

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

MINUTES

JULY 28, 2020

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

MINUTES

July 28, 2020

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

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Development Director Murphy, Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Senior Planner Mejia, Associate Planner Aguilo, Associate Planner Antuna, Assistant Planner Vaughn, Planning Intern Carranza, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gregorek.

ANNOUNCEMENTS

Ms. Wahlstrom stated the applicants on two items, A-02 and D, have asked for those items to be continued to the next Planning Commission meeting on August 25, 2020.

PUBLIC COMMENTS

Ms. Wahlstrom stated we have received a few comment cards from individuals wishing to speak.

Tom Eckel, a resident of Colton, CA stated he is a concerned member of the public and would like to make a general comment regarding something that came up at the last City Council meeting regarding a parcel for Pepe's towing. He stated that he feels the disbursement of pollution to the surrounding community hasn't been addressed and how it will affect children at schools and the families that are at home, with it operating 24 hours. He wanted to bring up for public consideration as to why another Pepe's tow yard, when they already have two in the city and why another tow yard at all when he believes there are already seven from various vendors, operating city wide and he understands there have been different applications for the lot, one being a church, which would better serve the area and help maintain the property value and air quality both short and long term. He asked if the City Council or Commission have a vested interest in that business? He stated this goes against The Ontario Plan governance section which states treating the city like a corporation and the constituents be the shareholders and adding

value for them. He stated that adding a yard, only helps the police department every 5th week, but how does this service to better the community and their quality of life. The noise ordinance presented only applied to a daytime operation, not a 24-hour business. He stated that this project contradicts several grant applications and he understands the hearing has been postponed to September, and why is it, unless it is in hopes the people might forget, but the community people need to have an outlet and be able to say if this is going to benefit them. He hopes we are not delaying something that the city has made inevitable, by our lack of involvement.

Brandon Aparicio stated he was at the last City Council meeting addressing the Pepe's towing and it is the planning department's job to really look at the proposal and that meeting was a hot mess as we pointed out all the mistakes and City Manager wants to send it back to planning department, and during the break they were looking through the documents and public records. He stated that the FAR for that project exceeds what is allowed and yet it was approved, they wanted to know where he got that information and it was on the public records they provided, it was just a lot of confusion and the planning department is running a mess referring to laws and not really looking at the details and how are they going to resolve the problems. He wants to read from the TCC document, which needs to be considered when projects are presented, and one of the documents major goals is to ensure the disadvantaged communities are being represented into the projects that affect them in any way through economic value or healthy. He stated the planning department never communicated to the community, even though they know they are Spanish speakers, but no Spanish materials were sent out. Planning department needs to make sure the TCC is being followed and needs to address the community let them hear and decide, and they need to be part of the decision. He stated that in part of The Ontario Plan it states the community is part of the decision making. He wanted to point out about city and air quality and a lot of projects are being exempted from assessment not being reported because we are using the 2010 reports, and the City of Fontana stated that Ontario is not accounting for laws changing, and with more buildings and infrastructure, which causes more pollution and the light industrial causes a problem by polluting the air around them, especially in residential areas a doesn't make sense how you are protecting the community and caring about what is being planned. He stated the city council lacks confidence and just makes the approval and we aren't really looking at the contracts or regulations and are letting things slide and not reaching out to the community. He stated he will be coming back in December and addressing the air quality impacts and the modeling we are going to present.

CONSENT CALENDAR ITEMS

Agenda item A-02 was requested to be continued to the August 25, 2020 meeting.
Mr. Reyes requested Item A-03 be pulled for separate discussion.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of June 30, 2020, approved as written.

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.**

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to approve the Consent Calendar as written, except for Item A-02 which is being continued to the August 25, 2020 meeting, The motion was carried 5 to 0. Gage recused himself from Item A-01 PC minutes as he was not at the June 30, 2020 meeting.

PUBLIC HEARING ITEMS

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-004:** A Development Plan to construct 100 single-family residential units (8-pack cluster), 114 multiple-family residential units (6-plex row town homes), and 120 multiple-family residential units (12-plex courtyard town homes) on 79.7 acres of land located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Areas 5A, 5C, and 5E (Residential – Small Lot SFD/Edison Easement) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) certified by the City Council on December 4, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 218-161-01) **submitted by LS-Ontario II LLC.**

Senior Planner Mejia, presented the staff report. She described the project location and the surrounding area, and the specific plan and entitlements that were previously approved. She described the proposed units including architectural style, floor plans and elevations, main entrance, parking, pocket park, recreation center, and SCE trail. She stated that staff is recommending the Planning Commission approve of File No. PDEV20-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification if the pool area includes a larger lap pool, a kids pool and spa.

Ms. Mejia stated yes.

Mr. Reyes wanted to know if in the park area there is any kind of play apparatus for kids or tot lot equipment that is proposed.

Ms. Mejia stated the applicant is proposing some sort of equipment and deferred to applicant.

Mr. Reyes wants to know if there would be access to the SCE trail from the tract.

Ms. Mejia stated the streets along Haven and Twinkle Avenues, which are adjacent to SCE trail, will be the row-town homes and will have fob gates along the trail, for resident access.

Mr. Ricci wanted clarification regarding the site plan on the north side, where 8-pack cluster house elevations with architectural type modern Spanish, and asked what street runs east and west and will the houses be visible from that street.

Ms. Mejia stated that within the Rich Haven Specific Plan a public park is planned there.

Mr. Ricci wanted clarification north facing elevation visible from the park.

Ms. Mejia stated they could potentially see the second story, so they made enhanced elevations with pop outs and the simplicity and movement with recessed windows of the buildings to allow for change in plains and color blocking for street views, but this can be deferred to the architect for the project.

Mr. Ricci stated that the modern Spanish doesn't have the wrought iron like the traditional Spanish, but wanted to know if there is a window treatment that could be added to make it look more appealing.

Ms. Mejia stated the elevations don't really show this, but one thing they have is deeper recesses of the windows, within those elements that are visible from the street, so they aren't flat and creates dimension and movement.

Mr. Ricci stated the elevations look flat and plain, but the recessed windows may help.

Mr. Zeledon stated that typically the rear elevations have a six-foot wall and a 10 – 15 setback for the patio and they have the window detailing and top banding, the recessed windows show a clean modern take on Spanish style, park or street view is on the top elevations.

Mr. Ricci stated he was just wondering about the curb appeal from the rear elevations.

PUBLIC TESTIMONY

Ms. Shannon Whittaker the project manager spoke and stated this is their second project within the city and they are excited to expand their footprint within the community and she described the project in depth from architectural design, design conception, floor plans, the open space, the connectivity within the community, the recreation center, the park including dog park, equipment and rolling hills, affordable price point, and thanked the commission.

Mr. Reyes stated original tract map there was a basketball court where the doggie park, and was specific play equipment for 2 – 5 year olds, or play apparatus proposed.

Ms. Whittaker are proposing play equipment for 2 – 5 year olds, but don't have the specifics but it will be catered to younger children.

Mr. Gage asked the applicant if she agrees with the Conditions of Approval.

Ms. Whittaker stated yes.

Mr. Willoughby stated he is glad they will be creating something in that corner for the younger children and looking forward to another great project.

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

Mr. Reyes thanked staff and applicant for all the details put into the project, and it has many positive things on the plan, great detail on the entrance, the pool areas and cluster housing with access to the trails and working with staff on equipment for the younger kids and he sees this project catering to younger families, and looks forward to a great project.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV20-004, 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.

- B. ENVIRONMENTAL ASSESSMENT AND LANDMARK DESIGNATION REVIEW FOR FILE NO. PHP20-002:** A request for a Local Landmark Designation of a single-family residence (Tier III Historic Resource) located at 535 East D 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. 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: 1048-393-18); **submitted by Jose Vladimir Felix and Angela Dawn Tejada. City Council action required.**

Planning Intern Carranza, presented the staff report. She described the location and the surrounding area and its inclusion in the Parkside Historic District. She described the Historic Craftsman bungalow style history and the current elevations, which includes mature trees and rock curbs, and the changes it has had over the years. She described the Durfee’s history and the significance of this Local Landmark #98. She stated that staff is recommending the Planning Commission recommend approval of File No. PHP20-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

No one responded.

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

Mr. Gage stated he is very proud of our wonderful city and that we have so many landmarks in

our city beautiful example of craftsman style in Ontario, especially on D Street and it's great to have many bungalow in these older neighborhoods that have been kept up. The Durfees were prominent residents and part of our Chaffey High School and this is a great home to make as a landmark.

Mr. Gregorek stated he agrees with Mr. Gage and the amount of landmarks in the city and this is great example of craftsman and he loves to see the old cobblestone rock foundations.

HISTORIC PRESERVATION / PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Landmark Designation, File No., PHP20-002, 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.

- C. **ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP19-019 AND PCUP19-029:** A request for a Certificate of Appropriateness (File No. PHP19-019) to: [1] Construct an 1,394 square foot addition to an existing 3,388 square foot single-family residence; in conjunction with a Conditional Use Permit (File No. PCUP19-029) to [2] Construct a 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU), on 0.64 acres of land located at 1404 North Euclid Avenue, a non-contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) 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: 1047-351-14); **submitted by RCM Construction, Inc.**

Mr. Gage recused himself from Item C due to living within the 1000-foot radius of the proposed project.

Associate Planner Antuna, presented the staff report. She described the location and the surrounding area, within the Euclid Avenue Historic District. She described the Certificate of Appropriateness issued in 2005, the existing residence and the proposed project and the reason for each application. She described the noticing and comments received. She stated that staff is recommending the Planning Commission approve File Nos. PHP19-019 and PCUP19-029, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

Mr. Vincent Vasquez, the architect on the project stated he was available to answer questions.

Mr. Willoughby wanted to know if the current large trees on the property would be removed for the proposed project.

Mr. Vasquez stated no trees will be removed for the detached structure., they want to keep the existing vegetation and trees for privacy.

Mr. Willoughby wanted to know the total square footage of both garages versus residential living area.

Mr. Vasquez stated 512 for existing garage to main house.

Mr. Willoughby clarified that there is 2200 square foot total space for garage.

Mr. Vasquez stated that was correct.

Mr. Reyes wanted to clarify on the ADU along the east side of structure if there are any windows.

Mr. Vasquez stated the east elevation there is one window for the bathroom, but it is very small and one for the kitchen area, which is no more than 3 feet in height.

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

Mr. Reyes stated this is a creative way to work with the property and thanked staff for working hard on the details without inhibiting the surrounding area and giving the property owner the additional space.

Mr. Willoughby concurred with Mr. Reyes, that staff worked well on maintaining the Euclid Ave feel and the window sizes along the north and the east elevations.

HISTORIC PRESERVATION / PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by DeDiemar, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP19-019, and the Conditional Use Permit, File No. PCUP19-029, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, Gage; ABSENT, none. The motion was carried 5 to 0.

- D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR 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/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to

Section 15532 (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: 1014-111-08) **submitted by Gracepoint Brethren in Christ Church. This Item was continued from the June 30, 2020 special meeting.**

Ms. Wahlstrom stated the applicant is requesting that this item be continued to the August 25, 2020 Planning Commission meeting.

Mr. Gregorek asked why the applicant wanted to continue the item.

Ms. Wahlstrom stated the applicant had some business issues to remedy before it goes before the Planning Commission. She stated that the comments received from the public are before the Commissioners.

Mr. Gage stated that even though he wasn't at the June meeting, he has listened to the recording of public comments from the previous meeting.

PUBLIC TESTIMONY

No one responded.

Chairman Willoughby left the public testimony portion open

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to continue this item to the August 25, 2020 Planning Commission meeting. Roll call vote: AYES, DeDiamar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND VARIANCE, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PCUP19-032, PVAR19-008, AND PDEV19-070:** A request for approval of certain entitlements to facilitate the development of an automated carwash, including: [1] a Conditional Use Permit (File No. PCUP19-032) to establish the carwash land use; [2] a Variance (File No. PVAR19-008) for a reduction in the minimum drive aisle setbacks adjacent to certain arterial streets, including Inland Empire Boulevard, from 20 feet to 11 feet, Ontario Mills Parkway, from 25 feet to 10 feet, and the corner of Inland Empire Boulevard and Ontario Mills Parkway, from 25 feet to 2 feet; and [3] a Development Plan (File No. PDEV19-070) to construct a 4,446 square foot carwash on 1.17 acres of land located at the northwest corner of Inland Empire Boulevard and Ontario Mills Parkway, within the Office/Commercial land use district of the Ontario Mills 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) 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: 0238-041-22 and 0238-041-28) **submitted by Don Vogel, Fast 5 Xpress.**

Assistant Planner Vaughn, presented the staff report. She described the location, surrounding area, proposed site plan including circulations, ingress and egress, landscaping, and floor plan. She described the reason for the variance. She stated that staff is recommending the Planning Commission approve File Nos. PVAR19-008, PCUP19-032 and PDEV19-070, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification on the reduction along Ontario Mills Parkway.

Ms. Vaughn stated it is a 2 feet reduction at the corner of the property is from the lot line and that there is a curb ramp past the lot line.

Mr. Reyes wanted to know if there is a curb that would keep cars out of the handicap sidewalk area, if they are distracted while in the drive isle.

Ms. Vaughn stated on the site plan there is a curb that separates the landscape area from the drive isle.

Mr. Reyes wanted to know if the north trash enclosure is shared or stand alone for the car wash.

Ms. Vaughn stated they are not sharing the trash enclosure.

Mr. Zeledon stated that KFC has their own trash enclosure.

Mr. Willoughby wanted to know if we took a look at the east portion of property across Inland Empire Blvd. and what kind of landscaping is there currently.

Mr. Zeledon stated that when the hotel was built it was part of an agreement and it is being maintained by the hotel and is well landscaped.

Mr. Reyes wanted to know the intended hours of operation for Summer and Winter.

Ms. Vaughn stated the hours are Summer 7AM – 8PM and Winter 7AM - 7PM and the facility is shut down during off hours.

PUBLIC TESTIMONY

Mr. Tom Utman, one of the owners of Fast 5 Express, stated he is familiar with the process and they just opened one on Grove Ave. and has been well received. He stated staff has worked with Don Vogel to address everything and they are looking forward to building another facility within the city and will spend about \$4.5 million dollars and will hire local people and will use water that is recycled. He stated this will be their 25 facility and well received by the communities, because its quick and inexpensive.

Mr. Willoughby wanted to know about the landscaping on the parcel of land to the east of Inland

Empire Blvd.

Mr. Utman stated they would take over the site if they were asked and their priority is to have a well-maintained site.

Mr. Reyes wanted to know the signage for the carwash would be mounted on the building or free standing within the perimeter areas.

Mr. Utman stated they would have a low monument sign by the entrance for their business and will apply for permits and abide by the city standards and recommendations.

Mr. Reyes wanted to clarify at the tight radius where the handicap ramp is if there will be a raised curb.

Mr. Utman stated there will be a curb radius entering the carwash and we will make sure there is a curb in case someone is distracted.

Mr. Reyes stated he has seen people get distracted and race to get in the lane first and that they wouldn't skip out onto the sidewalk, so he suggested to raise that curb or put in bollards.

Mr. Utman stated this is a good comment and concern and explained that there are two gates where you pay and only one gate will go up to admit one car at a time and the gates are computerize so only one car can go ahead, and stated if a raised curb is put into the COAs it would be accepted.

Mr. Willoughby would concur that an 8-inch curb could be put in, being as they are allowing for the setback to be shortened.

Ms. Wahlstrom stated that rather than put in a specific condition since we haven't talked with engineering the Commission could have staff work through that to put in the safeguards.

Mr. Zeledon stated staff can work with the applicant.

Mr. Willoughby stated that would be great to have staff work through this to keep pedestrians safe.

Mr. Utman stated the city staff have been great to work with and their professionalism provided and they are looking forward to another success.

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

Mr. Reyes stated he is glad to see this site being developed, especially being such an odd site to work with and he asked about the hours because he wanted to make sure the use wouldn't affect the hotel guests. He stated he would agree that staff can work with the applicant regarding the curb and safety to the public.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Reyes, to adopt a resolution to approve the Variance, File No., PVAR19-008, 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.

It was moved by Gage, seconded by Reyes, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP19-032 and the Development Plan, File No., PDEV19-070, subject to conditions of approval and the additional condition that staff will work with the applicant regarding the drive isle curbing. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- F. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN REVIEW FOR FILE NOS. PGPA18-008 AND PSP18-002:** A public hearing to consider certification of the Environmental Impact Report (SCH# 2019050018), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] A General Plan Amendment (File No. PGPA18-008) to modify the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designations on 85.6 acres of land, from General Commercial (0.4 FAR), Office Commercial (0.75 FAR), and Low-Medium Density Residential (5.1-11 dwelling units per acre) to Business Park (0.6 FAR) and General Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [2] A Specific Plan (File No. PSP18-002 - Ontario Ranch Business Park) to establish the land use districts, development standards, design guidelines, and infrastructure improvements for the potential development of up to 1,905,027 square feet of General Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, Sultana Avenue on the east, and Euclid Avenue on the west. 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). The project site is also 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; (APNs: 1054-011-01, 1054-011-02, 1054-011-04; 1054-021-01, 1054-021-02; 1054-271-01, 1054-271-02, 1054-271-03, 1054-281-01, 1054-281-02, and 1054-281-03) **submitted by REDA, OLV. City Council action is required.**

Assistant Planner Vaughn, presented the staff report. She described the location and the surrounding areas, the existing General Plan land uses and the changes within the Amendment and the buildout changes. She described the Specific Plan Land Use Plan and the conceptual site plan, the conceptual landscape designs, the circulation plan, the potable water plan, recycled water plan, sewer plan, and storm drain plan for the project. She described the EIR and proposed assessed potential 16 impact areas and the mitigation measures for the four significant and unavoidable impacts. She stated three comments were received and explained the responses. She stated that staff is recommending the Planning Commission recommend approval of the EIR

with the Statement of Overriding Consideration and File Nos. PGPA18-008, PSP18-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted clarification on the landscaping for Euclid Ave.

Mr. Zeledon stated the median gets improved and will be 170 foot wide and will have landscaping and will be a little different from the historic portion but will have mature trees and the neighborhood edge will have a multi-purpose trail and on the Chino side it will have a 10 foot parkway.

Mr. Gage wanted to clarify that this portion is not as wide as the historic part.

Mr. Zeledon stated that is correct, that once you go south of Riverside it gets narrower but will have the same context, but will be differently landscaped.

Mr. Gage wanted to know if there will be two parallel rows of trees.

Mr. Zeledon stated that is correct, there will be trees on the east and west, be the same theme.

Mr. Gage wanted clarification that along the neighborhood edge on the right which has huge gullies on the shoulder of Euclid and Merrill, if those would be filled in and have storm drains.

Mr. Zeledon stated yes that will all be improved.

Mr. Reyes the 200 ft right-of-way on Euclid Ave., beyond the neighborhood edge behind that would be parking lot as part of the buildings and will there be more landscaping beyond the 20 ft or is that the buffer.

Mr. Zeledon stated that on the Ontario side on Euclid there will be a 10-foot parkway, a 6-foot sidewalk, an 8-foot multi-purposes trail, a 20-foot and a 10-foot landscape setback.

Mr. Reyes wanted to know if there will be parking lot trees.

Mr. Zeledon stated yes.

Mr. Reyes wanted to know if this is the first time seeing the theme of Euclid going south of Riverside with the continuation of the median and if is this also a Caltrans portion as well, and if we need their approval.

Mr. Zeledon stated yes, we do and we have worked with Caltrans and in 2007 we approved the New Model Colony streetscape master plan which included certain designs for the medians and tree selection and what is being proposed here are Eucalyptus and Pistachio trees.

Mr. Reyes wanted to clarify that once the development plan comes in, we will see what exactly will be and maybe it should be consistent with the tree placement on the north portion of Euclid.

Mr. Zeledon stated that the context and the rhythm of the trees will be the same and the difference is in the palette of the landscape, which is more drought tolerant.

PUBLIC TESTIMONY

Mr. Jeff Johnston with REDA, the developer for the site stated he appreciates the opportunity to have another project in Ontario. The first project Just completed 1.2 square foot building for Kimberly Clark and will be working on another 1.2 square foot building for Uline and he is looking forward to this next project and agrees with the conditions and findings within the staff report

Mr. Reyes wanted clarification regarding the SW corner of the development plan, if there are any entry monument signage proposed, identifying this as a City of Ontario entry.

Mr. Johnston stated yes, we do have plans for a monument sign to identify this as the Ontario Ranch portion of the city.

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

Mr. Reyes stated staff should look at Euclid give the Commissioners an updated presentation from Merrill to Riverside and update where the monument signs are located and give the Commissioners a refresher course.

Mr. Gage concurred with Mr. Reyes on the landscaping on Euclid Ave. from Riverside Drive and would like to see something that tied into the rest of Euclid Ave. like the California Peppers on the Historic Euclid Ave. and go with that theme, not a different theme. He also wanted to know how much of the developer develop the Euclid Ave. site being that the west side is Chino.

Ms. Wahlstrom stated the development plan and the development agreement, will be coming before the Commission shortly and will call out the shared cost and the boundaries, as Chino has a little more of it, but it will have a shared plan and a shared cost.

Mr. Willoughby concurred with Mr. Reyes and would like something to be brought to briefing, so they can take a look at what we are expecting on Euclid from Merrill to Riverside Dr.

Ms. Wahlstrom stated we can definitely do that for briefing in the near future, as the development plan for this project will be coming forward soon.

Mr. Zeledon stated staff are updating the Ontario Ranch streetscape master plan and we can bring this before the Commission and revisit Euclid Ave. and the tree selections.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Environmental Impact Report (EIR) with a Statement of Overriding Consideration, 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 DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA18-008,

and the Specific Plan, File No. PSP18-002, 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.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on July 9, 2020

Mr. Gregorek stated they discussed three items:

- Tier Determination and Landmark Designation for the Graber House, which was designated as a Tier 1
- Also discussed the project brought forward tonight with the detached ADU.
- Eligibility review to have the structure removed from eligibility listing - 111 N. Monterey Ave.

New Business

Nomination for subcommittees:

Mr. Willoughby stated everyone will remain the same and Mr. Ricci would take over Mr. Downs previous positions.

Mr. Reyes stated he was glad to remain as is.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Ms. Wahlstrom stated the Monthly Reports are in their packets

Mr. Zeledon stated the Temporary Outdoor Dining is up on the website and doing really well. And have gotten a lot of requests and looking at barbershops and some retail soon

Mr. Gage stated he noticed the outdoor structure at El Pescadores.

Mr. Zeledon stated yes El Pescador came in early and one thing we are working with them is the music level, as they have residential around them and the regulations state that with outdoor dining there has to have air flow and the original tents were too enclosed, which is why they have the new structure.

Mr. Gregorek stated that in San Diego County and Orange County they are doing a great job letting wine shops stay open and are using some of the parking spots for outdoor dining and it might create an immediate parking problem but if everyone works together, they will find a way if they want to eat out.

Mr. Willoughby wanted clarification if this goes away or can places keep the outdoor area?

Mr. Zeledon stated these permits are for 90 days and we will extend it if need be, but we will have to look at the development code to continue this in the future and he is excited about the outdoor seating and events coming to the Ontario Ranch Marketplace.

Mr. Willoughby stated that with the nice weather and ambiance, it is a great option.

Ms. Wahlstrom stated that this program is helping us to work out details for the development code for future changes.

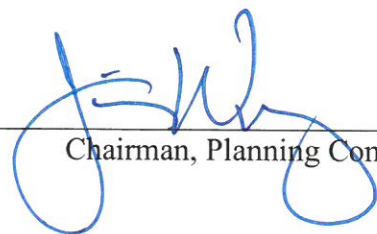
Mr. Willoughby thanked staff for jumping on this so that restaurants can stay open and it can help businesses stay open.

Mr. Zeledon stated they have helped the Ontario Mills by letting them open up dining and some retail. He thanked Mr. Scott Murphy for being our call center person tonight and all the staff and IT that have helped out with tonight's meeting.

ADJOURNMENT

Gage motioned to adjourn, approved unanimously. The meeting was adjourned at 9:11 PM.


Secretary Pro Tempore


Chairman, Planning Commission