

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

MINUTES

February 22, 2022

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

MINUTES

February 22, 2022

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:36 PM

COMMISSIONERS

Present: Chairman Gage, Vice-Chairman Willoughby, Anderson, Dean, DeDiemar, Lampkin, and Ricci

Absent: None

OTHERS PRESENT: Planning Director Zeledon, City Attorney Maldonado, Principal Planner Ruddins, Senior Planner Mejia, Associate Planner Aguilo, Transportation Manager Bautista and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Willoughby.

ANNOUNCEMENTS

Mr. Zeledon stated that there were public comments for Item B, before the Commissioners.

Mr. Gage talked about the first Pro Bowl Game in 1966 and Chaffey High School did half time and it is on You Tube. He also stated he would like to close tonight's meeting in honor of Black History Month.

Lampkin arrived at 6:41 PM.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of January 25, 2022, approved as written.

It was moved by DeDiemar, seconded by Willoughby, to approve the Planning Commission Minutes of January 25, 2022, as written. Anderson abstained as she was not at that meeting. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PUD22-001, PMTT21-009, PDEV21-017, AND PHP21-021:** A request for the following entitlements: [1] a Planned Unit Development (File No. PUD22-001) to establish development standards, design guidelines, and infrastructure requirements for the Project site; [2] a Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) to subdivide a 0.86-acre property into a single lot to establish 22 commercial airspace condominium units; [3] a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet; and [4] a Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District. The Project Site is located at 125 West Emporia Street, within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts. 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: 1049-059-14) **submitted by RWSS Development LLC. City Council action is required.**

Associate Planner Aguilo, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval for File No. PUD22-001 and approve, File Nos. PHP21-021, PMTT21-009 and PDEV21-017, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Lampkin wanted to know how often the parking lot is utilized.

Mr. Zeledon stated a couple times a month and sometimes throughout the year for events. He explained the Downtown area parking model.

Mr. Lampkin wanted to know the percentage within the year.

Mr. Zeledon stated about 15% percent.

Mr. Lampkin wanted to know if handicap stalls are required.

Mr. Zeledon stated that 2 handicap stalls are needed for the Tap room and to access the flex space, and that the Building department will regulate the parking.

Mr. Lampkin wanted clarification regarding a public comment about there being art space.

Mr. Zeledon stated the flex space will belong to the City and the Community, Life and Culture agency will run it and the space will be programmed with art interests ranging from retail art, art supply store and art classes being done. He stated the Tap room will be run independently but will bring people to the area to gather.

Mr. Lampkin wanted to know the thought behind the corner tower design.

Mr. Zeledon stated that the historic downtown the fronts have had a focal element and this is a dominant corner, so it was designed as a grain silo that compliments what is already there.

Mr. Lampkin wanted clarification on the architectural design and if they would place murals on the building.

Mr. Zeledon stated opportunities are available and currently we are working on mural program and art program.

Mr. Lampkin wanted clarification on examples of car condo and what would the rules be.

Mr. Zeledon responded.

Mr. Willoughby wanted to know how tall is building A.

Ms. Aguilo stated that 30 feet is the highest point.

Mr. Willoughby wanted clarification on how that compared to other structures in the area.

Mr. Zeledon stated it is close to the scale and massing so they are all consistent.

Mr. Willoughby wanted to know the tap room required parking.

Mr. Zeledon stated 25 spaces are required for the tap room.

Mr. Willoughby wanted clarification regarding surrounding area parking use.

Mr. Zeledon explained the Downtown parking model and what is happening in the surrounding area currently.

Mr. Willoughby wanted to know if the tap room would have food items.

Mr. Zeledon stated it would have brews, but you could bring in your own food.

Mr. Ricci wanted to know if the rock curbs would be repaired.

Mr. Zeledon stated that Emporia does have rock curbs and the City has an inventory of rock curbs and this will be replaced with regular curbing, as it is so dilapidated.

Mr. Ricci wanted to clarify if parking would be allowed on that portion of the street.

Mr. Zeledon stated yes, and it would be limited to 5 spaces.

PUBLIC TESTIMONY

Richard Tipping representing RWS and Ryan Wynes the applicant appeared and spoke in favor of the project.

Mr. Lampkin wanted to know about artwork on the walls.

Mr. Tipping stated he will work with staff on that and is open to that.

Mr. Willoughby wanted to know if taproom would serve appetizers or food.

Mr. Tipping stated it would likely be a Taproom with light appetizers and people bring their own food.

Mr. Gage wanted clarification on the use of the condos, and how do you regulate its use.

Mr. Tipping stated these are for sale buy as an investment, cameras on the site and rule breaking and letters can be sent and notify the city to help enforce.

Mr. Gage wanted to know what type of vehicles can be stored.

Mr. Tipping stated it can be for cars, recreational vehicles, and/or boats.

Mr. Dean wanted to know if this is their first attempt at this sort of project.

Mr. Tipping stated yes and they have done some research on existing ones.

Mr. Lampkin wanted to know if there would be a property manager or company would regulate and do inspections.

Mr. Tipping stated there would be an HOA company and a Board made-up of condo owners.

Catherine Tessier spoke in opposition to the project.

Mr. DeDiemar asked Ms. Tessier of the loft's 40 tenants how many are artists.

Ms. Tessier responded to the answers stating it is a broad area of arts.

Ms. Dediemar talked regarding the art walks and stated that the arts walk on Feb 19 that none of the lofts were open.

Ms. Tessier responded.

Mr. Willoughby wanted to clarify not all the lofts are occupied by artists.

Ms. Tessier stated that is correct and that art is a broad term.

John Basheto a resident and Chaffey College professor, wanted to clarify that there were some businesses open at the loft for the art walk and have been participating for 4 years.

Ms. DeDiemar commended them on their efforts towards the art walks.

Mr. Lampkin wanted Mr. Basheto to describe the broadness of art.

Mr. Basheto responded.

Mr. Tipping wanted to rebut regarding parking in front of the garage and the space for the arts.

Mr. Wynes stated automotive has its place in art history, and the condos would contribute to the art walks.

Mr. Zeledon explained the vision of the Downtown.

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

Mr. Lampkin thanked the speakers and described what art is including cars and spoke in favor of the project.

Mr. Willoughby spoke in favor of the project and thanked staff.

Ms. DeDiemar spoke in favor of the project and thanked staff for their efforts to build the arts district.

Mr. Gage sympathized with Ms. Tessier and spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Willoughby, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD22-001, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Lampkin, seconded by Willoughby, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP21-021, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Lampkin, seconded by Willoughby, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-009, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Lampkin, seconded by Willoughby, to adopt a resolution to approve the Development Plan, File No., PDEV21-017, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV21-021 AND PCUP21-009:** A Development Plan (File No. PDEV21-021) to construct a 4-story, 128-room Extended Stay/Residence Inn Hotel, in conjunction with a Conditional Use Permit (File No. PCUP21-009) to establish and operate the hotel use on 1.83 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of The Exchange 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: 0238-012-30) **submitted by Roger Barbosa. City Council action is required.**

Planning Director Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval for File No. PCUP21-009 and approve File No. PDEV21-021, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Willoughby wanted clarification regarding the material used for the circle on the entryway.

Mr. Zeledon stated that pavers and scored concrete would be used.

Mr. Willoughby wanted to know if this would be an extended stay.

Mr. Zeledon stated it would be an extended stay and referred this to the applicant for clarification.

PUBLIC TESTIMONY

Roger Barbosa appeared and spoke in favor of the project and stated that an extended stay would be the goal.

Mr. Willoughby wanted to know a time frame to move forward.

Mr. Barbosa stated they wanted to move quickly.

Mr. Gage wanted to know if they prepared for strong wind.

Mr. Barbosa stated that they did plan for the high winds.

Mr. Ricci wanted further clarification on extended stay.

Mr. Barbosa stated the ownership is looking at industrial corporate stay for several days.

Mr. Ricci wanted to know the maximum stay.

Mr. Barbosa stated 30 days.

Mr. Gage wanted to know if kitchenettes would be included.

Mr. Barbosa stated yes.

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

Mr. Willoughby spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Ricci, to recommend adoption of a resolution to approve the Conditional Use Permit, File No., PCUP21-009, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Lampkin, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV21-021, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, 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 met on February 10, 2022.

Mr. Willoughby stated they looked over the Certificate of Appropriateness for tonight's project and got an update that the Fallis house is a total loss after the fire.

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

Mr. Zeledon stated the Monthly Activity Reports are in their packets, as well as a memo regarding the General Plan progress report.

ADJOURNMENT

Lampkin motioned to adjourn, in observance of Black History Month and in honor of the black Americans and their descendants who make up Ontario, seconded by Dean. The meeting was adjourned at 8:28 PM.


Secretary Pro Tempore


Chairman, Planning Commission