

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

MINUTES

June 25, 2019

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

MINUTES

June 25, 2019

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM, at which time he welcomed Mr. Nicola Ricci as the new Planning Commissioner, who would be filling the vacancy left by the passing of Mr. Delman.

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Senior Planner Mejia, Associate Planner Aguilo, Associate Planner Burden, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

ANNOUNCEMENTS

Ms. Wahlstrom stated that the letter before them was received June 25th regarding Item “D” and that this item is being asked to be continued to the next regular meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Ricci abstained from Item A-01, as he was not at the meeting.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of May 28, 2019, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV19-010: A Development Plan to construct 204 multiple-family residential units (6-Plex Rowtown) on 9.16 acres of land located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A 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 and an addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by the City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) **submitted by Brookfield Residential. This item was continued from the May 28, 2019 Planning Commission meeting.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV19-011: A Development Plan to construct 61 single-family residential units (6-Pack Cluster) on 4.7 acres of land located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A 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 and an addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) **submitted by Brookfield Residential. This item was continued from the May 28, 2019 Planning Commission meeting.**

A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV19-012: A Development Plan to construct 168 multiple-family residential units (14-Plex Courtyard Townhome) on 7.29 acres of land located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A 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 and an addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) submitted by Brookfield Residential. This item was continued from the May 28, 2019 Planning Commission meeting.

PLANNING COMMISSION ACTION

Mr. Willoughby moved to approve the Consent Calendar including Planning Commission Minutes of May 28, 2019, as written, and File Nos. PDEV19-010, PDEV19-011, & PDEV19-012, subject to conditions of approval. The motion was carried 7-0, with the noted abstention for Item A-01.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT18-001:** A Tentative Parcel Map (PM 19936) to subdivide 51.9 acres of land into two parcels, located at 5100 East Jurupa Avenue and 5171 East Francis Street, within the (IH) Heavy Industrial and (UC) Utilities Corridor zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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: 238-132-24) submitted by New-Indy Ontario, LLC.

Senior Planner Mejia, presented the staff report. Ms. Mejia described the history, location and surrounding area of the site. She described the proposed parcel sizes, access and the requirement of CC&R's for the project. She stated that staff is recommending the Planning Commission approve File No. PMTT18-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to know the main reason for the subdivision.

Ms. Mejia stated there are two independent businesses on the property, with one property owner and this would make it easier to separate the finances and to sell a portion of the business, if they want to in the future.

PUBLIC TESTIMONY

Mr. Naveen Gali appeared and stated they had received the conditions of approval and have no problems with them, being that CC&R's will be created for the site.

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 Gage, seconded by Ricci, to adopt a resolution to approve the

Tentative Parcel Map, File No., PMTT18-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

Mr. Gregorek recused himself from Item C, as his firm is doing work on the project.

- C. **ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR19-003**: A Variance to deviate from the minimum front building setback, from 30 feet to 25 feet, and from the interior side setback, from 10 feet to 5 feet, in conjunction with the construction of an attached duplex on 0.141 acres of land located at 519 North Grove Avenue, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) 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: 1048-451-09) **submitted by GMK Construction.**

Associate Planner Aguilo, presented the staff report. Ms. Aguilo described the project site, surrounding area, and history of the site. She described the changes in the zoning and the reason for the variance. She stated that staff is recommending the Planning Commission approve File No. PVAR19-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification on the front setback only applying to the north portion of the property.

Ms. Aguilo stated yes it is only on the front portion of the site.

PUBLIC TESTIMONY

Mr. Mike Kent representing GMK Construction, appeared and stated he was available to answer any questions.

Mr. Gage asked Mr. Kent if he agreed with all the conditions of approval.

Mr. Kent stated he agreed.

Mr. Willoughby wanted to know if they would be rental or for sale units.

Mr. Kent stated they would be rental units.

Mr. Willoughby wanted clarification on the units being separate.

Mr. Kent stated they are attached units due to space limitations.

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 Gage, seconded by Downs, to adopt a resolution to approve the Variance, File No., PVAR19-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-001 (PM 19993) AND PDEV19-004:** A Tentative Parcel Map (File No. PMTT19-001/TM 19993) to subdivide 10.68 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV19-004) to construct one multitenant commercial building totaling 5,000 square feet, located at the southwest corner of Via Turin and Fourth Street, at 4170 East Fourth Street, within the Retail land use district of the Piemonte Overlay District of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, a Specific Plan Amendment for which a Mitigated Negative Declaration was previously adopted by the City Council on May 16, 2017. 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); (APN: 0210-204-27) **submitted by Ontario Covenant Group, LLC.**

Ms. Wahlstrom stated this item is being continued to the July 23, 2019 meeting.

PUBLIC TESTIMONY

Chairman Willoughby opened the public hearing, and there was no one wishing to speak.

PLANNING COMMISSION ACTION

It was moved by Willoughby, to continue the Tentative Parcel Map, File No., PMTT19-001, and the Development Plan, File No., PDEV19-004, to the July 23, 2019 meeting. The motion was carried 7 to 0.

- E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-019 AND PCUP19-007:** A Development Plan (File No. PDEV19-019) and Conditional Use Permit (File No. PCUP19-007) to establish and construct a nonstealth wireless telecommunications facility (Verizon Wireless) on an existing SCE transmission tower and related equipment enclosure on 4.7 acres of land located at 3210 East Merrill Avenue, within the SCE Corridor land use district of the Subarea 29 Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 3 (Class 15303, New Construction or

Conversion of Small Structures) 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: 0218-052-20) **submitted by Verizon Wireless.**

Associate Planner Aguilo, presented the staff report. Ms. Aguilo described the location, surrounding area, access and parking. She stated that staff is recommending the Planning Commission approve File Nos. PCUP19-007 and PDEV19-019, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Downs wanted clarification that the project is just adding to what is already there.

Ms. Aguilo stated yes.

PUBLIC TESTIMONY

Mr. Chris Colten representing Spectrum Services appeared and stated he agreed to the conditions of approval.

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 Downs, seconded by Gregorek, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP19-007 and the Development Plan, File No., PDEV19-019, subject to conditions of approval. Roll call vote: AYES, DeDiamar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

F. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA18-009:** A General Plan Amendment (File No. PGPA18-009) to:

- 1.) Modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designation on 1.02 acres of land from General Commercial to Low-Medium Density Residential (5.1-11 DUs/Acre) and changing the land use designation on 0.46 acres of land from General Commercial to Hospitality, located at the southwest corner of G Street and Corona Avenue; and
- 2.) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change.

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. 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). (Related File PZC18-003) (APNs: 0110-241-18, 0110-241-56 & 0110-241-57) **submitted by LHL Investment Group, LLC. City Council action is required.**

- G. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC18-003:** A Zone Change (File No. PZC18-003) request to change the zoning designation on 1.02 acres of land from CC (Community Commercial) to MDR-11 (Low-Medium Density Residential) and to change the zoning designation on 0.46 acres of land from CC (Community Commercial) to CCS (Convention Center Support), located at the south west corner of G Street and Corona Avenue. 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. 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). (Related File PGPA18-009) (APNs: 0110-241-18, 0110-241-56 & 0110-241-57) **submitted by LHL Investment Group, LLC. City Council action is required.**

Associate Planner Burden, presented the staff report. Ms. Burden described the location and the surrounding area. She described the proposed changes and reasons for those changes. She stated that staff is recommending the Planning Commission recommend approval to City Council the Addendum, and File Nos. PGPA18-009 and PZC18-003, 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 number of sites affected and if those parcels have separate owners.

Ms. Burden stated yes there are separate owners on the three parcels affected.

PUBLIC TESTIMONY

Mr. Emil Leung appeared and stated he is available to answer any questions.

Mr. Reyes wanted to know the future plans for the site.

Mr. Leung stated it is already designed for 6 townhomes and 2 individual houses and a community pool, for residents and 2 private streets for ingress and egress.

Mr. Willoughby wanted clarification on the size of the parcel.

Ms. Burden stated it is about $\frac{3}{4}$ of an acre.

Mr. Willoughby wanted clarification on a start time for the project.

Mr. Leung stated the initial design has been done and needs to be put into working drawings and he is ready to move forward.

Mr. Gage wanted to make sure Mr. Leung agreed with the conditions of approval.

Mr. Leung stated he agreed.

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 Downs, to recommend adoption of the Addendum, Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Downs, seconded by DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA18-009, and the Zone Change, File No., PZC18-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, 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 June 13, 2019.

- Mr. Gregorek is the new Chairman of the HPSC.
- One residential property was taken off the eligibility list.
- Discussion of the landmark signs for south Ontario.

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

Mr. Reyes stated the façade at the site at Mountain and Philadelphia is being improved and he is happy to see that. He stated the parking lot at El Pescador has been improved with LED lighting and they have trimmed the trees and it looks much better.

Mr. Gage wanted to welcome Mr. Ricci to the Commission.

Mr. Ricci stated he was happy to be back and that he hopes to carry on Mr. Delman's legacy.

Ms. DeDiemar stated the Gardiner W. Spring Auditorium is having its re-dedication on July 16th.

Mr. Willoughby wanted to know when the Carvana car machine would be opening and if they have a grand opening ceremony to please let the Commissioner know.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

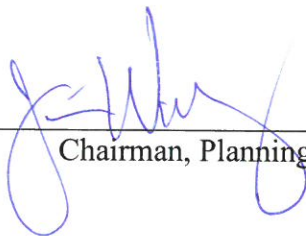
DIRECTOR'S REPORT

Ms. Wahlstrom stated the Monthly Activity Reports are in their packets. She informed the Commission of the All American Cities Award in Denver, Colorado, that she attended and stated we were a finalist and how it showcased the community engagement we have been doing within the City with Healthy Ontario and the Huarte De Valle garden.

ADJOURNMENT

Mr. Gregorek motioned to adjourn. The meeting was adjourned at 7:19 PM.


Secretary Pro Tempore


Chairman, Planning Commission