

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

MINUTES

August 25, 2020

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

MINUTES

August 25, 2020

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM
in honor of Mr. James Downs' service on the Planning
Commission for the past 9 ½ years.

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Development Executive Director Murphy, Planning Director
Wahlstrom, Assistant Planning Director Zeledon, City Attorney
Otto, Principal Planner Mercier, Senior Planner Mejia,
Development Administrative Officer Womble, Transportation
Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

SPECIAL CEREMONIES

Ms. Wahlstrom stated that tonight was an opportunity to honor Commissioner James Downs for his service to the Planning Commission and the community at large for the last 10 years. She stated he had recently resigned and in his resignation letter he stated he had fun and gave him a sense of purpose and his service was a source of pride. He took his position seriously and was always prompt and present and participated in extra trainings and activities. She stated he was great to work with and will be missed. She congratulated him and Mrs. Downs on their 47 wedding anniversary.

Mr. Murphy stated Mr. Downs was a public servant to the Commission and the community as a whole, from his background in education and his service on other commissions and he takes the job seriously and is a voice of the community and thanked him for his service to the community and the planning department.

Mr. Zeledon presented a video to celebrate Mr. Downs' service.

Each of the Planning Commissioners spoke about their joy in working with Mr. James Downs, how much he would be missed and honored his years of service as a Planning Commissioner, with stories that had touched all of them and his service to the community in many different

capacities.

Mr. Downs thanked the commissioners for their comments and stated he had lots of fun over the years serving the City of Ontario in many capacities.

ANNOUNCEMENTS

Ms. Wahlstrom introduced and welcome our new Planning Commission Attorney, Kylee Otto, from BB&K.

Ms. Kylee Otto stated she is excited to be part of the team and is looking forward to helping in any way possible to make the commission a success.

Ms. Wahlstrom stated that several items B,C, G and H are being requested to be continued to the September 22, 2020 meeting. She stated we have received two public comments for Item A-02 which has been presented to the Commissioners, which cited concerns with traffic. She also stated items D, E, and F will be presented together.

PUBLIC COMMENTS

Mr. Mercier stated there were no Public Comments.

CONSENT CALENDAR ITEMS

Mr. Reyes requested that Agenda Item A-02 be pulled for separate discussion.

Mr. Willoughby requested that Agenda Item A-03 be pulled for separate discussion

A-01. MINUTES APPROVAL

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

PLANNING COMMISSION ACTION

It was moved by DeDietmar, seconded by Gregorek, to approve the Consent Calendar including the PC Minutes for July 28, 2020, as written. Roll call vote: AYES, DeDietmar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

A-03. RECEIVE AND FILE A REQUEST BY GRACEPOINT BRETHERN IN CHRIST CHURCH TO WITHDRAW THEIR APPLICATIONS FOR A DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT (FILE NOS. PDEV19-036 AND PCUP19-015): A Development Plan (File No. PDEV19-036) and Conditional Use Permit (File No. PCUP19-015) to construct and establish a 6,800 square foot religious assembly use (Gracepoint Brethren in Christ Church) on 1.87 acres of land located north of the intersection of Magnolia Avenue and Jacaranda Street, within the AR-2 (Residential – Agricultural - 0 to 2.0 du/ac) zoning district.; (APN: 1014-111-08)

submitted and withdrawn by Gracepoint Brethren in Christ Church.

Mr. Willoughby requested that Item A-03 be read into the record, for the Commission to receive and file the withdrawal.

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

Mr. Reyes stated he was saddened by this decision by the church and he felt that the staff worked hard to work with the applicant and did everything possible to bring this forward and the design met the criteria for the city. He stated he hopes to see them come back in the future.

It was moved by Willoughby to receive and file the withdrawal. Roll call vote: AYES, DeDietmar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-049: A Development Plan to construct 30 multiple-family residential units on 1.22 acres of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential 25.1 to 45 du/ac) 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 (ALUCP); (APN: 1011-361-01) **submitted by Creative Design Associates.**

Senior Planner Mejia, presented the staff report. She described the location, surrounding area, the site plan, the ingress and egress, the floor plans, parking, open space, landscape, architectural design, and the parkway and street improvements to be made as part of the project. She stated that staff is recommending the Planning Commission approve File No. PDEV19-049, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know if there a parking management plan for the complex to make sure the garages are being used and for extra cars.

Ms. Mejia stated the Conditions of Approval include a standard requirement for a parking management plan.

Mr. Reyes wanted to know about concerns from the public comments which included the narrowing of the road along Benson and if this would be widened to match up with the street to the north.

Ms. Mejia stated that is correct, that the street would be widened as part of the street frontage improvements for the project.

Mr. Reyes wanted to verify that there was no direct access to Mission from the project.

Ms. Mejia stated that is correct there is no direct access to Mission, that if you are traveling north

it is the next major light.

Mr. Reyes wanted to know about zoning and where the HDR-45 zone ends and where is the single family zoning.

Ms. Mejia stated this parcel is the last parcel that transitions from HDR-45 and AR-2 is south of this project.

Mr. Reyes wanted to know if mailers were sent out to the neighbors.

Ms. Mejia stated yes and that part of this project there was some community outreach and there were 5 phone calls and 2 residents were met with to go over the project. She stated the comments were regarding the zoning and general plan and the residents south of the project were interested in doing something similar on their sites, but she explained the reasons that this would be the end of the HDR-45 zone.

Mr. Reyes clarified this parcel would be the last southern HDR-45 zone.

Ms. Mejia stated that is correct.

Mr. Ricci stated that on Benson there is a long stretch of road and that at Howard there is no stop sign and can see how speeding could be a factor and was wondering if a study could be done at the crossing of Howard and Benson and maybe mitigate the speeding, with a stop sign.

Ms. Mejia stated the engineering staff could answer these questions.

Mr. Bautista, the Engineering Transportation Manager, stated they would take the concern into consideration and could do a typical analysis for safety enhancements that can be looked at, and evaluate the speeds down in that area.

Mr. Ricci stated he was just trying to take the resident's concerns into consideration, and to ease the safety concerns as there is a school crossing and some near missed accidents.

Mr. Willoughby stated he echoed Mr. Ricci's concerns and appreciated that Mr. Bautista for being willing to look into this and would like to see if we could do something with the intersection of Howard and Benson, to make it a little bit safer.

PUBLIC TESTIMONY

Mr. Eric Chan the project architect spoke and stated staff has done an excellent job on the report and he agrees with the COA's and is available to answer questions.

Mr. Gage wanted to know what kind of parking management and enforcement in place to make sure garages are used.

Mr. Chan stated that they are still in the design phase and not really in the policy part but I am sure the management company will put in the policy manual.

Ms. Wahlstrom stated there is a condition that they have agreed to that there will be a parking

management plan and that the garages will be used for parking and not storage.

Mr. Gage wanted to know how many tandem garages are in the project.

Ms. Mejia stated there are 2.

Mr. Reyes wanted to clarify the amenities and if everyone would have access to those amenities.

Mr. Chan stated yes everyone would have access.

Mr. Reyes wanted a clarification of the site amenities.

Mr. Chan stated there would be a barbeque area, picnic tables, pool and lounge area with lounge chairs and a sitting area.

Mr. Reyes wanted to south of the building

Ms. Mejia stated it was a pool house with bathrooms.

Mr. Willoughby wanted to clarify that the pool area would be fenced and locked.

Mr. Chan stated that is correct there will be a fence and it will be locked.

Mr. Mercier stated there were no additional speakers.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV19-049, subject to conditions of approval and that staff would look into the intersection at Howard and Benson. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- B. ENVIRONMENTAL ASSESSMENT AND HISTORIC DISTRICT DESIGNATION REVIEW FOR FILE NO. PHP18-028:** A request for a Local Historic District Designation of the Graber Olive House Historic District as Historic District No. 8, located at the northeast corner of East Fourth Street and North Columbia Avenue, within the College Park Historic District, at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20); **submitted by Clifford Graber II. City Council action required.**

This Item is being requested to be continued to the September 22, 2020 meeting.

PUBLIC TESTIMONY

Mr. Mercier stated there were no callers wishing to speak on this item.

Chairman Willoughby left the public hearing open

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gage, to continue the Historic District Designation, File No., PHP18-028, to the September 22, 2020 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT LANDMARK DESIGNATION REVIEW FOR FILE NO. PHP18-029:** A request for a Local Landmark Designation of a single-family residence, a Contributor to the Designated College Park Historic District, located at 301 East Fourth Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-01); **submitted by Clifford Graber II. City Council action required.**

This Item is being requested to be continued to the September 22, 2020 meeting.

Mr. Gregorek wanted to know why this item didn’t go before the Historic Preservation Subcommittee before tonight’s meeting.

Mr. Zeledon stated it will go to the subcommittee before it comes back to the Planning Commission.

PUBLIC TESTIMONY

Mr. Mercier stated there were no callers wishing to speak on this item.

Chairman Willoughby left the public hearing open

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by DeDiemar, to continue the Landmark Designation, File No., PHP18-029, to the September 22, 2020 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- D. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA18-002 AND**

PSPA18-003: A request for the following entitlements: 1) A General Plan Amendment (File No. PGPA18-002) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation of approximately 46 acres of land from General Commercial and Business Park to 4.13 acres of Neighborhood Commercial, 3.51 acres of Business Park and 39 acres of Industrial; 2) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and 3) An amendment (File No. PSPA18-003) to the Edenglen Specific Plan to change the land use designation from Community Commercial, Commercial/Business Park Flex Zone and Business Park/Light Industrial to 4.13 acres of Neighborhood Commercial, 3.51 acres of Business Park and 39 acres of Light Industrial including updates to the development standards, exhibits and text changes to reflect the proposed land uses. The project site is located on the southwest corner of Riverside Drive and Hamner Avenue. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by 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). (APNs: 218-171-21 & 218-171-27) **submitted by Ontario CC, LLC. City Council action is required.**

E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT

REVIEW FOR FILE NO. PDA18-006: A Development Agreement (File No. PDA18-006) between the City of Ontario and Ontario CC, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 20027 (File No. PMTT18-009), for a 46.64 acre property located at the southwest corner of Riverside Drive and Hamner Avenue, within the proposed Neighborhood Commercial, Business Park and Light Industrial land use designations of the Edenglen Specific Plan. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by 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). (APNs: 0218-171-21 and 0218-171-27) **submitted by Ontario CC, LLC. City Council action is required.**

F. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NO'S. PMTT18-009 AND PDEV18-031:

A Tentative Parcel Map (File No. PMTT18-009/TPM 20027) to subdivide 46.64 acres of land into 7 numbered parcels and 1 lettered lot in conjunction with a Development Plan (File No. PDEV18-031) to construct 5 industrial buildings totaling 968,092 square feet located on the southwest corner of Riverside Drive and Hamner Avenue within the proposed Neighborhood Commercial, Business Park and Light Industrial land use designations of the Edenglen Specific Plan. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by 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). (APNs: 218-171-21 & 218-171-27) **submitted by Ontario CC, LLC.**

Senior Planner Mejia, presented the staff report. She described the location, surrounding area, current condition of the project site. She explained the community outreach including two community meetings and the comments received and the modifications that were made, in addition to the virtual presentation that was available to residents. She described the existing General Plan Land Use, the 1st Proposal and the current proposal being presented. She explained the history of the Edenglen Specific Plan, and the infrastructure required to facilitate a project here and the Development Agreement key points. She described the parcel map and the development plan being proposed, including traffic and pedestrian circulation, landscape, and building elevations. She stated that staff is recommending the Planning Commission recommend approval of the Addendum and File Nos. PGPA18-002, PSPA18-003 and PDA18-006, and approve File Nos. PMTT18-009 and PDEV18-031, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Ms. DeDiemar stated that many of the comments from residents that are opposed to the proposed development cite an increase in retail demand and she wanted to know if the residents were given a copy of the market study, which shows how much retail could be supported.

Ms. Mejia stated the market study was not provided to the residents but was discussed with some residents, as well as the lack of demand for commercial in this area. She stated that further west at Haven and Riverside there is 10 acre commercial site, for future commercial development. She stated that with the General plan update, staff will be looking at all commercial sites within the city and address the changes in the industry.

Ms. Wahlstrom stated the first market study was done by the developer and we felt that a peer review was needed, so our economic development team had a more intensive market study conducted and we did convey to the public that the study showed the area could support only 6 – 8 acres of commercial.

Ms. DeDiemar stated that one of the things the residents have stated is a greater commercial development and it has been slow coming, because of the need of residential activity to support it and she is sensitive to the residents desire to have neighborhood commercial development. She wanted to know if the residents have seen the current proposal.

Ms. Mejia stated yes that this is what was presented for the virtual presentation.

Ms. DeDiemar wanted to verify that only 8 comments were received from the virtual meeting, which could have indicated the lack of interest or a difficulty in handling technology.

Ms. Mejia stated that is correct, however one of the things staff did as part of the community outreach was put together a double-sided three-fold pamphlet that summarized the proposal changes and what the project entailed, which was not the typical postcard noticing.

Ms. DeDiemar wanted to know when they were notified.

Ms. Mejia stated it was around the end of May.

Ms. DeDiemar stated based on the comments received residents are not convinced by the additional information.

Ms. Mejia stated that several of the eight comments were an appreciation for the additional commercial however, they still wanted to see more commercial.

Ms. DeDiemar stated that some of the concerns are regarding truck traffic and wanted to know if they are aware it will be routed to Hamner.

Ms. Mejia stated a lot is perception due to the current conditions which make it hard to understand the changes and a lot of street improvements that will help alleviate some of the issues. She stated the cost of infrastructure in order to develop the site is around 7 million to start basic improvements along the large frontages, which other developers have walked away from.

Ms. Wahlstrom stated this site is tough to develop because of the cost of all the infrastructure needed and the industrial development would complete the road improvements and widening, which would enable future commercial to come here. She stated the residents have waited for years for neighborhood serving development as Edenglen was designed to be a walkable community and it is important to the community and to us as planners to keep some of this. She stated that Haven Marketplace is coming and is the start to getting retail in Ontario Ranch, although retail is changing as more people shop online, but we want to look at a complete community and keep some retail at community locations to make it walkable.

Ms. DeDiemar stated that residents are already dealing with the SCE structures and the lack of commercial is a lot to ask the residents to bare.

Mr. Gage wanted to clarify the surrounding area, that to the west is Edenglen and to the northwest is Creekside and to the north of Riverside Dr. is the San Antonio winery.

Ms. Mejia stated yes that is correct.

Mr. Gage wanted to know what is happening to the north of Riverside Drive and the project, which he remembers an upscale project with mixed-use, a vineyard theme and an upscale plaza, which was a project that Edenglen residents could be proud of.

Ms. Wahlstrom stated the winery is an asset and hope it will attract breweries, and craft manufacturing nearby. There is an application in for retail on the corner and industrial in the rear integrating the winery which will come forward to the planning commission in the coming months.

Mr. Gage stated what was approved a while back was mixed-use and retail and apartments.

Ms. Wahlstrom stated it was mixed-use and residential and retail, but no industrial.

Mr. Zeledon stated the project was going forward with retail and residential, but with the recession in 2007, the developer walked away from the project, but we still do have the Tuscana specific plan which does include retail and residential.

Ms. Wahlstrom stated that as proposed, that the west side of Riverside Dr. at Hamner would be flanked with retail on both corners.

Mr. Gage wanted to clarify that the study that was received and the commercial proposal was comparing the existing commercial including Archibald and the 60 freeway retail and other retail which was a 5 and 10 minute drive away and talked about the community has cars and they could drive places and this is the idea for commercial, but didn't we have a plan to have neighborhood commercial next to some of our newer residential area.

Ms. Wahlstrom stated yes, we look at the general plan land uses in the future and we had determined that commercial at this location of Riverside Dr. and Hamner would provide for a more walkable neighborhood retail, however market studies look more at a point in time and what the market might be able to bare right now for retail, so in the future we may better support retail.

Mr. Gregorek wanted to know what the distance was for the noticing on this project.

Ms. Mejia stated that everyone within the Edenglen residential community and everyone in the Creekside residential area, which was basically from Mill Creek to the 60 Freeway and close to 760 notices, which went well beyond what we typically do.

Mr. Gregorek wanted to clarify how many residents commented on the project.

Ms. Mejia stated 42 were received at the first community meeting and 8 from virtual meeting and 13 within the last couple days and tonight.

Mr. Gregorek wanted to know out of the approximately 60 comments if there were repeats.

Ms. Mejia stated after the initial meeting, there were 21 received commenting on the changes.

Ms. Wahlstrom stated there are several from the community wishing to speak tonight as well.

Mr. Gregorek wanted to clarify height of building 2 if it is the same or lower.

Ms. Mejia stated its about 42 feet, which is about the same height.

Mr. Gregorek wanted to clarify that building 1 is not proposed.

Ms. Mejia stated that is correct, this is where the commercial site is and the building was removed to accommodate for a future commercial project.

Mr. Reyes stated that he sees the progression that took place in the specific plan amendment have the residents been able to have a public meeting

Ms. Mejia stated we didn't have an in person meeting due to COVID restrictions, but we sent out communication in the pamphlet and had a virtual meeting and extended the comment period to late July, to allow for public participation and time to comment.

Ms. Wahlstrom mentioned to be able to maximize the community input we left the virtual meeting information on the website for the public to still be able to see.

Mr. Reyes wanted clarification on the site frontage along Riverside Dr. and that there would be a landscape median that will discourage trucks from going west bound.

Ms. Mejia stated that is correct, there will be a traffic signal at the entrance of the project and a median across the frontage of the project.

Mr. Reyes wanted to clarify that the west boundary has two types of fencing, a wrought-iron fencing with landscaping and a solid masonry wall, used to block the view if you were to the west of the project.

Ms. Mejia stated there will be 12 foot concrete tilt-up walls located in front of courtyard area to block visibility and noise and then 8 foot high tubular fencing which provides for landscape views, for the residents.

Ms. Wahlstrom stated the answer is yes.

Mr. Reyes wanted to clarify that in the northwest and northeast corner of building three in the parking lot area, you would be able to go north and south and there is nothing that divides the industrial from the future commercial development.

Ms. Mejia stated that is correct, those are all internal drive isles for traffic circulations and emergency vehicles.

Mr. Reyes wanted to confirm that there would be a future signal at the Hamner side and the Riverside side and wanted to know if those will come now or later with the development.

Ms. Mejia

Mr. Bautista stated current COAs provide for two new traffic signals to be built with the development, between building 2 and the future commercial development and between buildings 4 and 5 on Hamner.

Mr. Ricci stated the lanes on Riverside Dr. to Hamner and between Hamner and Haven have lots of traffic and wanted to know if there would be any widening of the lanes on Riverside Dr. to mitigate some of the traffic issues.

Mr. Bautista stated they will be required to widen Riverside Dr. along the frontage to the east from the SCE easement to Hamner and matching the capacity on the west, which is two lanes and a median and they will be widening and restriping.

Mr. Ricci wanted to clarify that the widening goes to where Edenglen begins.

Mr. Bautista stated that is correct.

Mr. Willoughby wanted to know if Riverside has three through lanes at Hamner and will that carry through to the SCE corridor.

Mr. Bautista stated they don't have a final striping plan yet, but what he envisions is two east bound through lanes and at Hamner the third lane will turn into a right turning lane because there aren't three lanes to feed into on the Eastvale side.

Mr. Willoughby wanted to know if on Riverside Dr. will there be a right turn lane into the development from the east bound lane.

Mr. Bautista stated it will be a shared turn lane with through lane, but we can as in interim condition put in a right turn pocket.

Mr. Willoughby wanted to know if Chino Ave and Hamner would have any improvements done.

Ms. Mejia stated no.

Mr. Bautista stated with this development there would be no improvements on Chino Ave. but the improvements on Hamner extend from Riverside Dr. to Chino Ave.

Mr. Willoughby wanted to clarify there is no sidewalk along the last portion.

Mr. Bautista stated that is correct it would be just curb and gutter.

Mr. Willoughby wanted to clarify if Hamner is going to have three or two lanes on the west side.

Mr. Bautista stated that with this development they will be widening it to accommodate four lanes however we will only be striping it for two because of the constraints to the south.

Mr. Willoughby wanted to clarify that we would have the easement for the future two lanes.

Mr. Bautista stated the curb would be built, but we will only stripe for two lanes.

Mr. Willoughby wanted to clarify that the curb and gutter and asphalt will be there and that parking would be prohibited on the asphalt area.

Mr. Bautista stated yes parking would be prohibited along the Riverside Dr. frontage and Hamner frontage.

Mr. Willoughby wanted to clarify that the 12 foot screen wall will deflect any lights coming through the drive isles.

Ms. Mejia stated that is correct.

Mr. Willoughby understands the concerns regarding traffic on Riverside Dr. and stated the development would improve some of those issues, but wanted to make sure there will be policing for truck traffic going through there.

Ms. Mejia stated that policing has increased on Riverside Dr. because it is not a designated truck route.

Ms. Wahlstrom stated yes, we have ramped up the policing effort and tickets are being given out.

Mr. Willoughby stated that with the designation of building 2 as business park and he thinks building 2 looks like a smaller industrial building, disguised as business park. He stated that there is a need for commercial there and there would be adequate roof tops to support them and more business park uses like real estate, gyms, dental offices, and other office services that would serve the community.

PUBLIC TESTIMONY

Mr. Mercier stated there were three persons wishing to speak on this item besides the applicant.

Mr. Jared Riemer, the applicant, thanked staff for the time they put into the project and all the meetings that addressed communities concerns. He stated they did solicit proposals for retail tenants at this site for about a year and the only interest was from gas stations with diesel uses, which they felt were not appropriate there, so they decided to move forward with this proposal. He stated the main challenge when soliciting tenants was that this was not a desirable location for retail to capture PM traffic from the local community. He stated that they did look at the retail study from the city, but it included the demand for the entire trade area, which is within 5 minutes and that study did miss the new Haven Marketplace development that is going in, which makes their study match what we found when soliciting tenants for market retail.

Mr. Willoughby wanted clarity on building 2 business park, and mentioned the other business park uses already in the area like north on Milliken, the Goodman Center, and Philadelphia and Haven, which have uses like a real estate firm, gym, dental and those types of uses, but this building looks like a smaller version of the industrial buildings.

Mr. Riemer stated that it may look that way, but the doors are there to create access for the loading truck and circulation, but the building will be designed to be flexible for multiple uses and consistent with new business park development. He stated the older properties that Mr. Willoughby was referring to in the area are having a high vacancy rate, with tenants that are struggling, especially with COVID.

Mr. Willoughby wanted to clarify if they are loading doors or dock doors.

Mr. Riemer stated they are a combination.

Mr. Reyes wanted clarity on what provisions along the frontage of building 2 will be done for pedestrians coming from the residential to the future development.

Mr. Riemer stated public sidewalk along the street frontage and they have created linkage with a sidewalk next to the building, for more retail access which is designed to be flexible for smaller tenants.

Mr. Reyes wanted to clarify that in building 2 if a small gym or indoor basketball court wanted to go in would they just get rid of the dock doors.

Mr. Riemer stated basically yes, you could demise the inside of the buildings to any dimensions and you can demise out the doors and they can be used for those types of businesses.

Ms. Irene Chisholm stated she was here addressing the commission once again about the

development of this land and wanted to let the commission know that she has been watching the development of South Ontario, as she has been here for 33 years. She stated she remembers going to focus groups where the invitation was sent out to community members to give their input of what was wanted for the New Model Colony and this was something that when she moved in she knew there was a moratorium on building on the ag preserve and in 1998 the City adopted The Ontario Plan and in that plan she was there giving her opinion of what should go and she remembers lots of neighborhood housing, larger commercial centers and industrial. She stated that maybe the market fell, but the neighbor city Eastvale picked up on this and since they have developed their commercial, the residents of this Ontario area have been taking that route to go to those grocery stores. She stated she is glad they are building a Stater Bros. I have watched the development with a vested interest and she wanted to make sure the property around it would look good, so that is why she is opposing this proposal. She likes the this could accommodate business park and smaller things, like churches or community gardens or food trucks. She stated when staff was counting the comments that have been made there are more people who are opposed to it, and they might not be on the line but she has been speaking for the community for a while, as a board member of the HOA. She stated the trucks and traffic is going to overload the corner and they need to push those buildings further down Hamner.

Michael and Chelsea Bowles stated in addressing the council members question regarding the information mailed out, she received the pamphlet information in the mail, and she lives in Edenglen, but it was not as detailed as the presentation tonight and is hard for the average lay person to understand and it didn't include explanations as to traffic patterns or entrances on Hamner and Riverside. She asked staff if there were any hours of operation for the industrial part of the proposal.

Ms. Mejia stated there is no time limits on operations currently within the conditions of approval.

Ms. Bowles wanted to clarify that the conditions of approval is an agreement between the applicant and the city.

Ms. Mejia stated there are no conditions limiting hours of operation.

Ms. Bowles stated that would be a concern for them in Edenglen, as they back up to the area on the west portion of the project, and she would want a limitation on hours, as nobody wants trucks delivering at 2 or 3 in the morning and having to deal with the noise. She stated right now she can hear the traffic on Hamner going up and down, so that would be an issue of concern. She wanted to know the difference in a sound barrier between a screen wall and the wrought iron, why not make the whole thing a sound wall.

Ms. Mejia stated there was a noise study done as part of the project and the noise operations from the trucks were evaluated, which influenced the way the buildings were designs so the buildings can act as a sound shield.

Ms. Wahlstrom stated we should ask the applicant what the average hours of operation are.

Ms. Bowles wanted to clarify that there aren't any tenants interested in commercial development.

Ms. Mejia stated yes.

Ms. Bowles wanted to clarify that it would be built and waiting for someone to rent the area.

Ms. Mejia stated essentially, they are reserving the land for future development, it is not part of this development.

Ms. Bowles wanted to clarify that it would still be vacant unless someone develops it, and it could stay vacant for forever.

Ms. Mejia stated we would hope someone would develop the site appropriately, and now that those last infrastructure improvements are going in and would make it more feasible for someone to come in and develop it.

Ms. Bowles wanted to clarify that this proposal could build those other buildings and the land could be left empty.

Ms. Wahlstrom stated industrial builders don't typically build commercial.

Ms. Bowles wanted to clarify that they could keep the land and are building the infrastructure.

Ms. Mejia stated that is correct.

Mr. Willoughby stated that with the infrastructure and street improvements in place it makes it more attractive for future developers.

Mr. DeAndre Lampkin, a resident in Creekside west, who purchased his home 11 years ago, because he saw the potential of the community to meet the needs and desires of a young 20 year old. He also serves as a board member for the Creekside West HOA that represents the residents of Creekside, and listens to his residents and tries to communicate some of their desires. He stated that he hopes the commission realizes, that is seems that the older Creekside becomes the more the idea of a complete community has been lost. He wonders if the potential renters just see walls when they are touring the community, around the HOA, but within those walls are thousands of people waiting for the retail to be within walking distance of their community. He hopes that when developers are looking for tenants, they are asking them to make one right turn or go one more street over, so they can see the potential customers. He stated in his interactions with the residents he has heard the residents say that they want to spend their dollars within their community, and that for a long time now the residents in South Ontario have felt like they are the stepchild of the city and forgotten, which may not be the intent, but is not without base. He stated that he feels that a lot of council members or commissioners are rarely seen holding meetings or civic engagements are restricted to North Ontario because those amenities are more desirable. He stated the residents in south Ontario have hoped for retail space for a while, maybe a smaller version of Victoria Gardens, or Dos Lagos, with pedestrian friendly retail space, where they can gather and meet other residents from their unique community. He stated they no longer want to be restricted by the walls that surround their HOAs, but want something that builds the community and meets the needs of our residents. He stated that they need places to shop and contribute to our city's economy.

Mr. Mercier stated there were no other callers for this item.

Mr. Willoughby stated the commissioners received 13 public comments and two of those have called in.

Ms. Wahlstrom read zoom comments that were posted during public testimony in chat box for the record.

- From Thanasit Piboon to All panelists : will riverside dr. will also be expanded?
- From Thanasit Piboon to All panelists : I luv to have supermarkets, restaurants, shops, banks at that corner of that riverside dr. and hammer. 🙏🙏🙏
- From Attendee : When will Chino be completed to continue to Hamner? This will help us to get out of Edenglen to travel South.
- From D'Andre Lampkin to All panelists : Another way to ensure trucks don't exit onto Riverside Dr from the proposed site is to make the entire Riverside
- From Attendee : We will then have 4 lights from Colony to Hamner?
- From Attendee : They have not been ticketing that we have seen.
- From Gregory Weaver to All panelists : If we are expecting 700 parking spaces for the warehouses; how much traffic are we expecting from the building of these facilities; not counting the trucks?
- From Gregory Weaver to All panelists : Creekside is greatly opposed. Irene Chisholm is the president of Creekside East and represents us.
- From Gregory Weaver to All panelists : that means they can run at all hours of the night (24/7)
- From Gregory Weaver to All panelists : There is no way a fence will be able to block out the noise of a diesel truck
- From Gregory Weaver to All panelists : we have sound walls between the freeway and Creekside, yet we can still hear the sounds of the diesel trucks. The sound walls will not prevent the loud noise

Mr. Riemer stated the noise study did analyze in detail the screen walls and the location of the buildings. He stated we made a decision early on to position the buildings so the truck yards and drive isles would be away from the residents. He stated that they will be doing all the street frontage, street improvements and all the utilities for the retail as part of the project.

Mr. Willoughby asked the applicant if he wanted clarity the hours of operation even though these are spec buildings.

Mr. Riemer stated these are spec buildings and we don't have tenants yet, but they will be required to follow the Ontario Municipal Code Noise Ordinances and the noise study did take 24 hour operations into account.

Mr. Willoughby wanted to clarify the median on Riverside Dr. will it continue all the way to the end of the property, the west side of the development, or to the signalized intersection.

Mr. Riemer stated he believes it will be continued to the west side of the development.

Ms. Mejia asked Mr. Bautista to expand on that.

Mr. Bautista stated that yes, they have conditioned for the median to continue along the entire project frontage.

Mr. Willoughby wanted to clarify that it goes all the way to the SCE corridor and this would prevent left turn out of the driveway onto Riverside Dr.

Mr. Bautista stated that is correct.

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

Mr. Gage stated he really listened to the residents of South Ontario for years and when we talked to them they always stated they felt like the stepchild and had wants and dreams of what this area could be, like when Mr. Lampkin talked about pedestrian walkable commercial retail developments that are upscale. He referred to the market study and the retail that was referred to in it, like Cardenas, which he feels the retail we have are being mismanaged, and wonders are those developments hindering future nice developments. He wonders if the vacancy of retail in the area isn't because there isn't a demand it's because the need is for upscale pedestrian friendly development need city partnership in these endeavors. He stated property north of this project there was a nice upscale pedestrian friendly project going to go there and the great recession happened and it didn't work out and that a shame it didn't go through because that is what these people have a dream of and they just lack. He stated on this project he is glad there is future commercial there and the project north which we hope to get some upscale and pedestrian friendly projects and maybe the economic department can help with this. He stated unfortunately we are in another recession with the pandemic and there's no surprise retail isn't as popular this dictates not happy with the big picture, but reluctantly approve it. He stated he feels the city has done a lot to get it to this point and in this area and hopefully we can get better retail in the future. He commented that he has been to the meetings at Creekside HOA and there are great people there.

Mr. Gregorek stated that he was part of the focus groups and they put together a comprehensive plan overall, and one of the visions was residential with lots of commercial to support it. He stated he is a little disappointed in the current plan, from 20 acres of commercial to 4 acres, and then building 2 is just a smaller industrial that is not going to serve the community. He stated the amount of truck traffic on Hamner and Riverside Dr is already awful, and trucks park down in the dairies and this project is going to increase that and it's very disappointing. He stated he and other people will drive to go to good commercial, and the people of Creekside and Edenglen deserve to have something good there. He stated he can't support this zone change at this time.

Mr. Reyes stated he wished this site plan would develop this corner as a whole. He stated he was recently at an Eastvale High end coffee and tea shop targeted that corner because they wanted to be in a high end disappointed that building 2 doesn't have a better layout and when we think about pedestrians walking the neighborhood, they should have a gym or kids afterschool area. He wanted to address the fire lane at the northwest corner of building 3 and feels this needs to be closed off for emergency vehicles only, to detour truckers from going through there onto Riverside Dr. He stated we need to redesign building 2 or take it out of the equation and look at it as part of the commercial development. He stated that the west property line boundary and his concerns with the landscape in the trees and suggested we consider something more aggressive that would screen better and something that is evergreen and hardy, that would screen the

rooftops. He stated that based on the market studies by the city and if we add up the acreage maybe then we could have something like the Dos Lagos and a pedestrian friendly area.

Mr. Ricci stated that we all have a vision of what we want there but what we don't have is the infrastructure. He stated we all want to see something nice in this area and give the people of Creekside what they want, and there were already plans in the works on the north side, but the recession, so the questions is now how do we make that first step. He stated that he feels once we start something that helps with the load of infrastructure, then the future businesses that we want can have an interest in that area. He stated he realizes building 2 is giving us reluctance to approve this project because we would like to see more commercial on the front side, but once the infrastructure is there and people will see a progressive movement and the potential. He stated he can see the concerns with the people in the area, like the noise, but even if a wanted commercial business came to that area, like a big box store, you would have 24/7 noise and he agrees with Commissioner Reyes that evergreens or some landscape is needed to dampen the noise. He stated that even though it's not optimal we need the infrastructure to help open up that area to make the appeal for others to come to the area. He stated this is a step forward and a step in the right direction, so he will be voting in favor of this project.

Ms. DeDiemar stated this is a difficult decision as Creekside has been waiting a long time for commercial development in this area, buying patterns are changing with the COVID pandemic and we don't know what things are going to look like and this property has been vacant for a long time, but if this developer is willing to put all the infrastructure to enable the development. She stated this is not ideal but this is an opportunity to move forward and we need something.

Mr. Willoughby stated retail is changing and COVID-19 has changed the retail horizon and ecommerce is growing at a rapid pace. He stated we have heard the desires of the residents for the last 10 years to get more commercial development in the area, and have pushed for that, and have gotten push back that there is not enough rooftops and it won't be supported. He stated he understands that large portion was zoned for light industrial and we are being asked to reduce the commercial, but with the cost of infrastructure the city doesn't have these funds so we need to find a developer and in turn they can build a project. He stated that the difficulty is in getting building 2 to be a true business park building, that would have multi-tenant similar to the Goodman center which is filled and is about two miles away. He stated he feels this space could be filled quickly and make it more attractive for future commercial development. He stated building 2 should be redesigned it so it's more conducive as a true business park, which would make for a much better site and a better transition to the remainder of the project.

Mr. Reyes wanted to clarify if they could approve it with conditions that building 2 becoming future commercial development or the applicant can redesign it and add the other conditions like screening and the access lane.

Mr. Gregorek stated he agrees with Mr. Reyes that if we redesigned building 2 for commercial development, I would be able to vote for this. He stated that if we have to wait with COVID and it reverts and things change, then we made the right decision and the residents are happier and it will be something we can be proud of.

Mr. Willoughby wanted to clarify building 2 can we approve with that many conditions or do we take a vote or can we propose those conditions and see if the developer is willing to work with us.

Ms. Wahlstrom clarified that the conditions they discussed are the trees along the buffer areas, something evergreen with height and the need for building 2 to be redesigned and we could come back with a design for that building and approve the remainder of the project as is and have the applicant work with staff.

Mr. Willoughby vote for approval with the conditions of working with them regarding the trees and the west side access lane and building 2.

Attorney Otto stated there are multiple motions tonight and concepts that are going forward which is the zoning General plan and the Specific Plan that are being recommended to City Council and then the more specific project that is site specific to the map and the development plan.

Mr. Zeledon clarified that if we move forward with this development as is with the General Plan and Specific Plan and condition the redesign of building 2 as business park, then all the items can move forward. He described some of the uses allowed in business park.

Mr. Gregorek redesigning building two with the uses allowed for business park.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by DeDiemar, to recommend adoption of an Addendum to the Ontario Plan EIR, and adoption of a resolution to approve the General Plan Amendment, File No. PGPA18-002 and the Specific Plan Amendment, File No. PSPA18-003. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA18-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

Mr. Reyes wanted to clarify the conditions added are limiting access between the industrial and the business park or commercial, west side screening to use larger evergreen trees for better buffer to replace the redbud trees and create more sound barrier and the redesign of building 2.

Mr. Gage wanted to clarify that the commission could have staff look at building 2 with the applicant and bring it back.

Mr. Zeledon recommended to go forward with buildings 3 – 6 and come back with the redesign for building 2 and the frontage and we could address the evergreens and truck access, with the applicant.

Ms. Wahlstrom stated that staff could bring back the redesign of building 2 to the commission.

Mr. Gregorek wanted to know if staff would have another neighborhood meeting to see what building 2 would allow for.

Mr. Zeledon stated yes, we can do that and give them time to review and comment.

It was moved by Reyes, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT18-009, and the Development Plan, File No. PDEV18-031, subject to conditions of approval and the additional conditions that Building 2 be redesigned. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- G. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA19-009, AND ZONE CHANGE REVIEW FOR FILE NO. PZC19-003:** An Amendment to the Policy Plan (General Plan) component of The Ontario Plan to: [1] modify the Land Use Map (Exhibit LU-01), changing the land use designation from Rural Residential to Low-Medium Density Residential for a land locked parcel totaling .21 acres of land generally located west of 1524 and 1526 South Euclid Avenue; and [2] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and a Zone Change from AR-2 (Residential-Agricultural – 0 to 2.0 DUs/Acre) to MDR-11 (Medium Density Residential – 5.1 to 11.0 DUs/Acre). Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This project introduces no new significant 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); (APN: 1050-061-16) **submitted by Blaise D'Angelo. City Council action is required.**

This Item is being requested to be continued to the September 22, 2020 Planning Commission meeting.

PUBLIC TESTIMONY

Mr. Mercier stated there were no callers wishing to speak on this item.

Chairman Willoughby left the public hearing open

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by DeDiemar, to continue the General Plan Amendment, File No., PGPA19-009, and the Zone Change, File No.

PZC19-003, to the September 22, 2020 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- H. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA18-003:** A Development Code Amendment proposing to: [1] revise current provisions regarding the regulation of Accessory Dwelling Units, replacing an Urgency Ordinance previously approved by the City Council on January 21, 2020; [2] revise current provisions regarding the MU-1 (Downtown Mixed Use) zoning district, to facilitate the establishment of the Downtown District Plan; [3] establish new provisions regarding the regulation of small lot infill subdivisions, which are proposed to be allowed in Mixed Use zoning districts and the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DUs/Acre), MDR-18 (Medium Density Residential – 11.1 to 18.0 DUs/Acre), MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DUs/Acre), and HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning districts; [4] revise current provisions regarding Massage Services and Massage Establishments, establishing that such uses are subject to Administrative Use Permit issuance and requirements; and [5] modify certain Development Code provisions to include various clarifications, including Chapter 2.0 (Administration and Procedures), Chapter 4.0 (Permits, Actions and Decisions), Chapter 5.0 (Zoning and Land Use), Chapter 6.0 (Development and Subdivision Regulations), Chapter 8.0 (Sign Regulations), and Chapter 9.0 (Definitions and Glossary). The proposed Development Code Amendment 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. 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). Furthermore, the project site is 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; **City Initiated. City Council action is required.**

This Item is being requested to be continued to the September 22, 2020 Planning Commission meeting.

PUBLIC TESTIMONY

Mr. Mercier stated there were no callers wishing to speak on this item.

Chairman Willoughby left the public hearing open

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Ricci, to continue the Development Code Amendment, File No., PDCA18-003, to the September 22, 2020 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby;

NOES, none; RECUSE, none; ABSENT, none. 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

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

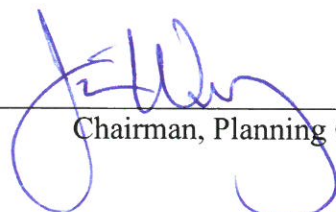
DIRECTOR'S REPORT

Ms. Wahlstrom stated the monthly reports are in their packets.

ADJOURNMENT

*Gage motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 11:06 PM.


Secretary Pro Tempore


Chairman, Planning Commission