

January 21, 2026

CITY OF RANCHO CUCAMONGA

**FIRE PROTECTION DISTRICT, HOUSING SUCCESSOR AGENCY, SUCCESSOR AGENCY,
PUBLIC FINANCE AUTHORITY AND CITY COUNCIL REGULAR MEETINGS MINUTES**

The City Council of the City of Rancho Cucamonga held a Closed Session on Wednesday, January 21, 2026, in the Tapia Conference Room at the Civic Center, 10500 Civic Center Drive, Rancho Cucamonga, California. Mayor Michael called the meeting to order at 5:00 p.m.

Present were Council Members: Ryan Hutchison, Kristine Scott, Ashley Stickler, Mayor Pro Tem Lynne Kennedy and Mayor L. Dennis Michael.

Also present were: Elisa C. Cox, City Manager; Mike McCliman, Assistant City Manager; Nicholas Ghirelli, City Attorney; Peter Castro, Deputy City Manager of Community Development; Jennifer Gracia, Deputy City Manager of Community Programs and Julie Sowles, Deputy City Manager of Administrative Services.

A. ANNOUNCEMENT OF CLOSED SESSION ITEM(S)

B. PUBLIC COMMUNICATIONS ON CLOSED SESSION ITEM(S)

C. CITY MANAGER ANNOUNCEMENTS

D. CONDUCT OF CLOSED SESSION

- D1.** CONFERENCE WITH LABOR NEGOTIATORS ROBERT NEIUBER, SENIOR HUMAN RESOURCES DIRECTOR, PETER CASTRO, DEPUTY CITY MANAGER, JULIE SOWLES, DEPUTY CITY MANAGER, MIKE MCCLIMAN, ASSISTANT CITY MANAGER/FIRE CHIEF, AND EMILY NIELSEN, SENIOR HUMAN RESOURCES BUSINESS PARTNER; PER GOVERNMENT CODE SECTION 54957.6 REGARDING LABOR NEGOTIATIONS WITH THE FIRE MANAGEMENT EMPLOYEES BARGAINING GROUP, RANCHO CUCAMONGA FIREFIGHTERS' ASSOCIATION - IAFF LOCAL 2274, AND TEAMSTERS LOCAL 1932. (CITY/FIRE)

E. RECESS

The closed session recessed at 5:50 p.m.

**REGULAR MEETING – 7:00 PM
CALL TO ORDER – COUNCIL CHAMBERS**

The Regular meetings of the Rancho Cucamonga Fire Protection District, Housing Successor Agency, Successor Agency, Public Finance Authority, and the City of Rancho Cucamonga City Council were held on Wednesday, January 21, 2026, in the Council Chambers at City Hall, located at 10500 Civic Center Drive, Rancho Cucamonga, California. Mayor Michael called the meeting to order at 7:00 PM.

Present were Council Members: Ryan Hutchison, Kristine Scott, Ashley Stickler, Mayor Pro Tem Lynne Kennedy and Mayor L. Dennis Michael.

Also present were: Elisa C. Cox, City Manager; Nicholas Ghirelli, City Attorney; and Ashton R. Arocho, MMC, City Clerk Services Director.

Mayor Pro Tem Kennedy led the Pledge of Allegiance.

A. AMENDMENTS TO THE AGENDA

None.

B. ANNOUNCEMENTS / PRESENTATIONS

None.

C. PUBLIC COMMUNICATIONS

Three (3) speakers: Chris Munoz, Keith Nickes and Stephanie Gomez expressed concerns regarding The Bark at Central Park, a community dog park. Their concerns included unsanitary conditions for both humans and dogs, inadequate maintenance, the presence of aggressive dogs, lack of clear reporting procedures for dog-related incidents, overall cleanliness issues, and the need for appropriate funding to ensure maintenance when parks are built or proposed. City Manager Cox referred the speakers to Public Works Services Director Martinez to address these concerns.

Five (5) speakers: Angela Espinoza, Miguel Espinoza, Julia Moreno, Liz Acuna and La Vay Bland, spoke in opposition of the Hamilton Family Brewery location at 8889 Archibald Ave, Rancho Cucamonga, CA 91730. Speakers expressed interest in convening additional community meetings to identify solutions to their concerns. Issues raised included the brewery's proximity to a residential area, noise impacts, parking overflow affecting adjacent neighborhoods, disruptive patron behavior, public intoxication, traffic congestion, and overall public safety.

Darrel Savage acknowledged the City Council's work in providing resources and care for the homeless population.

Alec Steer encouraged the City Council to examine the possibility of building a NASCAR track as a new amenity for community enjoyment.

D. CONSENT CALENDAR

Council Member Scott abstained on item D3, due to a potential conflict of interest as her employer is Southern California Gas Company.

- D1.** Consideration to Approve the Minutes of the Regular Meetings of December 17, 2025.
- D2.** Consideration to Approve City and Fire District Bi-Weekly Payroll in the Total Amount of \$3,628,193.36 and City and Fire District Weekly Check Registers (Excluding Checks Issued to Southern California Gas Company) in the Total Amount of \$5,645,626.86 Dated 11/30/2025, Through 01/04/2026. (CITY/FIRE)
- D3.** Consideration to Approve City and Fire District Weekly Check Registers for Checks Issued to Southern California Gas Company in the Total Amount of \$2,261.66 Dated 11/30/2025 Through 01/04/2026. (CITY/FIRE)
- D4.** Consideration to Adopt the 2026 Legislative Platform. (CITY)
- D5.** Consideration to Receive and File Annual Commission/Committee/Board Attendance Report for 2025. (CITY)
- D6.** Consideration of the 2025 Annual Review of the Development Agreement by and Between Bridge Point Rancho Cucamonga, LLC and the City of Rancho Cucamonga, Case No. DRC2021-00180. (CITY)
- D7.** Consideration of the Purchase of Irrigation Parts and Supplies on an as Needed Basis from Ewing Irrigation Products, Inc. in an Amount Not to Exceed \$170,000 During FY 2025/26. (CITY)
- D8.** Consideration of Amendment No. 9 to Contract No. 18-102 with Absolute Security International, Inc. for Security Guard Services in an Amount Not to Exceed \$550,000 for FY 2025/26. (CITY/FIRE)
- D9.** Consideration to Accept Public Improvements located on 12939 Foothill Boulevard per Improvement Agreement, Related to Case No. DRC2020-00440, as Complete, File a Notice of Completion, and Authorize Release of Bonds. (CITY)
- D10.** Consideration of Resolution 2026-008, Receipt of a One-time Transfer of Funds from the Clean Fuel Reward (CFR) Program and Appropriation of Revenues in the Amount of \$883,333 in the RCMU Utility Public Benefit Fund. **(RESOLUTION NO. 2026-008)** (CITY)
- D11.** Consideration of Resolution No. 2026-005, Resolution No. 2026-006, and Resolution No. 2026-007, Authorizing Submittal of Claims to the San Bernardino County Transportation Authority (SBCTA) for Transportation Development Act (TDA) Article 3 funds for the Base Line Road and Deer Creek Trail Crossing Enhancements Project (Base Line and Deer Creek Crossing Project), the Foothill Boulevard Bike Lane Restriping Project (Foothill Bike Lane Project), and the Hermosa Avenue Complete Street Project (Hermosa Complete Street Project). **(RESOLUTION NOS. 2026-005, RESOLUTION NO. 2026-006, AND RESOLUTION NO. 2026-007)** (CITY)

MOTION: Moved by Council Member Stickler, seconded by Council Member Scott, to approve Consent Calendar items D1 through D11, with Council Member Scott abstaining on item D3. Motion carried, 5-0.

E. CONSENT CALENDAR ORDINANCE(S) - SECOND READING/ADOPTION

E1. Consideration of Second Reading and Adoption of the Following:

ORDINANCE NO. 1053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, AMENDING SECTION 17.130.040.B AND TITLE 17.130.050-1 OF CHAPTER 17.130 OF TITLE 17 OF THE RANCHO CUCAMONGA MUNICIPAL CODE TO AMEND FLOOR AREA RATIO AND NON-RESIDENTIAL GROUND FLOOR HEIGHT AND USE REQUIREMENTS, AMENDING TABLE 17.138.030-1 OF CHAPTER 17.138 OF TITLE 17 OF THE RANCHO CUCAMONGA MUNICIPAL CODE TO AMEND BLOCK FACE LENGTH FOR CONSISTENCY WITH A PROPOSED GENERAL PLAN AMENDMENT, MAKING FINDINGS IN SUPPORT THEREOF, AND ADOPTING AN ADDENDUM TO THE GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021050261)

ORDINANCE NO. 1054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, AMENDING SECTION 10.56.020 OF THE RANCHO CUCAMONGA MUNICIPAL CODE TO ALTER TRUCK ROUTES, MAKING FINDINGS IN SUPPORT THEREOF, AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

E2. Consideration of Second Reading and Adoption of the Following:

ORDINANCE NO. 1052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT DRC2022-00266 BETWEEN THE CITY OF RANCHO CUCAMONGA AND CP LOGISTICS VINEYARD LLC TO FACILITATE THE DEVELOPMENT OF THREE NEW WAREHOUSE BUILDINGS TOTALING APPROXIMATELY 969,096 SQUARE FEET ON AN APPROXIMATE 45.96-ACRE PROJECT SITE BOUNDED BY 9TH STREET TO THE NORTH, BAKER AVENUE TO THE WEST, VINEYARD AVENUE TO THE EAST, AND ADJACENT TO 8TH STREET TO THE SOUTH; AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0207-271-25, -27, -39, -40, -89, -93, -94, -96, AND -97

MOTION: Moved by Council Member Scott, seconded by Council Member Stickler, to waive full reading and adopt Ordinance Nos. 1052, 1053 and 1054 by title only.

City Clerk Services Director Arocho read the titles of Ordinance Nos. 1052, 1053 and 1054 into the record.

VOTES NOW CAST ON MOTION: Moved by Council Member Scott, seconded by Council Member Stickler, to waive full readings and adopt Ordinance Nos. 1052, 1053 and 1054 by title only. Motion carried, 5-0.

F. ADMINISTRATIVE HEARING ITEM(S)

None.

G. ADVERTISED PUBLIC HEARINGS ITEM(S) - CITY/FIRE DISTRICT

- G1.** Public Hearing for Consideration of First Reading of an Ordinance 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; Establish a Formal Mechanism for Transferring Development (Density) Within the Neighborhood Area. (DRC2025-00022); and Establish Site Plans for Planning Areas 1 and 2 of the EHNCP To Consider a City Council Resolution to Subdivide EHNCP Planning Area 1 (27.7 Acres) Into 177 Numbered Lots and 9 Lettered Lots for the Development of 177 Single Family Homes. (SUBTT20853); and To Consider a City Council Resolution to Subdivide EHNCP Planning Area 2 (39.2 Acres) Into 231 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 for the City Council's Consideration. **(ORDINANCE NO. 1055 AND RESOLUTION NOS. 2026-001 AND 2026-002) (CITY)**

City Manager Cox introduced Mike McCliman, Assistant City Manager/Fire Chief, and Jennifer Nakamura, Planning Director, who provided the staff report and a detailed overview of the proposed amendments, resolutions and ordinance related to the Etiwanda Heights Neighborhood and Conservation Plan for the Council's consideration. Four (4) emails were received in opposition by Jackie Spencer, John Mansour of Mansour Law, Alicia Mosley, and Rebecca Davis of Lozeau Drury, LLP. Copies of the emails received were provided to the City Council and were available for the public to review on the City's website.

Mayor Michael opened the Public Hearing.

Applicant Matt Fogt, representing the Previti Group, provided an overview of the proposed project during the public hearing. He emphasized traffic mitigation measures, the diversity of the development, and a design approach that aligns with the existing neighborhood. Mr. Fogt noted that the project is consistent with the City's General Plan and includes features such as a community park, preservation of open space, and amenities intended to add value and create a space the community can be proud of. He concluded by making himself available for questions from the City Council and the public.

Sixteen (16) speakers: John Mansour, Chris Little, Christy Dicesase, Mike Vogel, Robert Bandholtz, William Gibson, Sanya Allen-Martin, Alicia Mosley, Curtis Spencer, Jorge Ramos, Chris Hively, Anastasia Liska, William Mawer, Damien Hodges, Sherie Donahue and Vince Paino spoke in opposition of the item. Speakers expressed concerns regarding the proposed zoning amendment, citing issues such as high-density housing, the placement of affordable housing within a high fire-risk zone and its incompatibility with elevated insurance premiums, inadequate public notification about the amendment, and potential traffic congestion that could compromise public safety during emergency evacuations.

Mark Guirguis, Immediate Past President of the Rancho Cucamonga Chamber of Commerce, spoke in support of the item, noting that the proposed project is expected to generate positive economic impacts and increase local spending.

The City Council questioned Applicant Fogt regarding various aspects of the proposed project. Topics included the proposed acreage for park and open space, the scale of the Specific Plan amendment, and the Environmental Impact Report (EIR) analysis prepared for the project. Additional questions addressed traffic mitigation measures, compliance with fire zone requirements for homes located in a High-Risk Fire Zone, and related considerations such as home insurance. Council Members inquired about the importance of preserving neighborhood character, maintaining residents' quality of life, and ensuring public safety. The City Attorney also addressed a question about the impact of state regulations on the project.

Mayor Michael closed the Public Hearing.

The City Council, with assistance from City Attorney Ghirelli, engaged in an open discussion and deliberation about the project, the requirements of state regulations, and Council-proposed revisions to the Specific Plan amendment. After developing a list of requested revisions, the Council inquired with Applicant Fogt, as to whether the Previti Group would accept them without causing the Previti Group to revise its proposed project for Planning Areas 1 and 2. The discussion addressed the scope and intent of the amendments and included specific topics such as the Transfer of Density Rights (TDR), limiting housing types in various areas of the project, and excluding utility easements to reduce the number of transferrable units. City Attorney Ghirelli provided legal guidance throughout the discussion to ensure compliance with municipal code requirements and alignment with the City's objectives.

The City Council granted City Attorney Ghirelli and Planning Director Nakamura a brief recess to incorporate the proposed revisions into the Ordinance while Applicant Fogt, representing the Previti Group, conferred with his client regarding the proposed revisions. During this time, the City Council proceeded with discussion and action on the remaining items listed on the agenda.

City Clerk Arocho noted that the meeting had surpassed the 10:00 p.m. threshold and asked whether there was consensus from the City Council to proceed in accordance with the City Council agenda provisions. By consensus, the City Council agreed to continue the meeting beyond the 10:00 p.m. time limit

H. CITY MANAGER'S STAFF REPORT(S)

- H1.** Consideration to Approve Resolutions Certifying the Basis for Exception to the 180-Day Waiting Period, Government Code Sections 7522.56 & 21224, to Allow a CalPERS Retiree to Fill a Critically Needed Special Assignment. **(RESOLUTION NOS. 2026-003 AND 2026-004) (CITY)**

City Manager Cox, introduced Emily Nielsen, Senior Human Resources Business Partner, who gave a brief Staff Report. City Manager Cox stated that Government Code Sections 7522.56 and 21224 allow a public agency to hire a retiree for essential assignments prior to the 180-day waiting period, contingent upon City Council certification of need and formal approval at a public meeting.

MOTION: Moved by Council Member Scott, seconded by Council Member Stickler, to approve Resolution Nos. 2026-003 and 2026-004, certifying the basis for exception to the 180-Day waiting period, Government Code Sections 7522.56 & 21224, to allow two (2) CalPERS retirees to fill critically needed special assignments. Motion carried 5-0.

I. COUNCIL BUSINESS

- I1.** Selection of a Delegate for the Southern California Association of Government's (SCAG) General Assembly. (CITY)

Mayor Michael led a discussion with the City Council regarding the selection of a delegate for the Southern California Association of Governments (SCAG) General Assembly. Following deliberation, the City Council appointed Council Member Scott as the Delegate and Council Member Hutchison as the Alternate to represent the City at the upcoming SCAG General Assembly.

MOTION: Moved by Mayor Pro Tem Kennedy, seconded by Council Member Stickler, to appoint Council Member Scott to serve as Rancho Cucamonga's delegate at the upcoming SCAG General Assembly and to appoint Council Member Hutchison, to serve as Rancho Cucamonga's alternate at the upcoming SCAG General Assembly. Motion carried, 5-0.

12. COUNCIL ANNOUNCEMENTS

None.

13. INTERAGENCY UPDATES

None.

J. CITY ATTORNEY ITEMS

None.

K. IDENTIFICATION OF ITEMS FOR NEXT MEETING

None.

The City Council recessed at 11:10 p.m. and reconvened at 11:34 p.m. Upon reconvening, City Clerk Arocho conducted a roll call, and all Council Members were present.

Roll Call: Present were Council Members: Ryan Hutchison, Kristine Scott, Ashley Stickler, Mayor Pro Tem Lynne Kennedy and Mayor L. Dennis Michael.

Also present were: Elisa C. Cox, City Manager; Nicholas Ghirelli, City Attorney; and Ashton R. Arocho, MMC, City Clerk Services Director.

G. ADVERTISED PUBLIC HEARINGS ITEM(S) - CITY/FIRE DISTRICT

- G1.** Public Hearing for Consideration of First Reading of an Ordinance 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; Establish a Formal Mechanism for Transferring Development (Density) Within the Neighborhood Area. (DRC2025-00022); and Establish Site Plans for Planning Areas 1 and 2 of the EHNCP To Consider a City Council Resolution to Subdivide EHNCP Planning Area 1 (27.7 Acres) Into 177 Numbered Lots and 9 Lettered Lots for the Development of 177 Single Family Homes. (SUBTT20853); and To Consider a City Council Resolution to Subdivide EHNCP Planning Area 2 (39.2 Acres) Into 231 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 for the City Council's Consideration. **(ORDINANCE NO. 1055 AND RESOLUTION NOS. 2026-001 AND 2026-002) (CITY)**

The City Council reconvened discussion on Item G1 with Applicant Fogt, representing the Previti Group. Each proposed revision was discussed individually to confirm the Applicant's position on each item. Some revisions were amended at the Applicant's request. The discussion focused on topics such as Transfer of Density Rights (TDR), limitations on housing types within specific areas of the project, and the exclusion of utility easements to reduce unbuildable units and requirements for neighborhood meetings for all future developments and specific plan amendments. Mr. Fogt remained available to respond to questions and provide clarification as requested by the Council.

City Attorney Ghirelli read revised draft of Ordinance No. 1055 for consideration by the City Council as amended. The revised ordinance incorporates amendments as directed, specifically adding the following language to Section C, Subsection 1(d):

- d. Staff is hereby directed to incorporate the following revisions to the final Specific Plan; 1) The Maximum Density for projects subject to the Transfer of Development Rights program shall be 20 units per acre; 2) Units added to the Transfer of Development Rights bank shall expire 8 years from the date they are added to the bank; 3) The walk-up and 12-plex building types are prohibited within Planning Area 4; 4) The Eligibility Criteria for the Transfer of Development Rights Program shall prohibit a Sending Site from being located within the sloped blanks adjacent to Los Osos High School and within any property burdened by an overhead utility easement, including the Southern California Edison utility corridor; 5) all future specific plan amendment, tentative tract map, or design review application shall require at least one neighborhood meeting prior to the application's planning commission hearing, provided that a tentative tract map and design review application shall not require a design review committee hearing; 6) A minimum of two building types are required in any planning area of up to 50 acres in size, a minimum of three building types are required in any planning area of between 51 acres and 80 acres in size, and a minimum of four building types are required in any planning area greater than 80 acres in size; 7) Estate House, Extra Large House, Large House, Small House, and Medium House are the only building types permitted within the Neighborhood Estates Zone; and 8) The maximum height of any building type within the Specific Plan shall be 2.5 stories.

MOTION: Moved by Council Member Hutchison, seconded by Council Member Scott, to approve staff's recommendation, adopt Resolution No. 2026-001, Resolution No. 2026-002 and introduce Ordinance No. 1055 as amended by title only and waive further reading to amend the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) with the changes proposed in new Section C, Subsection 1(d).

City Clerk Services Director Arocho read the title of Ordinance No. 1055 into the record.

ORDINANCE NO. 1055

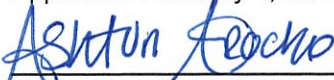
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, ADOPTING AN AMENDMENT TO THE ETIWANDA HEIGHTS NEIGHBORHOOD AND CONSERVATION PLAN IN ORDER TO ALIGN THE SPECIFIC PLAN'S RESIDENTIAL DENSITY WITH THE GENERAL PLAN, INCORPORATE SITE PLANS FOR PLANNING AREAS 1 AND 2, MAKE OTHER REVISIONS TO FACILITATE DEVELOPMENT IN ACCORDANCE WITH THE GENERAL PLAN, AND ADD NEW BUILDING TYPES AND DEVELOPMENT STANDARDS CONSISTENT WITH THE NEW DENSITY (DRC 2025-00022), AND MAKE OTHER CONFORMING REVISIONS, AND ADOPTING AN ADDENDUM TO THE SPECIFIC PLAN'S PREVIOUSLY CERTIFIED EIR

VOTES NOW CAST ON MOTION: Moved by Council Member Hutchison, seconded by Council Member Scott, to approve staff's recommendation, adopt Resolution No. 2026-001, Resolution No. 2026-002 and introduce Ordinance No. 1055 as amended by title only and waive further reading to amend the Etiwanda Heights Neighborhood and Conservation Plan (EHNCP) with the changes proposed in new Section C, Subsection 1(d). Motion carried 5-0.

L. ADJOURNMENT

Mayor Michael adjourned the Council Meeting at 12:04 a.m.

Approved: February 4, 2026



Ashton R. Arocho, MMC
City Clerk Services Director