

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

**MINUTES**

**November 28, 2017**

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**MINUTES**

**November 28, 2017**

**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 Murphy, City Attorney Rice, Principal Planner Zeledon, Principal Planner Wahlstrom, Associate Planner Thompson, Senior Planner Mejia, Assistant City Engineer Do, Assistant Building Official Rico, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**SPECIAL CEREMONIES**

Award – National Planning Achievement – Huerta del Valle Community Garden

Mr. Murphy explained that about a year ago city staff recommended to the Inland Empire APA that the Huerta del Valle Community Garden be recognized for their accomplishments. He stated that this led to them being recognized by the California APA and National APA. In April Mr. Murphy went to New York to be presented with the National APA Award for the Grassroots efforts for the Huerta del Valle Community Garden. This effort started with Pitzer College and working with the city as part of the HEAL Zone and has grown to a community effort with 60 family plots and a separate 501c3 has been established for it, and is truly a community garden that is offering fresh fruits and vegetables to the community.

Arthur LeVine and Maria Alonso came forward to be presented the National APA Award. Maria stated how blessed she is to work with the community. She explained how she started this effort because she wanted healthy food for her son. She now has healthy food for more than 60 families. She is very proud of the garden and to be representing the community. Arthur thanked the city for getting behind them and all their continued support. He stated that other cities within the region are looking to Ontario as the example, with their forward thinking.

He appreciates the support from everyone that makes this such a community effort. Maria wanted to invite everyone to attend the Grand Opening of the Jurupa Valley Garden on December 9 from 12 – 4 pm.

Mr. Delman thanked them for their hard work, dedication and the amazing job they have done. He stated they have a lot to be proud of.

### **ANNOUNCEMENTS**

Mr. Murphy stated the items before them were relating to Item B and one of those raises question regarding the noticing of Item B. Due to the uncertainty, at this time, surrounding the proper noticing, when we get to that item we will open the item to public hearing then continue it to the meeting of December 18, 2017.

### **PUBLIC COMMENTS**

Joyce Jong stated her family owns a poultry farm located at 10076 Ontario Ranch Road. This poultry farm has been in operation for 80 years and her family has been there for 25 years. This farm currently supports her family and several employees. She stated that on October 16, 2017 the Development Advisory Board reviewed and recommended the Planning Commission approve a 172 lot tentative tract map located directly adjacent to their property on the west. She understands that the item isn't on the agenda tonight but she wants to bring to the Commissions attention. She stated that although poultry farms are well managed and they do their diligence to be good neighbors, they will always be a nuisance in several areas: flies, order, noise, dust, and farm vehicle traffic. She explained that the tract map doesn't provide adequate separation between the new development and the poultry farm. The map doesn't conform to the minimum set back codes as well. The City's Development Code and The Avenue Specific Plan both require a minimum 100 foot setback between new development and dairy farms. She read the specific section of the development code and explained that the poultry farm needs the same requirements as dairy farms, including feed troughs, colony cages, manure stockpiles that generate about 5000 lbs daily of chicken manure, and waste water basin on site. Their farm has over 25,000 chickens. She stated that the separation requirements for a dairy farm are equally applicable to the poultry farm. She stated her family was not given advanced notice regarding the Development Advisory Board meeting and therefore they were unable to give their input before the decision was made. The DAB report doesn't state anything regarding the poultry farm or the separation needed. The tentative tract doesn't provide adequate setbacks between the poultry farm and the new development and should address the 100 foot buffer. She stated she would be returning when the tract map is presented on the agenda for the planning commission. She thanked the commission for their time.

### **CONSENT CALENDAR ITEMS**

#### **A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 24, 2017, approved as written.

#### **A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG**

(General Industrial) zoning district, located at 1383 South Cucamonga Avenue. 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); (APNs: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Downs, to approve the Planning Commission Minutes of October 24, 2017, as written and the Development Plan for File No., PDEV17-038, subject to the conditions of approval. The motion was carried 7 to 0.*

### **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties 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); **submitted by Nap-To-Go, LLC. City Council action is required.**

Staff is recommending that this item be continued to the special meeting on December 18, 2017.

### **PUBLIC TESTIMONY**

No one responded.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Willoughby, to continue the Specific Plan Amendment, File No., PSPA17-004, to the December 18, 2017 meeting. The motion was carried 7 to 0.*

## **MATTERS FROM THE PLANNING/HISTORIC PRESERVATION 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

### NOMINATIONS FOR SPECIAL RECOGNITION

- **El Pescador (Mountain & SR60)**

Mr. Murphy presented the information regarding the expansion and remodel of El Pescador and the landscaping on the 60 freeway onramp they have done. He stated this is up for their consideration for a Design Award.

Mr. Willoughby stated they did an over the top job on the architecture, fountains and the buildings and he was impressed that they landscaped the Caltrans right of way. He expressed that this area is the gateway from the south into Ontario. He stated it's a great project.

Mr. Delman stated he agrees that it is a great project and it's a very nice restaurant.

Mr. Reyes stated what an important corner it is and how it spruced up this part of town. He likes what the restaurant has done and has great merit for recognition and award.

*It was moved by Willoughby, seconded by Downs, to recognize El Pescador with a Design Award. The motion was carried 7 to 0.*

- **Gloria's Cocina Mexicana**

Mr. Murphy presented the information regarding the work Gloria's put into making this restaurant come to life for our downtown area, with the mural and the architecture. He stated this is up for their consideration for a Design Award, but will also be brought around again for a Model Colony Award for their historic efforts

Mr. Downs stated he likes how it preserved the architectural heritage of the building and that he would recommend it for an award.

Mr. Reyes expressed how he agrees how it preserve the architecture. More importantly he stated how this is the first business in downtown that makes him want to come to downtown on a regular basis. He stated that during the car show how they opened up the outdoor patio areas for the patrons. He likes that there was a lot of effort and behind the scenes works that went into it.

Mr. Gage expressed that when he was a kid, the All States Parade was right across from the blue laundry building, so he has been looking at this building since the 1950s. He stated he is so happy we got a tenant in downtown that put this kind of money into the

area. When he went to the one in Downey, it was an hour wait and he sees this as being a success. He stated the mural is fantastic and he is really happy with this restaurant. He wanted to also thank the lady in public works that got them to come down to the downtown and invite her to the ceremony.

*It was moved by Gage, seconded by Gregorek, to recognize Gloria's Cocina Mexicana with a Design Award. The motion was carried 7 to 0.*

### **DIRECTOR'S REPORT**

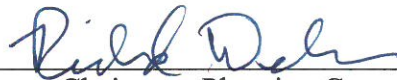
Mr. Murphy stated the Monthly Activity Reports are available in the packets. He also informed the Commissioners that we have received a Notice of Litigation for the Caprock EIR and Specific Plan from the Golden State Environmental Justice Alliance. There is a settlement conference next week.

### **ADJOURNMENT**

Willoughby motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:02PM.



Secretary Pro Tempore



Chairman, Planning Commission