

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

MINUTES

February 25, 2020

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

MINUTES

February 25, 2020

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

COMMISSIONERS

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

Absent: Downs

OTHERS PRESENT: Planning Director Wahlstrom, City Attorney Graham, Assistant
Planning Director Zeledon, Senior Planner Mejia, Associate
Planner Aguilo, Associate Planner Chen, Transportation Manager
Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Reyes requested that Agenda Items A-03 and A-04 be pulled from the Consent Calendar for separate discussion.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of January 28, 2020, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-044: A Development Plan to construct one industrial building totaling 127,100 square feet on 5.57 acres of land located at 1236 East Airport Drive, within the IG (General Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001)

Environmental Impact Report (SCH# 2008101140) certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. 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: 113-221-31) **submitted by Oakmont Industrial Group.**

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Reyes, to approve the Consent Calendar including the Planning Commission Minutes of January 28, 2020, as written, and the Development Plan, File No. PDEV19-044, subject to conditions of approval. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-048:** A Development Plan to construct two industrial buildings totaling 83,416 square feet on 3.35 acres of land located at 1626, 1634, 1654, and 1650 East Holt Boulevard, within the BP (Business Park) zoning district. 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; (APNs: 0110-111-02, 0110-111-03, 0110-111-11, and 0110-111-12) **submitted by Holt LPIV 3 LLC.**

Ms. Wahlstrom stated there are revised DAB conditions regarding this project before the commissioners.

Associate Planner Aguilo, presented the staff report. She described the location, surrounding areas, and the proposed project aspects, including the access points, landscaping, design and architecture, and parking. She stated that staff is recommending the Planning Commission approve File No. PDEV19-048, 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 on any improvements on Holt Blvd. such as median, sidewalks or street trees, that are proposed with the project.

Ms. Aguilo stated yes, the improvements are shown on the site plans, including sidewalks and right-of way improvements.

Mr. Reyes wanted clarification if decorative driveways are proposed.

Ms. Aguilo stated the conditions of approval states that all driveways will have to have enhanced pavement.

Mr. Gage wanted to know if once the project is completed would Holt Blvd. have enough width to accommodate future rapid transit.

Ms. Aguilo stated yes, the setbacks have accommodated for future BRT.

PUBLIC TESTIMONY

Ms. Jenny Morgan with Panattoni Development appeared and stated they agree with the Conditions of Approval.

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

Mr. Reyes stated his concerns were answered regarding Holt Blvd. He stated that with bigger structures coming in along Holt Blvd., which is a primary connection street between the airport and downtown, we need to make sure there is enough relief along the frontage and that it has good appeal.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Gage, to adopt a resolution to approve the Development Plan, File No., PDEV19-048, subject to the revised conditions of approval. Roll call vote: AYES, DeDietmar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-058:** A Development Plan to construct 94 single-family dwellings and a 1.09-acre pocket park on approximately 30.38 gross acres of land located at the northwest corner of Schaefer and Haven Avenues, within Planning Area 8 of the West Haven Specific Plan. The environmental impacts of this project were previously analyzed with the West Haven Specific Plan (File No. PSP03-006) Environmental Impact Report (SCH#200407095) certified by the City Council on January 16, 2007. This application introduces no new significant environmental impacts, and all previously adopted measures are a condition of project approval. 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 ONT Airport Land Use Compatibility Plan; (APN: 0218-151-38) **submitted by Pulte Homes.**

Associate Planner Chen, presented the staff report. He described the location, surrounding area and the tract modification that effected this proposed project. He described the tract map, including the floor plans and architectural styles, lot size, parking, landscape, neighborhood park, and connectivity. He stated that staff is recommending the Planning Commission approve File No. PDEV19-058, 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 if any special landscaping or buffering was proposed for the homes with frontage along the SCE easement on Sumac Street.

Mr. Zeledon stated there are several improvements that they will need to make; along the western half, they have to improve a 13-foot wide trail that connects north to Riverside and then south; across from Sumac Street there is a utility easement where, per engineering, there will be a curb gutter and DG path to go across, but no landscape, which was agreed upon when they submitted the tract back in 2015; along Haven Ave. they will be doing a neighborhood edge that includes a multi-purpose trail and parkway improvements along Haven.

Mr. Willoughby wanted clarification that the SCE high power lines are north of this project.

Mr. Zeledon stated that is correct, and that in 2017 Edison expanded their right-of-way to the north and it squeezed the specific plan and the original tract map had to be redesigned, as the four units were moved here.

PUBLIC TESTIMONY

Mr. Matt Matson with Pulte Homes appeared and stated they agree to the Conditions of Approval.

Mr. Willoughby wanted to know if they had a time frame for construction.

Mr. Matson stated most of the wet utilities are already in the ground and they are hoping to break ground on the models on March 20th.

Mr. Reyes wanted clarification regarding the landscaping along the SCE easement on the west side of the project.

Mr. Matson stated on the west side there is a 30-foot easement that is dedicated to the city for maintenance and they are responsible to install a DG trail and some shrubbery, but no box trees.

Mr. Reyes stated the park is a nice design and wanted to make sure the conceptual design would be followed.

Mr. Matson stated yes that the plan has already been approved and as soon as they have their pavement down, on March 13 they will be starting the park.

Mr. Willoughby wanted clarification if the conditions stated 40 or 50 percentage of the park needs to be operational.

Mr. Matson stated it was 46% building permit and that the park would be up and running when they open the models, like they did at Parkplace, as the response was positive, and it helps with sales.

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

Mr. Gage complimented this development for having the larger homes, as there is a need for them, and it's nice to have a mix of house sizes in the city and the additional parking is appreciated.

Mr. Reyes stated he pulled it to look at the quality and appreciate the park design and amenities and the trails that connect the community. He complimented the developer on the park design and agreed with him that the park will most likely help move forward the sales.

Mr. Willoughby stated it is a nice product and the larger yard sizes are nice for families.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Reyes, to adopt a resolution to approve the Development Plan, File No., PDEV19-058, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 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

Mr. Willoughby asked for an update on school progress in the Ontario Ranch area.

Mr. Zeledon stated the only progress is the elementary school at Parkplace, which the district purchased the property about a year ago and is going through the design work and should be operational by 2021.

Mr. Willoughby wanted to know about progress for either Jr. High or High Schools.

Mr. Zeledon stated the Grand Park high school land has been purchased by the Chaffey District, west of Archibald on the east side of Turner, but he thinks they are currently doing environmental on it and there is no timeline yet.

Mr. Willoughby wanted an update on the Haven and Ontario Ranch shopping center construction.

Mr. Zeledon stated Stater Bros. is under construction and some of the inline shops are under construction, and Carl's Jr. and Starbucks have submitted and should be starting construction soon.

Mr. Willoughby wanted to know if any of these shops would be open by the end of this year.

Mr. Zeledon stated yes and the model for the Stater Bros. is more of a farmer style design with a farm to table produce section and bakery, which is unique to this area and the community will

like.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

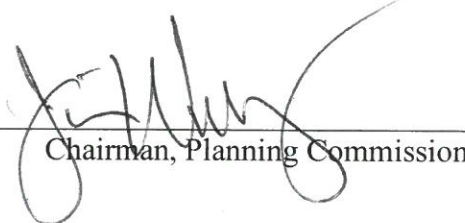
DIRECTOR'S REPORT

Ms. Wahlstrom stated the Monthly Activity Reports are in their packets and that in March they would be doing Chairman and Vice-Chairman nominations and appointments.

ADJOURNMENT

Gregorek motioned to adjourn meeting to March 26, 2020, unanimously approved. The meeting was adjourned at 7:05 PM.


Secretary Pro Tempore


Chairman, Planning Commission