



**Historic Preservation Commission  
and  
Planning Commission Agenda  
April 9, 2025  
Draft Minutes**

Rancho Cucamonga, CA 91730  
7:00 p.m.

The regular joint meeting of the Historic Preservation Commission and Planning Commission was held on April 9<sup>th</sup>, 2025. The meeting was called to order by Vice Chairman Boling at 7:00 p.m.

**A. Roll Call**

Planning Commission present: Vice Chairman Boling, Commissioner Dopp, Commissioner Diaz; Chairman Morales and Commissioner Daniels absent.

Staff Present: Serita Young, Assistant City Attorney; Sean McPherson, Principal Planner; Jared Knight, Assistant Planner; Claudia Vargas, Associate Planner; Elizabeth Thornhill, Executive Assistant.

**B. Public Communications**

There were no public communications.

**C. Consent Calendar**

**C1.** Consideration to adopt Regular Meeting Minutes of March 12, 2025.

**Motion:** Moved by Commissioner Dopp; seconded by Commissioner Diaz. Motion carried 3-0-2, with Chairman Morales and Commissioner Daniels absent.

**D. Public Hearings**

**D1. CONDITIONAL USE PERMIT – FLORA BUNDA** – A request to operate a home décor wholesale, distribution and warehouse facility within an existing 105,858 square foot industrial building within the Neo-Industrial (NI) Zone, located at 8545 Pecan Ave; APN:0229-171-02. This item is exempt from requirements of the California Environmental Quality Act (CEQA) under CEQA Section 15301- Existing Facility (Conditional Use Permit DRC2024-00289).

Associate Planner Vargas presented a PowerPoint presentation (copy on file).

Commissioner Dopp asked staff whether the applicant conducted onsite sales at their previous location and if they plan to do the same at their new location, or is it merely warehouse oriented.

Associate Planner Vargas replied that it is warehouse oriented. The showroom is meant to be for their advertisement only, and it will not be open to the public.

Vice Chairman Boling opened the public hearing.

Architect Chen attended on behalf of the applicant, who was unable to attend.

Vice Chairman Boling inquired whether the expansion into the larger facility resulted in the creation of new jobs.

Design Chen confirmed.

Hearing no comments from the public, Vice Chairman Boling closed the public hearing.

Commissioner Dopp stated that when the Neo Industrial zone was first established, the goal was to attract businesses with a dynamic that goes beyond just warehouses. He expressed disappointment that this element was not present. However, beyond that, the commissioners are always pleased to see businesses grow.

Vice Chairman Boling concurred with Commissioner Dopp, stating the goal is to create economic value within the community. He emphasized that the potential for sales tax generation, in addition to business-to-business sales, could increase property tax revenue. Having additional sales tax revenue would be beneficial in an area zoned as Neo Industrial. However, he also expressed his appreciation for the city's business retention program, which encourages existing businesses to thrive and promotes employment opportunities within the city.

**Motion:** Moved by Commissioner Dopp; seconded by Commissioner Diaz to adopt Resolution 2025-009, Conditional Use Permit DRC2024-00289. Motion carried 3-0-2, with Chairman Morales and Commissioner Daniels absent.

**D2. ZONING MAP AMENDMENT – CITY OF RANCHO CUCAMONGA** – A request to change the zoning map designation of two parcels located at 9750 and 9720 7th Street from, Center 1 – Southwest Cucamonga (CE1-SC) to Neo-Industrial (NI), to correct an inconsistency with the General Plan Land Use Map. This project qualifies for a statutory exemption under State CEQA Guidelines section 15061(b) (3), as the proposed zoning map amendment will not have any direct impact on the environment. APNs: 0209-211-68, 0209-211-69.

Assistant Planner Knight presented a PowerPoint presentation (copy on file).

Vice Chairman Boling opened the public hearing.

Hearing no comments from the public, Vice Chairman Boling closed the public hearing.

**Motion:** Moved by Commissioner Dopp; seconded by Commissioner Diaz to adopt Resolution 2025-010, Zoning Map Amendment DRC2025-00044. Motion carried 3-0-2, with Chairman Morales and Commissioner Daniels absent.

## **E. Director Announcements**

Principal Planner McPherson stated that the next meeting is scheduled for April 23<sup>rd</sup> and that a special presentation on Urban Design will be included.

**F.** Commission Announcements

Commissioner Dopp formally welcomed back Serita Young. We are all excited to have her back with us again.

**G.** Adjournment

**Motion:** Moved by Commissioner Diaz, seconded by Commissioner Dopp to adjourn the meeting. Hearing no objections, Vice Chairman Boling adjourned the meeting at 7:20 p.m.

Respectfully submitted,

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Elizabeth Thornhill, Executive Assistant  
Planning Department

Approved: