 - CITY OF RANCHO CUCAMONGA - A two lot parcel map to create a 1.9 - acre parcel from an existing 40 - acre parcel to provide a site for the North End Public Safety Facility (new 15,639 square foot Police Department substation), located at the southwest corner of Milliken Avenue and Grizzly Drive - APN: 0201-191-27. Related File: Development/Design Review DRC2008-00481. Staff has found the project to be within the scope of the project covered by a prior Mitigated Negative Declaration (State Clearinghouse 2007121114 certified by the San Bernardino County Flood Control District on January 6, 2010) and does not raise or create new environmental impacts not already considered in that environmental document.
- E. DEVELOPMENT DESIGN REVIEW DRC2008-00481 - CITY OF RANCHO



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CUCAMONGA - Development Design Review of building elevations and detailed Site Plan for the North End Public Safety Facility (new 15,639 square foot Police Department substation) on a 1.9 - acre site located at the southwest corner of Milliken Avenue and Grizzly Drive - APN: 0201-191-27. Related File: SUBTPM19087. Staff has found the project to be within the scope of the project covered by a prior Mitigated Negative Declaration (State Clearinghouse 2007121114 certified by the San Bernardino County Flood Control District on January 6, 2010) and does not raise or create new environmental impacts not already considered in that environmental document.

- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP SUBTT18744 - FB Holdings, LLC - A request to subdivide 8.85 gross acres of land into 30 single-family lots in the Low Residential District (2 to 4 dwelling units per acre) of the Etiwanda North Specific Plan, located on the north side of the SR-210 Freeway west bound off ramp at Day Creek Boulevard, and the west side of Stable Falls Avenue - APN: 0225-161-19, 32, 33, and 34. Related File: Variance DRC2009-00029. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. CONTINUANCE REQUESTED (READVERTISE)
- G. VARIANCE DRC2009-00029 - FB Holdings, LLC - A request to allow combination retaining and freestanding wall heights up to 24.5 feet to reduce freeway traffic noise related to the proposed development of 30 single-family lots within the Low Residential District (2 to 4 dwelling units per acre), located on the north side of the SR-210 Freeway west bound off ramp at Day Creek Boulevard, and the west side of Stable Falls Avenue - APN: 0225-161-19, 32, 33, and 34. Related File: Tentative Tract Map SUBTT18744. CONTINUANCE REQUESTED (READVERTISE)
- H. REVIEW OF CONDITIONAL USE PERMIT DRC2007-00283R - EL LOCO CANTINA & GRILL - A public hearing to examine the business operation to ensure that it is being operated in a manner consistent with the conditions of approval or in a manner which is not detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity. The Planning Commission will consider revocation or modification of the approved Conditional Use Permit. Located within the Industrial Park District (Subarea 7), in the Masi Plaza at 11815 Foothill Boulevard - APN: 0229-011-38. Related file: Entertainment Permit DRC2007-00284. Continued from January 13 and February 10, 2010.
- I. REVIEW OF ENTERTAINMENT PERMIT DRC2007-00284R - EL LOCO



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CANTINA & GRILL - A public hearing to examine the business operation to ensure that it is being operated in a manner consistent with the conditions of approval or in a manner which is not detrimental to the public health, safety, or welfare or materially injurious to properties in the vicinity. The Planning Commission will consider revocation or modification of the approved and Entertainment Permit that allows live nightly entertainment and dancing within an existing restaurant. Located within the Industrial Park District (Subarea 7), in the Masi Plaza at 11815 Foothill Boulevard - APN: 0229-011-38. Continued from January 13 and February 10, 2010.

V. OLD BUSINESS

- J. SELECTION OF ALTERNATE FOR THE TRAILS ADVISORY COMMITTEE (TAC)

VI. PUBLIC COMMENTS

This is the time and place for the general public to address the commission. Items to be discussed here are those that do not already appear on this agenda.

VII. COMMISSION BUSINESS/COMMENTS

VIII. ADJOURNMENT

The Planning Commission has adopted Administrative Regulations that set an 11:00 p.m. adjournment time. If items go beyond that time, they shall be heard only with the consent of the Commission.

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, 2010, 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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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.

All requests for items to be placed on a Planning Commission agenda must be in writing. The deadline for submitting these items is 6:00 p.m. Tuesday, one week prior to the meeting. The Planning Commission Secretary receives all such items.

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 \$2,124 for maps and \$2,231 for all other decisions of the Commission. (Fees are established and governed by the City Council).



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Please turn off all cellular phones and pagers while the meeting is in session. Copies of the Planning Commission agendas and minutes can be found at <http://www.ci.rancho-cucamonga.ca.us>