

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

July 24, 2018

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of June 26, 2018	2
PUBLIC HEARINGS	
B. File No. PMTT17-003	3
C. File No. PDA17-002	3
D. File Nos. PCUP17-015 & PDEV17-033	5
E. File Nos. PVAR18-003 & PDEV18-019	7
F. File Nos. PMTT17-011 & PDEV17-057	10
G. File No. PDA17-003	11
H. File No. PSPA18-005	12
MATTERS FROM THE PLANNING COMMISSION.....	13
SUBCOMMITTEE APPOINTMENTS	13
DIRECTOR’S REPORT.....	13
ADJOURNMENT	14

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

July 24, 2018

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Delman at 6:30 PM

COMMISSIONERS

Present: Chairman Delman, Vice-Chairman Willoughby, DeDiemar,
Downs, Gage, Gregorek, and Reyes

Absent: None

OTHERS PRESENT: Planning Director Wahlstrom, City Attorney Rice, Assistant
Planning Director Zeledon, Principal Planner Mercier, Senior
Planner Mejia, Senior Planner Noh, Associate Planner Aguilo,
Principal Engineer Lirley, Assistant Building Official Rico and
Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Chairman Delman.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of June 26, 2018, approved as written.

*It was moved by Gregorek, seconded by Willoughby, to approve the Planning
Commission Minutes of June 26, 2018, as written. The motion was carried 5 to
0. Downs and Gage abstained.*

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-003:** A Tentative Tract Map (File No. PMTT17-003/TTM 20081) to subdivide 44.98 acres of land into 76 numbered lots and 62 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A (Regional Commercial and Stand Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan File (No. PSP05-004) EIR (SCH# 2006051081) that was certified by the City Council on December 4, 2007 and an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-211-02 and 218-211-05) **submitted by Brookcal Ontario, LLC.**
- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-002:** A Development Agreement (File No. PDA17-002) between the City of Ontario and Brookcal Ontario, LLC, to establish the terms for the development of Tentative Tract Map 20081 (File No. PMTT17-003) to subdivide 44.98 acres of land into 76 numbered lots and 62 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A (Regional Commercial and Stand Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) that was certified by the City Council on December 4, 2007 and an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-211-02 and 218-211-05) **submitted by Brookcal Ontario, LLC. City Council action is required.**

Senior Planner Mejia, presented the staff report. She described the location, history and uses of the property. She described how the tract map would be divided and the type of products that would be included. She described the park, pocket parks, and landscape proposed. She explained the parking plan that was used to calculate the parking to satisfy the development standards. She explained the key points and terms of the development agreement. She stated that staff is recommending the Planning Commission approve File No. PMTT17-003, and recommend approval for File No. PDA17-002, pursuant to the facts and reasons contained in the staff report

and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted site plan clarification on the parks and amenities that would be provided and if the development agreement included this clarification. He also wanted to know the number of actual dwelling units.

Ms. Mejia stated 485 dwelling units are being proposed.

Mr. Reyes wanted to know with this amount of units proposed if there is a club house or swimming pool proposed. He wanted clarification as to where the residents would go to be able to enjoy these type of amenities.

Ms. Mejia stated the larger central park would accommodate these amenities, which would be coming to them at a future date when the development plan is proposed. She stated that the Rich Haven Specific Plan does have provisions within it for these items.

Mr. Downs wanted clarification if recycled water was being used for irrigation.

Ms. Mejia stated that is correct.

Mr. Gage wanted clarification on the amount of street parking being proposed.

Ms. Mejia stated that of the 1,166 required parking spaces, 940 are enclosed, and the 401 excess spaces include some driveway parking and 100 on-street parking. She stated that they will be looking at the parking more clearly when the development plan comes in.

Mr. Reyes wanted clarification on the project location in regards to the Great Park and if the commercial piece is part of the proposed project or if it's separate.

Ms. Mejia explained the Great Park location. She stated the commercial piece is part of the map.

Mr. Reyes wanted clarification regarding connectivity from the residential into the commercial center from the east side.

Ms. Mejia described the access would be from Haven Avenue, Ontario Ranch Road, and from the north end of the residential. She stated they were keeping the vehicle connection to the north and there would be some sort of pedestrian access.

PUBLIC TESTIMONY

Mr. Tim Roberts of Brookfield Residential, representing Brookcal, appeared and spoke. He thanked the staff and stated he is excited about this project. He addressed the questions from Mr. Reyes regarding the parks and the amenities, explaining that they would not just have passive areas but have the quality of amenities that Brookfield has been providing. He addressed Mr. Gage's questions regarding the street parking, stating there are 71 on-street spots for guest parking, in addition to the 100 on-street parking spots previously mentioned. Mr. Roberts stated the commercial sight is an important part of the project and that it would integrate the community residents into the commercial portion.

Mr. Willoughby wanted to know if any of the products provide driveways, other than the cluster product.

Mr. Roberts stated yes some of the row towns could accommodate driveways.

Mr. Willoughby wanted to know if this product is comparable to the other products that they have going in to the south.

Mr. Roberts stated that they have used the same parking study and footprints from other products and that these are similar.

Mr. Reyes wanted clarification of what the amenities may be for the parks.

Mr. Roberts stated it was still in design but from the feedback they have received from residents, it will be more sports and active recreation, geared to late single-digit kids and teens.

Mr. Willoughby wanted clarification if these residents could crossover to New Haven and use those amenities.

Mr. Roberts stated they are envisioning that they would be annexed into the Brookfield Ontario Ranch HOA and they would all share the amenities and most likely be annexed as part of the master association, but this will be a business decision as they move forward.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT17-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Gregorek, seconded by Downs, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA17-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PDEV17-033 AND PCUP17-015:** A Development Plan (File No. PDEV17-033) and Conditional Use Permit (File No. PCUP17-015) to construct and establish a drive-thru restaurant, totaling 3,233 square feet on 0.81 acres of land, located at 1437 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA

Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1008-431-21); **submitted by Raising Cane's Chicken Fingers.**

Associate Planner Aguilo, presented the staff report. She described the location and the surrounding area. She described the parking and stacking isle, the architecture, design elements, and landscaping. She stated that staff is recommending the Planning Commission approve File Nos. PCUP17-015 and PDEV17-033, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification of the size of the Ontario Mills restaurant compared to the one proposed.

Ms. Aguilo stated the one at Ontario Mills is a little larger.

Mr. Willoughby wanted clarification on the drive isles for parking and drive-thru and that they are separate. He also inquired about the entrance from Mountain Avenue and wanted clarification regarding circulation and exits.

Ms. Wahlstrom stated that yes the drive isles are separated by a landscape buffer and the entrance and exit are from Mountain Avenue.

Mr. Downs wanted clarification for north bound traffic access that they would have to make a u-turn at 6th Street to enter.

Ms. Wahlstrom stated that is correct.

PUBLIC TESTIMONY

Mr. Ruben Gonzales, the architect representing Raising Canes, appeared and stated he was available to answer any questions.

Mr. Gage wanted to know if the proposed 43 parking spaces is enough.

Mr. Gonzales stated yes, that typically it has worked for them at other sites.

Mr. Reyes wanted clarification on how much seating was provided inside.

Mr. Gonzales stated approximately 45 – 50 seats on the inside and about 15 – 20 seats on the patio outside.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Willoughby wanted clarification regarding the maximum stacking in the drive thru lane.

Ms. Aguilo stated 9 spaces is provided and the minimum required is 6.

Mr. Willoughby clarified that from the pickup window to where the drive thru lane begins would

hold 9 vehicles.

Ms. Aguilo stated that is correct.

Mr. Reyes commented that he was glad for the percentage of landscaping, and he hopes the trash enclosures are covered well enough, facing the drive isles.

Mr. Gregorek wanted clarification regarding the trash enclosure materials.

Ms. Aguilo stated it was consistent with the design of the restaurant, but that the applicant may be able to explain further.

Chairman Delman opened the public hearing.

Mr. Gonzales described the trash enclosure, stating the three sides would have the same architecture as the building, with metal gates painted black at the entrance and a corrugated metal roof.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Reyes, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP17-015, and the Development Plan, File No., PDEV17-033, subject to conditions of approval. Roll call vote: AYES, DeDiar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- E. ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR18-003 & PDEV18-019:** A Variance (File No. PVAR18-003) for a reduction in the minimum required front and exterior side (corner) setbacks of the California Commerce Center Specific Plan, from 35 feet to 20 feet for the Francis Street (front) setback, and from 35 feet to 12 feet for the Haven Avenue (exterior side) setback, to facilitate a Development Plan (File No. PDEV18-019) to construct a 23,400-square foot industrial building on 2.05 acres of land located at the southeast corner of Francis Street and Haven Avenue, at 3500 Francis Street, within the Rail Industrial land use district of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 33, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0211-281-56); **submitted by RGA Architects for Sares Regis Group.**

Principal Planner Mercier presented the staff report. He described the history of the change in uses on the property. He explained the purpose of the need for the variances. He stated the conditions regarding the screening of the storage and docking area, with masonry walls. He described the architecture and landscaping. He stated that staff is recommending the Planning

Commission approve File Nos. PVAR18-003 and PDEV18-019, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification regarding the setbacks on Haven Avenue from 35 to 12 foot.

Mr. Mercier stated the corners of the building encroach into the required setbacks area but they don't come down to the 12 foot setback line that is proposed.

Mr. Reyes wanted clarification on the reduction on Francis from 35 to 20, and what was causing that need.

Mr. Mercier stated there is an element at the entrance area and the screening wall that was being required to screen the loading doors, would go into that area.

Mr. Willoughby wanted clarification that the storage lot area was requiring a screening masonry wall and the height of the wall will be depending on the height of the doors and that it would be a tilt up product similar to the building.

Mr. Mercier stated that was correct and he estimates the wall would be around 10 – 12 feet.

Mr. Reyes wanted clarification that the yard area will only have access through the building.

Mr. Mercier stated that is correct.

PUBLIC TESTIMONY

Mr. Patrick Russell from Sares Regis Group appeared and thanked Mr. Mercier for his work on this extremely difficult site with the shape and only one point of access, and stated how the architecture would complement the award winning site they built next door.

Mr. Reyes wanted clarification that the 12 foot setback is for the wall to the yard and not the building, which is about 18 feet away. He wanted to know if the 6 feet in the yard area is really necessary, being that it is taking away 6 feet of landscape buffer.

Mr. Russell clarified that this is a sloped area and the yard area is elevated and the yard has a steep taper, so they are trying to maximize the yard space provided.

Mr. Reyes wanted to clarify that the yard will sit higher than Haven Avenue.

Mr. Russell stated that was correct.

Mr. Willoughby commended staff and Sares Regis for the project they are proposing.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Reyes stated he wasn't in favor of changing the zoning when that was brought forward before, because we need to be careful about the main corners that lead up to the airport. He stated he has an issue with the setback needed for more yard area, when this is a storage yard. He wants

to see more trees to buffer to minimize the setback or he won't be able to support this setback.

Mr. Downs wanted clarification on the width of the storage yard and what are they looking at being stored there.

Chairman Delman opened the public hearing

Mr. Russell stated the probability would be to store service vehicles and materials, and they wouldn't be stacked or docked any higher than the screen wall.

Mr. Downs wanted clarification on the drive isle going through the building.

Mr. Russell stated the tenant would have that opportunity.

Mr. Willoughby wanted to know the dimensions of the south area of the building and wanted clarification that the tenant would decide what the back area is used for.

Mr. Russell stated it was about 25 feet.

Mr. Reyes asked if the applicant could help with more landscape on the setback.

Mr. Russell stated they could plant hedges or vines to soften that edge.

Mr. Mercier stated that along with the 12 foot setback, there is also the 7 foot parkway and then the 5 foot sidewalk, so there is really 24 feet from curb.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Reyes stated that he can see the need for the setback for the building, but the setback for 6 feet more in a storage yard, he just can't see the necessity. He commented that the Haven Avenue landscape could be enhanced with large boxed trees to really camouflage the wall.

Mr. Willoughby wanted clarification regarding other properties in the area around Haven Avenue and how much landscape is between the street and the parking lots.

Mr. Mercier stated that for a typical commercial/industrial development there would be 10 feet of landscaping and 7 feet of parkway and a 5 foot walkway, for a total of 12 feet in the right-of-way.

Mr. Willoughby commented that there is not a huge amount of landscape on other properties in the area around, this project. He wanted clarification that staff will review landscaping when it comes in for plan check, to make sure to buffer the wall.

Mr. Mercier stated that staff could propose metal trellises to cover the wall and install stone cladding to create pilasters with decorative caps to break up the wall.

Mr. Gregorek stated the wall should be consistent with the rest of the building so it is not just a blank screen wall.

Ms. Wahlstrom stated that staff will work with the applicant so there is adequate landscaping that is dense enough to cover the screen wall, and that they can require the enhancements of the pilasters with decorative caps as well as the trellises.

Mr. Reyes wanted clarification on the height of the wall.

Mr. Mercier stated approximately 10 to 12 feet in height, depending on the height of the door.

Mr. Delman commented that this building and screen wall will be a welcome change from seeing the train tracks and the eye sore of graffiti box cars that he sees from his chiropractor's office, which is across the street.

Mr. Reyes stated this would be around a 100 foot section of wall and 600 square feet of storage area to reduce the variance to 18 feet instead of 12 feet, so that more creative landscaping can be placed within that additional 6 feet. He stated he would like to propose that the commission condition the project to go down to an 18 foot variance.

Mr. Willoughby stated that not knowing the tenant and what radius they need to turn around or more storage, and with the 24 feet of buffer, he is for the project the way it is proposed with the additional conditions of the wall enhancements that staff had discussed.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs, to adopt a resolution to approve the Variance, File No. PVAR18-003, and the Development Plan, File No. PDEV18-019, subject to conditions of approval to include the additional conditions for the enhancement of the wall. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Willoughby; NOES, Reyes; RECUSE, none; ABSENT, none. The motion was carried 6 to 1.

- F. ENVIRONMENTAL ASSESSMENT AND REVIEW FOR TENTATIVE PARCEL MAP FILE NO. PMTT17-011 AND DEVELOPMENT PLAN FILE NO. PDEV17-057:** A Tentative Parcel Map (File No. PMTT17-011/TPM 19738) to subdivide 119.31 acres of land into 9 parcels in conjunction with a Development Plan (File No. PDEV17-057) to construct two industrial buildings totaling 2,217,016 square feet. The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west, located within the Business Park and General Industrial land use districts of the West Ontario Commerce Center Specific Plan. The environmental impacts of this project were analyzed in the West Ontario Commerce Center Specific Plan (File No. PSP16-002) EIR (SCH#2017041074), that was certified by the City Council on July 3, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation,

Division of Aeronautics. (APNs: 0218-221-09, 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV.**

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA17-003:** A Development Agreement (File No. PDA17-003) between the City of Ontario and Ontario Land Ventures, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19738 (File No. PMTT17-011). The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west, located within the Business Park and General Industrial land use district of the West Ontario Commerce Center Specific Plan. The environmental impacts of this project were analyzed in the West Ontario Commerce Center Specific Plan (File No. PSP16-002) EIR (SCH#2017041074), that was certified by the City Council on July 3, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: 0218-221-09, 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV. City Council Action Required.**

Senior Planner Noh presented the staff report. He described the current uses and the location and surrounding areas. He explained the subdivision of the parcel map and the development plan for the commercial buildings. He described the egress and ingress, parking, architectural design and landscape. He explained the development agreement and the key terms of this agreement. He stated that staff is recommending the Planning Commission approve File Nos. PMTT17-011 and PDEV17-057, and recommend approval for File No. PDA17-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Mr. Bill Golterman appeared and thanked staff for all the work that went into this project and that he agreed to the conditions and the development agreement.

Mr. Willoughby wanted to know if there are any tenants lined up for these buildings.

Mr. Golterman stated there are no potential tenants at this time, but there is a lot of interest in these types of buildings in the marketplace. He stated that the business plan is to build building 1 first and once it's leased, then build building 2. He stated that a similar project catty-corner in the city of Chino, was leased before it had been completed.

Mr. Willoughby stated he knew how successful that project was and wanted to know if they expect similar results.

Mr. Golterman stated that there is a lot of infrastructure they are working on currently. He stated this is the first development west of the channel and the first industrial buildings in Ontario Ranch, which they are very excited about.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Reyes stated he likes the architecture and landscape of this project.

Mr. Willoughby commended the staff on a job well done.

Mr. Delman stated these are great looking buildings.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Downs, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT17-011, and the Development Plan, File No., PDEV17-057, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Downs, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA17-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

H. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT

REVIEW FOR FILE NO. PSPA18-005: An amendment to the California Commerce Center Specific Plan to: [1] change the land use designation on 38.09 acres of land generally located at the southeast corner of Airport Drive and Haven Avenue, from Commercial/Food/Hotel to Light Industrial; [2] change the land use designation on 6.83 acres of land generally located at the northeast corner of Haven Avenue and Jurupa Street, from Commercial/Food/Hotel to Light Industrial; and [3] Change the land use designation on 36.49 acres of land generally located at the northeast corner of Commerce Parkway and Jurupa Street, from Office to Light Industrial. The Specific Amendment will bring the subject parcels into conformance with the underlying Policy Plan land use designation of Industrial (0.55 FAR). The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) that was certified by the City Council on January 27, 2010. This project introduces no new environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0211-222-55, 0211-232-45, 0211-232-46, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, and 0211-232-20); **submitted by Ontario International Airport Authority. City Council action is required.**

Principal Planner Mercier, presented the staff report. He described the areas and the locations

and the reasons for the land use changes. He stated that staff is recommending the Planning Commission recommend approval of File No. PSPA18-005, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Reyes commented that a map of what OIAA owns would be nice to have.

Mr. Mercier stated that all the vacant properties shown on the location map are OIAA owned.

Mr. Willoughby wanted clarification if the three industrial buildings on the map are owned by OIAA

Mr. Mercier stated no, just the vacant spots.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by DeDiemar, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No., PSPA18-005, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet.

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

- **Subcommittee Appointments:**

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

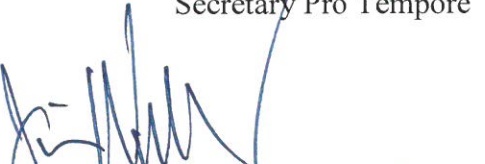
Ms. Wahlstrom stated the Director's Monthly report with an updated actions report is in front of

them.

ADJOURNMENT

DeDiemar motioned to adjourn, seconded by Gage. The meeting was adjourned at 8:11 PM.


Secretary Pro Tempore


Vice-Chairman, Planning Commission