

RESOLUTION NO. 21-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, DENYING GENERAL PLAN MAP AMENDMENT NO. DRC2018-00533, AND ZONING MAP AMENDMENT NO. DRC2018-00534 - A REQUEST TO 1) AMEND THE GENERAL PLAN LAND USE MAP DESIGNATION FOR ONE 0.85 ACRE PARCEL OF LAND FROM LOW MEDIUM RESIDENTIAL TO GENERAL COMMERCIAL AND FOR TWO PARCELS OF LAND TOTALING 1.21 ACRES OF LAND FROM LOW MEDIUM RESIDENTIAL TO MEDIUM RESIDENTIAL AND 2) AMEND THE ZONING MAP LAND USE DISTRICT FOR ONE PARCEL OF LAND FROM LOW MEDIUM (LM) RESIDENTIAL DISTRICT TO THE GENERAL COMMERCIAL (GC) DISTRICT AND FOR TWO PARCELS OF LAND FROM LOW MEDIUM (LM) RESIDENTIAL DISTRICT TO MEDIUM (M) RESIDENTIAL DISTRICT FOR A SITE LOCATED AT THE NORTH SIDE OF ARROW ROUTE AND WEST OF ARCHIBALD AVENUE; – APNS: 0208-291-01 –02 AND -03.

A. Recitals.

1. Alan Smith filed an application for General Plan Amendment No. DRC2018-00533 as described in the title of this Resolution. Hereinafter in this Resolution, the subject General Plan Amendment is referred to as "the application."

2. On March 10, 2021, the Planning Commission of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date. The Planning Commission voted to recommend approval of the General Plan and Zoning Map amendments.

3. On June 2, 2021, the City Council of the City of Rancho Cucamonga conducted a duly noticed public hearing on the application and concluded said hearing on that date.

4. All legal prerequisites prior to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the City Council of the City of Rancho Cucamonga as follows:

1. This Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon the substantial evidence presented to this Council during the above-referenced public hearing on June 2, 2021, including written and oral staff reports, together with public testimony, this Council hereby specifically finds as follows:

a. The application applies to three parcels consisting of approximately 2.06-acres of land, located north side of Arrow Route and west of Archibald Avenue. Said parcels of land are currently designated as Low Medium Residential; and

b. The existing Land Use, General Plan and Zoning Designations for the project site and adjacent properties are as follows:

	Land Use	General Plan	Zoning
Site	Vacant	General Commercial	General Commercial (GC) District
	Single-Family Residence	Low Medium Residential	Low Medium (LM) Residential District
North	School	Low Medium Residential	Low Medium (LM) Residential District
South	Commercial Center	General Commercial	General Commercial (GC) District
	Family Resource Center	Public Facility/ Civic/Regional	Low (L) Residential District
East	Single-Family Residence ¹	Low Medium Residential	Low Medium (LM) Residential District
West	Service Station ²	General Commercial	General Commercial (GC) District
1 – “Beverly Hills House” (designated a local historic landmark on January 18, 1989) on APN: 0208-291-03;			
2 – Non-operational but approved for reactivation			

c. This amendment would change the land use for three parcels of land. Parcel 0208-291-01 will be changed from Low Medium Residential to General Commercial and Parcels 0208-291-01 and -02 will be changed from Low Medium Residential to Medium Residential; and

d. This amendment would amend the Zoning Map (DRC2018-00534) to change the zoning designation of one project related parcel of land (APN: 0208-291-03) from Low Medium (LM) Residential District to General Commercial (GC) District and of two adjacent non-project specific parcels of land (APN: 0208-291-01 and -02) from Low Medium (LM) Residential District to Medium (M) Residential District.

3. Based upon the substantial evidence presented to this Council during the above-referenced public hearing and upon the specific findings of facts set forth in paragraphs 1 and 2 above, the City Council hereby finds and concludes as follows:

a. The establishment of a new car wash does not rise to the level of importance to grant an amendment to the General Plan. There is no documented shortage of car wash facilities in Rancho Cucamonga at this time. Car wash facilities do not further the City's economic development goals.

b. The applicant for this general plan amendment has understood that the project approval relies on the legislative action being considered tonight and has been willing to continue this process in spite of the risk that the general plan amendment might not be approved.

c. Car wash is not a land use that warrants the consideration of one of a limited number of allowable general plan amendments. The City Council previously implemented a moratorium on the car wash use to amend the standards for new car wash uses, which are predominantly in District 2, thereby requiring a higher level of scrutiny to approve. Further, the City Council recently established a moratorium on service station uses, which are also predominantly in District 2, to establish more regulations and performance standards for this auto-oriented use. These recent measures to further study and restrict auto-related uses, both of which have historically dominated the economic development of District 2, indicate the opposite of a justification of a general plan amendment for a car wash. Further, should the City Council approve

the car wash General Plan, it will be unable to approve a General Plan Amendment for one of the major industrial projects (all of which are 500,000 SF to \$1,500,000 sf unless that project is held for 3-4 months until 2022).

d. The future land use vision for Arrow and Archibald neighborhood, as proposed in the draft PlanRC Land Plan does not include auto-related uses. The subject property will no longer be designated as LM Residential but is not proposed to accommodate a car wash use in the future designation either. As the comprehensive General Plan update is in process, staff asserts that this amendment to a single parcel of land is not timely. A project that is compliant with the current land use and zoning designation could be considered, but any reconsideration of land use on these parcels should only be considered as part of the comprehensive update.

e. Car wash uses are not compatible with residential neighborhoods. The General Plan and Zone map amendment would intensify these two incompatible uses by increasing density and allowing even more residential dwelling units to be in close proximity to the car wash. There are many other locations in the City of Rancho Cucamonga where a car wash could be located at a much further distance from neighboring residences and creating none of these incompatibilities.

5. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3, above, this Council hereby denies General Plan Amendment No. DRC2018-00533 and Zoning Map Amendment DRC2018-00534.

6. The City Clerk of the City of Rancho Cucamonga is hereby directed to: (a) certify to the adoption of this Resolution, and (b) forthwith transmit a certified copy of this Resolution, by certified Mail, return receipt requested, Alan Smith, at the address identified in City records.

APPROVED AND ADOPTED THIS 4th DAY OF AUGUST 2021.

L. Dennis Michael, Mayor
City of Rancho Cucamonga

ATTEST:

Janice C. Reynolds, City Clerk
City of Rancho Cucamonga

APPROVED AS TO FORM:

James L. Markman, City Attorney
Richards, Watson & Gershon

CERTIFICATION:

I, Janice C. Reynolds, City Clerk of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Resolution 2021-____, was duly adopted by the City.