



**Historic Preservation Commission
and
Planning Commission
Meeting Agenda**

Rancho Cucamonga Civic Center
COUNCIL CHAMBERS
July 08, 2026
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
6:00 PM



A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL: Chairman Boling
Vice Chairman Dopp
Commissioner Morales
Commissioner Diaz
Commissioner Cooke

B. PUBLIC COMMUNICATIONS

This is the time and place for the general public to address the Planning/Historic Commission (“Planning Commission”) on any Consent Calendar item or any item not listed on the agenda that is within the Commission’s subject matter jurisdiction. The Planning Commission may not discuss any issue not included on the agenda, but may set the matter for discussion during a subsequent meeting.

C. CONSENT CALENDAR

C1. Consideration to adopt Regular Meeting Minutes of June 24, 2026.

D. PUBLIC HEARINGS

D1. ENVIRONMENTAL ASSESSMENT, MASTER PLAN, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAP, DESIGN REVIEW, AND CONDITIONAL USE PERMIT – BTC III Arrow ROUTE CC LP – A request for development and operation of five buildings totaling 1,775,098 square feet within approximately 3,513,101 gross square feet in lot size on certain property bounded by Arrow Route to the north, BNSF/Metrolink Railway to the south, Yellow Wood Road/Juneberry Drive and industrial land uses to the east and west; APNs: 0229-121-35, 0229-131-19, 0229-121-33, 0229-121-34. An Environmental Impact Report (SCH No. 2023110033) was prepared for the project. (DRC2021-00485). (Continued from June 24, 2026)

D2. CONDITIONAL USE PERMIT – KIMLEY HORN ON BEHALF OF CLOVER RANCHO CUCAMONGA CORPORATION – A request to permit Wholesale and Distribution – Medium, Storage Warehouse, Manufacturing Light – Large, and E-Commerce Distribution/Fulfillment Center – Large uses at an existing 170,275 square foot industrial warehouse building that is currently occupied with a legal non-conforming Wholesale and Distribution use as well as a permitted Office use within the Neo-Industrial (NI) zone located at 11335 Jersey Boulevard; APN: 0229-111-50. This item is exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 Exemption under CEQA Section 15301 – Existing Facilities (DRC2025-00294)

D3. CONDITIONAL USE PERMIT – MEGHAN KARADIMOS – A request for a Conditional Use Permit to allow the continued operation of an existing Manufacturing, Light - Large use within an existing 220,712 – square-foot industrial structure, as well as allowing for the future use of the project site as E-Commerce Distribution; Distribution/Fulfillment Center, Large; Storage Warehouse; and/or Wholesale and Distribution – Medium within the Neo Industrial Zone, located at 8535 Oakwood Place (APN: 0209-481-01). This project is categorically exempt from the provisions of the California Environmental Quality Act under State CEQA Guidelines section 15301 – Existing Facilities. (DRC2025-00326)

D4. TIME EXTENSION – LIONS GATE PARTNERS, LLC - A request for a time extension of a previously approved Design Review (DRC2022-00354) for the construction of a multi-family development comprised of 138 residential units, which were reduced from 145 units under Design Review Modification DRC2026-00004, within the Corridor 1 (CO-1) Zone, located at the corner of Foothill Boulevard and Lion Street; APN: 0208-632-47. (Time Extension DRC2026-00153)

E. DIRECTOR ANNOUNCEMENTS

F. COMMISSION ANNOUNCEMENTS

G. ADJOURNMENT

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.



If you need special assistance or accommodations to participate in this meeting, please contact the City Clerk's office at (909) 477-2700. 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.

The public may address the Planning Commission on any agenda item. To address the Planning Commission, please come forward to the podium. State your name for the record and speak into the microphone. After speaking, please complete a speaker card located next to the speaker's podium. It is important to list your name, address (optional) and the agenda item letter your comments refer to. Comments are generally limited to 3 minutes per individual.

If you wish to speak concerning an item not on the agenda, you may do so under "Public Communications."

As an alternative to participating in the meeting you may submit comments in writing to Elizabeth.Thornhill@cityofrc.us by 12:00 PM on the date of the meeting. Written comments will be distributed to the Commissioners and included in the record.

AVAILABILITY OF STAFF REPORTS

Copies of the staff reports or other documentation to each agenda item are available at www.CityofRC.us.

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 appeals filed must be in writing with the City Clerk's Office, state the reason for the appeal, and be accompanied by an appeal fee pursuant to the most adopted fee schedule for all decisions for the Commission. (Fees are established and governed by the City Council).

Please turn off all cell phones while the meeting is in session.

I, Elizabeth Thornhill, Executive Assistant of the City of Rancho Cucamonga, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted Seventy-Two (72) hours prior to the meeting per Government Code 54954.2 at 10500 Civic Center Drive, Rancho Cucamonga, California and on the City's website.