



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

Rancho Cucamonga Civic Center
COUNCIL CHAMBERS
May 27, 2026
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
7:00 PM



A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

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 April 22, 2026.

D. PUBLIC HEARINGS

D1. CONDITIONAL USE PERMIT – CHARLES JOSEPH ASSOCIATES ON BEHALF OF MA PARAMOUNT LLC AND EXCELSIOR PARTNERS LLC – A request to permit Wholesale and Distribution – Medium, Storage Warehouse, Storage Personal Storage Facility, Manufacturing Light – Large, Food Processing/Manufacturing, and E-Commerce Distribution/Fulfillment Center – Large uses at an existing 100,724 square foot industrial warehouse building that is currently occupied with a legal non-conforming Wholesale and Distribution use within the Neo-Industrial (NI) zone located at 11246 Jersey Boulevard; APN: 0209-145-22. 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 (DRC2026-00020).

D2. CONDITIONAL USE PERMIT – CHARLES JOSEPH ASSOCIATES ON BEHALF OF 20900 NORMANDIE LLC AND EXCELSIOR PARTNERS LLC – A request to permit Wholesale and Distribution – Medium, Storage Warehouse, Storage Personal Storage Facility, Manufacturing Light – Large, Food Processing/Manufacturing, and E-Commerce Distribution/Fulfillment Center – Large uses at an existing 127,599 square foot industrial warehouse building that is currently occupied with a legal non-conforming Wholesale and Distribution use within the Neo-Industrial (NI) zone located at 11096 Jersey Boulevard; APN: 0209-145-08. 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 (DRC2026-00022).

- D3. CONDITIONAL USE PERMIT – CHARLES JOSEPH ASSOCIATES ON BEHALF OF EXP 8998 LLC AND EXCELSIOR PARTNERS LLC** – A request to permit Wholesale and Distribution – Medium, Storage Warehouse, Storage Personal Storage Facility, Manufacturing Light – Large, Food Processing/Manufacturing, and E-Commerce Distribution/Fulfillment Center – Large uses at an existing 103,930 square foot industrial warehouse building that is currently occupied with a legal non-conforming Wholesale and Distribution use within the Neo-Industrial (NI) zone located at 8998 Hyssop Drive; APN: 0229-271-45. 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 (DRC2026-00023).
- D4. TENTATIVE TRACT MAP, MAJOR DESIGN REVIEW, VARIANCE, MINOR EXCEPTION, TREE REMOVAL PERMIT – MANNING HOMES** – A request to subdivide 6.7 acres of land into 13 numbered lots and 1 lettered lot for the purpose of single-family residential development and preservation of an existing historic residence within the Very Low (VL) Residential zone and the Equestrian Overlay, located at the northwest corner of Banyan Street and Hellman Avenue at 6048 Hellman Avenue; APN: 1062-271-01. This item is not subject to further environmental review in accordance with the requirements of the California Environmental Quality Act (CEQA) under Section 15183 – Projects Consistent with a Community Plan or Zoning (SUBTT20756, DRC2024-00416, DRC2025-00093, DRC2025-00096, DRC2025-00094).
- D5.** Consideration of a Municipal Code Amendment to Amend Table 17.30.030-1, Table 17.38.060-1, and Table 17.136.020-1 to Expand the Zones That Allow Child Day Care Facilities/Centers Upon Approval of a Minor Use Permit, Reduce the Level of Review to a Minor Use Permit When Already Permitted with a Conditional Use Permit, or Allow Child Day Care Facilities/Centers as an Accessory Use Upon Approval of a Minor Use Permit When an Approved Assembly Use is Present. This Project is Exempt from Environmental Review Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. This Item will be Forwarded to City Council for Final Action (DRC2026-00029).

E. GENERAL BUSINESS

- E1.** Consideration of the City of Rancho Cucamonga Major Projects Program for Fiscal Year 2026/27.

F. DIRECTOR ANNOUNCEMENTS

G. COMMISSION ANNOUNCEMENTS

H. 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.