

ORDINANCE NO. 1059

AN ORDINANCE OF THE CITY OF RANCHO CUCAMONGA, CALIFORNIA, APPROVING DEVELOPMENT CODE AMENDMENT DRC2026-00228, AMENDING CHAPTERS 17.04, 17.14, 17.16, 17.20, 17.64, AND 17.96 OF TITLE 17 OF THE RANCHO CUCAMONGA MUNICIPAL CODE TO TERMINATE THE DESIGN REVIEW COMMITTEE, DELETE REFERENCES TO THE DESIGN REVIEW COMMITTEE, ESTABLISH NEIGHBORHOOD MEETING REQUIREMENTS FOR SPECIFIED DEVELOPMENT PROJECTS, AND AMEND PUBLIC HEARING NOTICE REQUIREMENTS, DELETING CHAPTER 19.04 OF TITLE 19 OF THE RANCHO CUCAMONGA MUNICIPAL CODE TO DELETE REFERENCES TO THE PREVIOUSLY TERMINATED GRADING REVIEW COMMITTEE, MAKING FINDINGS IN SUPPORT THEREOF, AND FINDING AN EXEMPTION FROM CEQA UNDER SECTION 15061(B)(3) OF THE CEQA GUIDELINES

I. Recitals.

A. The City of Rancho Cucamonga (the "City") is proposing to amend the Development Code to update public hearing noticing requirements, add a requirement for neighborhood meetings for certain projects, and sunset the Design Review Committee. Additionally, the City is proposing to delete Chapter 19.04 of the Rancho Cucamonga Municipal Code to delete references to the previously terminated Grading Review Committee. The City has prepared Municipal Code Amendment (DRC2026-00228), as described in the title of this Ordinance collectively referred to as the "Amendment."

B. On July 22, 2026, the Planning Commission of the City of Rancho Cucamonga conducted a noticed public hearing on the Amendment, opened and concluded the hearing on that date, and thereafter, adopted Planning Commission Resolution No. 2026-027, recommending that the City Council adopt the Amendment.

C. On August 19, 2026, the City Council conducted a duly noticed public hearing on the Amendment and concluded the hearing on that date.

D. All legal prerequisites prior to the adoption of this Ordinance have occurred.

II. Findings.

A. The City Council hereby finds that all of the facts set forth in the Recitals, Part I of this Ordinance, are true and correct.

B. Based upon the substantial evidence presented to the City Council during the above-referenced public hearing on August 19, 2026, including written and oral staff reports, together with public testimony, the City Council hereby finds as follows:

1. The provisions of the Development Code subject to the Amendment are as follows, and as set forth in Exhibit A:

a. Section 17.04.020 (Planning Agency) of Chapter 17.04 (Administrative Responsibility) of Article I (In General) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to terminate the Design Review Committee and re-letter Subsections (C) through (F) to Subsections (B) through (E), respectively;

b. Section 17.14.050 (Public Hearing and Public Notice) of Chapter 17.14 (General Application Processing Procedures) of Article II (Land Use and Development Procedures) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to delete references to the terminated Design Review Committee and amend certain public hearing notice requirements;

c. Chapter 17.14 (General Application Processing Procedures) of Article II (Land Use and Development Procedures) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to add a new Section 17.14.065 concerning neighborhood meeting requirements for certain development projects;

d. Section 17.16.130 (Minor Design Review) of Chapter 17.16 (Planning Director Decisions) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to delete Subsections (C)(3) and (C)(4), referencing the terminated Design Review Committee.

e. Section 17.16.140 (Hillside Development Review) of Chapter 17.16 (Planning Director Decisions) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to delete Subsection (E)(2), referencing the terminated Design Review Committee.

f. Section 17.20.040 (Major Design Review) of Chapter 17.20 (Planning Commission Decisions) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to delete Subsections (C)(2) and (C)(3), referencing the terminated Design Review Committee.

g. Footnote (1) of Table 17.64.050-1 (Parking Requirements by Land Use) of Section 17.64.050 (Number of Parking Spaces Required) of Chapter 17.64 (Parking and Loading Standards) of Article IV (Site Development Provisions) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to delete references to the terminated Design Review Committee; and

h. Section 17.96.020 (Development Standards for Mobilehomes) of Chapter 17.96 (Mobilehomes) of Article V (Specific Use Requirements) of Title 17 (Development Code) of the Rancho Cucamonga Municipal Code is hereby amended to delete references to the terminated Design Review Committee.

2. The provisions in the Title 19 (Environmental Protection) subject to the Amendment is as follows, and as set forth in Exhibit B:

a. Chapter 19.04 (Grading Standards) of Title 19 (Environmental Protection) of the Rancho Cucamonga Municipal Code is hereby deleted in its entirety.

3. The Amendment conforms to and does not conflict with the goals, policies, and implementation programs of the General Plan, including, without limitation, the Housing and

Land Use Elements thereof, and will provide for development in a manner consistent with the General Plan.

4. The proposed Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the State's CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed Amendment, as described in this Part II of and Exhibit A to this Resolution, will have a significant effect on the environment. The proposed Amendment is administrative processes of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Amendment and the proposed CEQA determination, and based on its own independent judgment, finds that the Amendment is not subject to, or exempt from, the requirements of CEQA and the State CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

III. Ordinance.

The City Council of the City of Rancho Cucamonga does ordain as follows:

SECTION 1. Based upon the findings and conclusions set forth in Part II above, the City Council hereby adopts the Amendment as set forth in Exhibits A and B, and incorporated herein by this reference.

SECTION 2. The City Council declares that, should any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 3. Neither the adoption of this Ordinance nor the repeal of any other Ordinance of this City shall in any manner affect the prosecution for violations of ordinances, which violations were committed prior to the effective date hereof, nor be construed as a waiver of any penalty or the penal provisions applicable to any violation thereof.

SECTION 4. The City Clerk shall certify to the adoption of this Ordinance and shall cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED this 2nd day of September, 2026.


L. Dennis Michael, Mayor

ATTEST:


Kim Sevy, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RANCHO CUCAMONGA)

I, **Kim Sevy**, City Clerk of the City of Rancho Cucamonga, California, do hereby certify that the foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of Rancho Cucamonga held on the 19th day of August 2026, and was passed at a Regular Meeting of the City Council of the City of Rancho Cucamonga held on the 2nd day of September 2026.

AYES: Hutchison, Kennedy, Michael, Scott, Stickler
NOES: None
ABSENT: None
ABSTAINED: None

Executed this 3rd day of September 2026, at Rancho Cucamonga, California.


Kim Sevy, City Clerk

EXHIBIT A

Amendments to Section 17.04.020 of Chapter 17.04 of Article I of Title 17 of the Rancho Cucamonga Municipal Code

Amended Section:

Section 17.04.020 Planning agency

"§ 17.04.020. Planning agency.

Government Code § **65100** requires each jurisdiction to establish a planning agency to carry out the land use and planning functions of the jurisdiction. The functions of the planning agency, as designated by the title, shall be carried out by the following bodies. In the absence of an assignment, the city council shall retain responsibility and authority as the legislative body of the city.

- A. Planning Director.** The planning director, or designee, shall have the responsibility and authority to administer and enforce this title as follows:
 - 1. Application Process.** Receive and review all applications for development pursuant to this title. Processing includes but is not limited to the certification of completed applications, the establishment of a permanent file, posting of public notices, collection of applicable fees, preparation of reports, processing of appeals, and presentation of staff reports to the development review committees, planning commission, historic preservation commission, and city council.
 - 2. Interpretation.** Interpret the provisions and advise the public on the requirements of this title.
 - 3. Amendment.** Initiate action for amendment of this title where it is determined that such amendment would better implement the general plan goals and objectives and increase its effectiveness and/or improve or clarify the contents of this title.
 - 4. Permit Issuance.** Issue permits under this title and certify that all such permits are in full conformance with its requirements.
 - 5. Coordination.** Refer and coordinate matters related to the administration of this title with other agencies and city departments and provide information on the status of all development permits.
 - 6. Authority.** Serve as the administrative zoning body and exercise that authority set forth in Government Code § **65900** et seq.
- B. City Manager.** The city manager or designee shall oversee the work of the planning director and shall exercise such other powers and duties as are prescribed by state law or local ordinance, or as directed by the city council.

C. Planning Commission. Pursuant to Government Code § **65101**, and as provided in chapter **2.20**, the city has an established planning commission. The planning commission shall have the following land use responsibilities:

1. Hear and decide applications for entitlements as provided in article II (Land Use and Development Procedures).
2. Initiate studies of amendments to this title and make recommendations to the city council for amendments as provided in article II (Land Use and Development Procedures) and in Government Code § **65853**.
3. Hear and make recommendations to the city council on applications for zoning amendments, the general plan and amendments thereto, specific plans, prezoning, and other related planning studies.
4. Exercise such other powers and duties as are prescribed by state law or local ordinance, or as directed by the city council.

D. Historic Preservation Commission. Members of the planning commission are appointed to serve as the city's historic preservation commission. The historic preservation commission is responsible for determining which buildings and/or sites are historic, designating local historic landmarks, and approving alterations to local landmarks.

E. City Council. The city council is the legislative body of the city and shall have the following land use responsibilities:

1. Hear and decide appeals of the planning commission.
2. Hear and decide applications for permits and entitlements as listed in article II (Land Use and Development Procedures).
3. Direct planning-related policy amendments and special studies as necessary or desired.
4. Exercise such other powers and duties as are prescribed by state law or local ordinance.

"The Rancho Cucamonga Fire Protection District (hereinafter District or Fire District) hereby adopts by reference as the District's Fire Code, the 2025 California Fire Code as published by the California Building Standards Commission, with errata, including Appendix Chapter 4; Appendices A, B,

BB, C, CC, H, I, N, O, P, and Q; and Referenced Standards, with the changes, modifications, amendments, additions, deletions, and exceptions prescribed in Section 4 of this ordinance, and the same are hereby adopted for safeguarding of life, property, and the community from injury; fire; explosion; hazardous materials, substances, devices, conditions, processes, activities, operations, practices, and

functions; environmental damage; and economic harm, and providing for the issuance of permits and the collection of fees. Each and all of the regulations, provisions, penalties, conditions, and terms of said Fire Code, a copy of which is on file in the office of the Secretary of the Board of Directors of the Fire District, are hereby referred to, adopted, and made a part hereof as if fully set, out in this ordinance, subject only to the amendments and deletions herein.”

Editor’s note: The Fire Code in effect in the city is as adopted by the fire district in Ord. No. FD61, 16/19/2025. An excerpt from that ordinance is as follows: See Ord. No. FD61, 11/19/2025 which is on file in the city clerk’s office for the amendments to the 2025 California Fire Code adopted and in effect in the city.”

Amendments to Section 17.14.050 of Chapter 17.14 of Article I of Title 17 of the Rancho Cucamonga Municipal Code

Amended Subsections:

Subsection (B)(4), (C)(1), and (C)(3) of Section 17.14.050 Public hearing and public notice

Subsection 17.14.050 (B)(4):

“B. Notice of hearing. Pursuant to Government Code §§ **65090** to **65094**, not less than ten days before the scheduled date of a hearing, public notice shall be given of such hearing in the manner listed below. The notice shall state the date, time, and place of hearing, identify the hearing body, and provide a general description of the matter to be considered and the real property which is the subject of the hearing.

...

4. Notice of the public hearing shall be posted on the project site the project perimeter fronting on improved public streets. For any project requiring a public hearing that is located within an existing building, a public hearing notice shall be posted in a conspicuous location in the front window of the building visible to the public.”

Subsection 17.14.050 (C)(1):

“C. Supplemental notice requirements.

1. Applicability. In addition to standard requirements, large four-foot by eight-foot sign or signs shall be required to be posted at the project site for development related projects in any one of the following circumstances:
 - a. The proposed project contains more than 4 residential units requiring review and approval by the planning commission or city council; or
 - b. The proposed project is on land greater than 2 acres in size; or
 - c. The proposed project requires a general plan land use amendment; or

- d. The proposed project requires an EIR; or
- e. As determined to be necessary and desirable by the planning director based on the nature of the proposed project. For large projects, the planning director may determine if more than one sign is necessary to inform the public of the project.”

Subsection 17.14.050 (C)(3):

“C. Supplemental notice requirements.

...

3. Sign criteria/maintenance. In order to implement the large signs as an effective form of public notification, the following rules and standards shall apply:
 - a. Sign size and specifications. All large sign(s) shall be four feet by eight feet in size and be constructed to the specifications provided by the planning department. The specific project information text on the sign shall be provided by the planning department.
 - b. Location and installation standards. All large sign(s) shall be installed according to the specifications of the planning department. The large four-foot by eight-foot signs shall be installed on the project perimeter fronting on improved streets, no more than three feet behind the property line closest to, and parallel to, the street, and clearly visible from the street. Signs shall be accessible at all times to allow for the posting of public hearing notices and shall not be placed behind fences or walls. The exact spacing, location, and number of sign(s) on the project site shall be determined by the planning department as part of the sign permit.
 - c. Timing. All large notification sign(s) shall be installed by the applicant at the project site in accordance with the above criteria. Once the project application is deemed complete and all notification sign(s) installed per city standards, the project will be scheduled for required public hearings.
 - d. Sign removal and maintenance. All large sign(s) must be kept adequately maintained and remain in place until the final decision on the application has been made or the application is withdrawn. All large sign(s) shall be removed by the applicant within 14 days of the final decision or date of withdrawal. Failure to remove the sign within the prescribed period may result in forfeiture of the cash deposit and removal of the sign by the city.”

**Amendments to Chapter 17.14 of Article I of Title 17 of the Rancho Cucamonga
Municipal Code**

Added Section:

Section 17.14.065 Neighborhood meeting

“§ 17.14.065. Neighborhood meeting.

- A. Purpose.** The purpose of the neighborhood meeting is to explain the project, present drawings and obtain input from surrounding residents.
- B. Applicability.** A Neighborhood Meeting shall be required to be conducted by the project applicant for all developments subject to planning commission or city council approval that meet any of the following criteria:
 - 1. All infill residential projects greater than 4 units; or
 - 2. All mixed use projects; or
 - 3. All new industrial developments within 1,500 feet of any residential property; or
 - 4. Any project deemed by the planning director to have potential impacts to nearby neighborhoods.
- C. Responsibility.** It is the responsibility of the applicant to schedule and conduct the neighborhood meeting based on guidelines issued by the planning department.
- D. Noticing.** Noticing for the neighborhood meeting shall conform to the public noticing requirements of **17.14.050.B** (Notice of Hearing).
- E. Format.** The neighborhood meeting shall generally be conducted according to orderly procedures. The meeting should not be so formal that it precludes or unduly limits participation by those in attendance nor should it be so unruly that information gathering and exchange cannot occur. The Planning Department may issue guidelines as appropriate.
- F. Summary.** A summary of the meeting shall be provided to the city by the applicant within 10 days of the meeting, including a copy of the sign in log and any materials distributed to the public. No public hearing shall be scheduled until the neighborhood meeting has been completed and the summary submitted to the city.”

Deletion of Subsections (C)(3) and (C)(4) from Section 17.16.130 of Chapter 17.16 of Article II of Title 17 of the Rancho Cucamonga Municipal Code

Deleted Subsections:

Subsection (C)(3) and (C)(4) of Section 17.16.130 Minor design review

“C. Review process.

- 1. An application for a minor design review shall be filed with the planning department in a manner prescribed by the planning director with the required fee as established by city council resolution.

2. The planning director shall be the approving authority for minor design reviews. The procedure for review and action shall be as provided in this section."

Deletion of Subsection (E)(2) from Section 17.16.140 of Chapter 17.16 of Article II of Title 17 of the Rancho Cucamonga Municipal Code

Deleted Subsection:

Subsection (E)(2) of Section 17.16.140 Hillside development review

"E. Review process.

1. The planning director shall be the approving authority for hillside development reviews. The procedure for review and action shall be as provided in this section."

Deletion of Subsection (C)(2) and (C)(3) from Section 17.20.040 of Chapter 17.20 of Article II of Title 17 of the Rancho Cucamonga Municipal Code

Deleted Subsections:

Subsections (C)(2) and (C)(3) of Section 17.20.040 Major design review

"C. Zones review process. The major design review procedure is outlined below.

1. The planning commission is the designated approving authority for major design review and shall approve, conditionally approve, or deny all major design review applications. The planning commission shall hold a public hearing on each application for major design review. The hearing shall be set and notice given as prescribed in chapter 17.14 (General Application Processing Procedures)."

Amendments to Footnote (1) of Table 17.64.050-1 of Section 17.64.050 of Chapter 17.64 of Article IV of Title 17 of the Rancho Cucamonga Municipal Code

Amended Footnote:

Footnote (1) of Table 17.64.050-1 of Section 17.64.050 Number of parking spaces required

"TABLE 17.64.050-1 PARKING REQUIREMENTS BY LAND USE

...

Table Notes:

- (1) Fifty percent of the total required covered spaces shall be within enclosed garage structures."

Amendments to Section 17.96.020 of Chapter 17.96 of Article V of Title 17 of the Rancho Cucamonga Municipal Code

Amended Section:

Section 17.92.020 Development standards for mobilehomes

"§ 17.96.020. Development standards for mobilehomes.

Mobilehomes are permitted within residential zones with the same density and development restrictions as single-family homes and subject to the following requirements:

- A.** The mobilehome is placed on a permanent foundation system in compliance with all applicable building regulations.
- B.** The mobilehome construction is certified under the National Mobilehome Construction and Safety Standards Act of 1974 and was constructed after October of 1976. Documentation indicating certification and construction date must be submitted to the building and safety department in order to secure valid building permit(s)."

EXHIBIT B

Deletion of Chapter 19.04 of Title 19 of the Rancho Cucamonga Municipal Code

Deleted Chapter:

Chapter 19.04 Grading Standards.

"Chapter 19.04 (RESERVED)"