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AMENDED AGENDA
(ITEM D2 UPDATED TO REFLECT TEXT CORRECTIONS AND
INADVERTENTLY OMITTED PAGES 12/5/2025 2:40PM)
**Historic Preservation Commission
and
Planning Commission
Meeting Agenda**
Rancho Cucamonga Civic Center
COUNCIL CHAMBERS
December 10, 2025
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
7:00 PM



A.CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ROLL CALL: Chairman Morales
Vice Chairman Boling
Commissioner Dopp
Commissioner Daniels
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 November 12, 2025. (No meeting on November 26, 2025.)



D.PUBLIC HEARINGS

[↓ PDFs](#)

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D1. DESIGN REVIEW & MINOR EXCEPTION – TRINITY ALLIANCE – A request for site plan and design review of 6 single-family residences and a Minor Exception to increase maximum wall height to allow up to an 8-foot combination wall on 4 acres of land on the west side of Hermosa Avenue at the terminus of Vista Grove Street within the Very Low (VL) Residential Zone and the Equestrian Overlay; APN 1074-201-01 and -02. Staff finds the project to be within the scope of the project covered by a prior Mitigated Negative Declaration approved by the Planning Commission on January 13, 2021, through Resolutions 21-01, -02, and -03, and does not raise or ... create new environmental impacts not already considered in the previous Mitigated Negative Declaration (Design Review DRC2021-00227 and Minor Exception DRC2025-00244). Previously approved related files: Tentative Tract Map SUBTT18305, Minor Exception DRC2020-00217, and Tree Removal Permit DRC2020-00218. [↓ PDFs](#)

D2. SPECIFIC PLAN AMENDMENT – THE PREVITI GROUP. A Request to Amend the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) to Amend the Neighborhood Area Density Consistent with the Existing General Plan Land Use Designation of Traditional Neighborhood; Add Nine New Building Types and Amend Development Standards for Existing Building Types; Amend the Regulating Zones to Permit New Building Types and Expand Existing Building Types in the Camino Overlay, Neighborhood Estates, Neighborhood General 1 and Neighborhood General 2 Regulating Zones; Add New Open Space Types and Standards and Add “Shared Yard” As A Frontage Type; Add New Block Configurations; And Establish a Formal Mechanism for Transferring Development Rights (Density) Within the Neighborhood Area to Enable Less Density Near Existing Neighborhoods and Facilitate Appropriate Clustering of Residential Uses Elsewhere Within the Neighborhood Area. (DRC2025-00022). [↓ PDFs](#)

TENTATIVE TRACT MAP 20853 – THE PREVITI GROUP. A Request to Subdivide EHNCP ... Planning Area 1(27.73 Acres) Into 177 Numbered Lots and 9 Lettered Lots for the Development of 177 Single Family Homes. (SUBTT20853)

TENTATIVE TRACT MAP 20854 – THE PREVITI GROUP. A Request to Subdivide EHNCP Planning Area 2 (39.22 Acres) Into 233 Numbered Lots and 11 Lettered Lots for the Development of 233 Single Family Homes. (SUBTT20854)

An addendum to the Etiwanda Heights Neighborhood and Conservation Plan EIR (SCH#201711102) has been prepared for this project. This item will go to the City Council for final action.

E.DIRECTOR ANNOUNCEMENTS

[↓ PDFs](#)

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F.COMMISSION ANNOUNCEMENTS

[↓ PDFs](#)

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G.ADJOURNMENT

[↓ PDFs](#)

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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 [\[email protected\]](#) 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.

Attachments