

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

MINUTES

February 23, 2016

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

MINUTES

February 23, 2016

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

COMMISSIONERS

Present: Chairman Willoughby, Vice-Chairman Downs, Delman, Gage, Gregorek, and Ricci.

Absent: None.

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Assistant City Engineer Do and Planning Secretary Callejo.

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

Baltazar Barrias III, and resides at 625 East El Morado Ct. Mr. Barrias stated he is a Freshman at student at Cal Poly Pomona studying Urban and Regional Planning. He stated that for the past couple of weeks he has been following the Planning Commission and it's an honor to see what he hopes to do in the future. He stated Planners impact lives and are some of the greatest people you'll meet.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of January 26, 2016, approved as written.

It was moved by Delman, seconded by Ricci, to approve the Planning Commission Minutes of January 26, 2016, as written. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE RICH HAVEN SPECIFIC PLAN FILE NO. PSPA16-001 (RELATED FILE NO'S PSPA13-004 AND PSPA13-005):** An Amendment to the Rich Haven Specific Plan that includes affecting property generally located south of Riverside Drive and the Southern California Edison substation, west of Hamner Avenue, north and south sides of Edison Avenue and east of Haven Avenue, to include: [1] reconfiguration of the boundaries and circulation layout for the existing Planning Areas 1 through 21B; [2] change the existing Specific Plan Land Use Plan designation for 27 acres of land (Planning Areas 8 and 13) from Middle School and Low Density Residential (0 to 6 du/ac) to Public Park; 77.6 acres of land (Planning Areas 9 through 12) from Low Density Residential (0 to 6 du/ac) to Low-Medium Density Residential (6–12 du/ac); 36.1 acres of land (Planning Area 14) from Low Density Residential (0 to 6 du/ac) to Medium Density Residential (12 to 18 du/ac); and 78.5 acres of land (Planning Areas 15 through 19) from Low-Medium Density Residential (6–12 du/ac) and Medium Density Residential (12 to 18 du/ac) to Mixed-Use, consistent with The Ontario Plan (TOP) Policy Plan (General Plan) Land Use Plan; [3] increase the number of residential units from 4,256 to 4,866; [4] increase the maximum square feet for commercial/office development from 889,200 sq. ft. to 1,039,200 sq. ft.; [5] incorporate a minimum square foot requirement for commercial/office development within Planning Areas 20, 21A and 21B; and [6] revise and update housing product types, development standards, design guidelines, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. An addendum to Rich Haven Specific Plan EIR (SCH# 2006051081) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN NO's: 0218-161-01, 04, 05, 09, 10, 11, 13, and 14, 0218-211-01, 02, 05, 08, 12, 15, 17, 21, 23, 24, 25 and 27); **submitted by GDCI-RCCD 2LP, Richland Communities and Brookfield Residential. City Council action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated the project is bounded by Riverside to the north, Haven to the west, Ontario Ranch Road (formerly Edison) to the south, Mill Creek to the east and the Esparanza Specific Plan to the south. Mr. Zeledon stated the Rich Haven Specific Plan was approved in 2007 and included 412 gross acres and had a maximum development of 4,256 residential units, with a variety of product types including both single-family and multi-family, along with 160 acres of commercial. He states that in 2010, The Ontario Plan (TOP) policy plan was adopted and the land-use designation was changed within the Specific Plan Areas 8 thru 14 and 15 thru 19 between Chino Avenue and Edison (now Ontario Ranch Road). He said these changes included 27 acres of land that went from middle school to parkland, 33 acres that went from Low-Density Residential (LDR) to Medium-Density Residential (MDR), 80 acres that went from LDR to MDR, and 78 acres that went from LDR to Mixed-Use (MU). He states the first change is make the Specific Plan consistent with TOP and, second, to reconfigure and change the boundaries. He goes through all the area changes in the planning areas. Mr. Zeledon states with the land use changes being proposed it increases the number of residential units by 610 and 150,000 square feet of commercial and office; which is consistent with The Ontario Plan (TOP). He points out through Power Point slides the various areas and locations. He states the last component of the Specific Plan is the

development standards, design guidelines, exhibits and policies. Mr. Zeledon shares various product styles and parking options. Staff is recommending the adoption of the Addendum to the EIR and approval to the Specific Plan Amendment the City Council.

Mr. Gage wanted to know if the Specific Plan was approved prior to the TOP, and that's why this needed "to be consistent with TOP".

Mr. Murphy stated that was correct, the Rich Haven Specific Plan was approved in 2007 and TOP was approved January of 2010.

Mr. Gage asks if TOP is a mandate or a guideline.

Mr. Murphy states that the most of the land-uses categories that are in place are for minimum and maximum densities for each land-use category and, as such they, need to develop within those ranges. He states, for example, the Medium-Density Residential (MDR) has a range of 11 to 25 units to the acre, so they would need to develop within that range. He states within the commercial square footage there is an increase provided. There is only a maximum provided for commercial based on floor area ratio.

PUBLIC TESTIMONY

Jason Lee, a representative from GDCI-RCCD 2LP appeared and spoke. He thanked the staff and stated they have worked hard to stay consistent with the originally approved Specific Plan and also work to meet the TOP requirements, not only for his company but also the others involved. They are excited about new Ontario Ranch Road. It opens the door for growth from commercial vendors and developers.

Loree Masonis, an Ontario resident came up to speak. She thanked staff for the presentation, it answered quite a few questions, but wanted clarification on what TOP means.

Mr. Murphy stated that TOP stands for The Ontario Plan, the business plan for the city that includes sections on vision, governance and the policy plan which they refer to is the General Plan and identifies the land-use and goals, policies and objectives for the land-use and development within the city.

Ms. Masonis asked for clarification on the SCE Substation location; if this was where the towers were located.

Mr. Murphy stated that the SEC Substation is where Southern California Edison has about 80 acres and the towers feed handle 500 plus KV lines which feed into that area and are distributed then among the residents.

Ms. Masonis questioned if the proposed area is located close by.

Mr. Murphy states it's next door.

Ms. Masonis states that her understanding for this project is so it's in accordance with The Ontario Plan.

Mr. Murphy states they are bringing the Rich Haven Plan into conformance with TOP and General Plan.

Ms. Masonis states when she hears the word high density she thinks “crowded”. She questions if this to make more people per square feet and making better use of land.

Mr. Murphy states that the TOP has a number of layers; there is a huge housing shortage in California, how do we provide residential units for residents now and into the future? Also, there is a certain obligation from the State to provide certain amount of units within certain price ranges. He also states there is provision of transit, the proposed BRT (Bus Rapid Transportation) along Ontario Ranch Road. To make this possible, you need higher density to support ridership along those lines. He states there is a variety of product time in the Ontario Ranch area which has been strategically planned for these reasons.

Ms. Masonis states this information for multi-family living and transit is based on survey or what the State mandates. She then questions of the houses will be rentals or for sale.

Mr. Willoughy states these homes will be for sale, there may be some for rental, but the vast majority will be for sale units. He continues to explain there is variety of homes from townhomes to single-family produces which are available.

Ms. Masonis states she’s not a planner but questions the correlation between density and square feet.

Mr. Willoughby states density would be how many units can be put on an acres of land and depending on what it is, for example, Medium Density allows for 11-25 units per acre. So depending on the density depends on how many square feet a particular unit can be. This is all factored in and worked on by the developer or architect and staff.

Mr. Murphy states there is also commercial square footage as well. So when square footage is talked about, typically it’s about commercial development.

Ms. Masonis asks about Mixed-Use, is that where residential is on top?

Mr. Murphy states there are two types of Mixed-Use, vertical with residential on top or horizontal with residential next to commercial.

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 Ricci, seconded by Gregorek, to recommend adoption of the CEQA Determination of an Addendum to a previous EIR. Roll call vote: AYES, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Downs, seconded by Ricci, to recommend adoption of a resolution to approve the Specific Plan Amendment. Roll call vote: AYES, Delman, Downs, Gage, Gregorek, 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):

- **Special Meeting held on February 1, 2016**

Approved a Modification to the Certificate of Appropriateness for the Sunkist water tower (PHP15-009); included Mitigated Negative Declaration

- **Regular Meeting on February 11, 2016**

They denied two requests of craftsman homes Eligible for Historic Resource (PHP16-002 & PHP16-003)

New Business

- Appointment of Historic Preservation Subcommittee member
 - **Mr. Gregorek has been appointed to replace Ms. Mautz.**

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

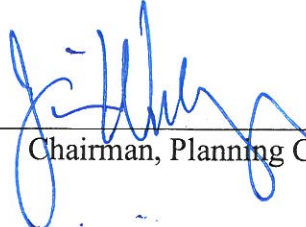
DIRECTOR'S REPORT

Mr. Murphy stated the Monthly Activity Reports are in their packets and nominations for officers are at the next meeting. Mr. Murphy stated that the Council is accepting applications and currently no deadlines on those.

ADJOURNMENT

Downs motioned to adjourn, seconded by Ricci. The meeting was adjourned at 7:08 p.m.


Secretary Pro Tempore


Chairman, Planning Commission