

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

MINUTES

March 23, 2021

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS	2
PUBLIC COMMENTS	2
CONSENT CALENDAR	
A-01. Minutes of February 23, 2021	3
A-02. File No. PDEV20-005	3
A-03. File No. PDEV20-031	3
PUBLIC HEARINGS	
B. File Nos. PHP19-016, PVAR21-001 & PDEV19-060	3
C. File Nos. PHP20-014, PMTT20-004 (TPM 20255) & PDEV20-014	5
D. File Nos. PGPA19-006 & PSPA19-008	6
E. File Nos. PGPA19-005 & PSPA19-006	8
F. File No. PDA16-003	9
G. File No. PMTT19-006 (TTM 20265)	9
H. File No. PMTT20-008 (TPM 20287)	11
I. File No. PDA18-004	12
J. File Nos. PWIL20-001, PWIL20-002, & PMTT20-010 (TPM 20273)	12
MATTERS FROM THE PLANNING COMMISSION	14
DIRECTOR’S REPORT	14
ADJOURNMENT	14

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

MINUTES

March 23, 2021

REGULAR MEETING: City Hall, 303 East B Street
VIA ZOOM Called to order by Chairman Willoughby at 6:33 PM

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Planning Director Zeledon, City Attorney Otto, Principal Planner
VIA ZOOM Mercier, Sustainability Manager Ruddins, Development Agency
Administrative Office Womble, Senior Planner Ayala, Senior
Planner Hutter, Senior Planner Batres, Senior Planner Grahn,
Associate Planner Antuna, Associate Planner Vaughn, Assistant
City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Zeledon stated that a correspondence for Item A-02, from Lozeau Drury was received regarding the adequacy of staff's environmental determination for File No. PDEV20-005, staff is asking that this item be continued to the April 27, 2021 Planning Commission meeting, to allow staff time to address the concerns. He also stated that Item C & E are being requested to be continued to the April 27, 2021 meeting and additionally Items F & G will be presented together and Items I & J will be presented together.

Mr. Ricci wanted to acknowledge the professionalism of the Ontario Police Department and Fire Department and the outstanding job they did regarding the Francis incident and also recognize Commissioner Lampkin and the Lampkin Foundation, that are taking donations for the people effected by the incident and wanted to thank him for spear heading a project like this immediately for the people in need and also recognize the people that are doing what they can to help out.

Mr. Willoughby stated that all the departments did an outstanding job and this was a very sad incident, that could have been much worse and we appreciate all those involved who are helping to keep things safe and to get things back together.

PUBLIC COMMENTS

Mr. Zeledon stated no public comments were received.

Mr. Mercier stated there were no members of the public wishing to speak at this time.

CONSENT CALENDAR ITEMS

Agenda Item A-02 was pulled from the Consent Calendar and requested to be continued to the April 27, 2021 meeting.

It was moved by Gregorek, seconded by Lampkin, to continue File No. PDEV20-005 to the April 27, 2021 Planning Commission meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of February 23, 2021, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-005: A Development Plan to construct a 256,711 square foot industrial building on 11.3 acres of land located at 875 West State Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by City Council on January 27, 2010. This application 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); (APNs: 1011-161-04 and 1011-161-05) **submitted by Inland Harbor LLC.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-031: A Development Plan to construct a 5-level parking structure with a total of approximately 411 parking spaces on 0.83-acre of land located at the northwest corner of C Street and Lemon Avenue, at 153 East C Street, within the C1 Block of the Downtown Civic Center Planned Unit Development area and the MU-1 (Downtown Mixed Use) zoning district. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This application 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); (APNs: 1048-551-10 and 1048-551-13). **City Initiated.**

It was moved by DeDiemar, seconded by Ricci, to approve the Consent Calendar including Planning Commission Minutes of February 23, 2021, as written, and File No. PDEV 20 -031. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS, ADMINISTRATIVE EXCEPTION, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PHP19-016, PDEV19-060, AND PVAR21-001: A Certificate of Appropriateness (File No. PHP19-016) to demolish a Tier III historic resource (a 2,117 square foot Craftsman Bungalow single-family residence) and a Development Plan (File No. PDEV19-060) to construct 22 multiple-family dwelling units in conjunction with an Administrative Exception (File No.

PVAR21-001) for a 10 percent reduction in the number of on-site parking spaces, from 46 to 42 spaces, on 0.88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was certified by the City Council on January 27, 2010. This application 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: 1011-361-15) **submitted by AJ1 Development, LLC.**

Associate Planner Antuna, presented the staff report. She described the area and the surrounding zoning and uses. She described the structures on the property and the history of the property. She explained the need for the variance to accommodate the proposed plan. She described the proposed site plan, landscape, parking, amenities, and elevations. She stated that staff is recommending the Planning Commission approve File Nos. PHP19-016, PVAR21-001, and PDEV19-060, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Ms. DeDiemar wanted to know if the residence that is to be demolished is currently occupied.

Ms. Antuna stated the residence is not occupied.

Mr. Gage wanted to clarify that parking for the D units, shows two one car garages.

Ms. Antuna stated yes, that for the D units there are two, one car garages provided for each unit.

Mr. Gage wanted to clarify that off street parking is available.

Mr. Zeledon stated that currently Mission Avenue provides on street parking but currently the area west next to driveway will be red curbed to allow line of site to oncoming traffic.

Mr. Ricci wanted to know with the two single car garages, how does it work for accessing the unit.

Ms. Antuna stated the only garages that have direct access to the units are two car garages for the lower level units, and the one car garages are for the second story units and those won't have direct access.

Mr. Lampkin wanted to know if they would be adding a gate at a later time, like the property to the east that has a roundabout and a gate.

Ms. Antuna stated that a gate is not being proposed at this time and was not discussed.

Mr. Zeledon stated that if they wanted to have a gated community they would need to meet with planning and engineering traffic division and meet a certain radius and with this sight it would be difficult to do because of the required spacing needed for the residence to be able to get out if the gate doesn't open.

PUBLIC TESTIMONY

Mr. Sam, the project engineer spoke and thanked staff for their time and stated he was available to answer questions.

Mr. Willoughby wanted to know if they had looked at making this project gated and if there were any plans to do this in the future.

Mr. Sam stated no, that one of the COA was not to put a gate and there isn't enough space, so it wasn't even considered and won't be considered in the future.

Mr. Gage wanted to know how they would make sure to keep the garages open for parking.

Mr. Sam stated it will be part of the lease that each parking space is dedicated to a certain unit.

Mr. Gage wanted to know how they would keep people from storing things in the garages instead of parking their cars.

Mr. Sam stated that the property manager would need to check and make sure the lease is being followed.

Mr. Gage wanted to know if they were the property manager or was that something in the future.

Mr. Sam stated no that they are just the engineer and this will be one of the duties of the property manager.

Mr. Lampkin wanted to know if there would be any features in the drive isle to ensure that people are aware that emergency vehicles will need to have access in an emergency, and not to block their garages.

Mr. Sam stated there will be a no parking sign in the driveway at the entrance, but they can't red curb in front of the garages.

Mr. Lampkin wanted to know if it could be included in the lease that residence shouldn't block their own garage.

Mr. Sam stated yes, they could include that.

Mr. Mercier stated there were no members of the public wishing to speak on this item.

Mr. Zeledon stated no public comments had been received for this item.

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

There was no Planning Commission deliberation.

HISTORIC PRESERVATION PLANNING COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by Lampkin, seconded by Gregorek, to adopt a resolution to approve the Certificate of Appropriateness, File No. PHP19-016, the Administrative Exception, File No. PVAR21-001, and the Development Plan, File No. PDEV19-060, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PHP20-014, PDEV20-014 AND PMTT20-004**: A Certificate of Appropriateness (File No. PHP20-014) and a Development Plan (File No. PDEV20-014) to relocate a Tier III historic single-family residence from its current location approximately 130 feet southeast to the corner of the site in conjunction with a Tentative Parcel Map (File No. PMTT20-004/TPM 20255) to

subdivide 1.1-acres of land into 4 lots within the LDR-5 (Low Density Residential –2.1 to 5.0 DU/Acre) zoning district located at 730 West Fourth Street. A Mitigated Negative Declaration of environmental effects has been prepared for this project. 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: 1047-594-52) **submitted by Fred Herzog.**

This item is being continued to the April 27, 2021 Planning Commission meeting.

PUBLIC TESTIMONY

Mr. Mercier stated there were no members of the public wishing to speak on this item.

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

There was no Planning Commission deliberation.

HISTORIC PRESERVATION PLANNING COMMISSION ACTION

Acting as the Historic Preservation Commission it was moved by Ricci, seconded by DeDiemar, to continue File Nos. PHP20-014, PMTT20-004, and PDEV20-014 to the April 27, 2021 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, 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. PGPA19-006 & PSPA19-008:** A General Plan Amendment (File No. PGPA19-006) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 14.29 acres of land from Office Commercial to Industrial, and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes, in conjunction with Specific Plan Amendment (File No. PSPA19-008) revising the Haven Gateway Centre Specific Plan, changing the land use designation on the project site from Commercial/Office to Industrial, generally located at the northeast corner of Haven Avenue and SR-60 Freeway. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application 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:108-332-01) **submitted by Executive Development, LLC. City Council action is required.**

Senior Planner Batres, presented the staff report. He described the location and the surrounding areas. He described the history of the area and the reasons for the change in land use designation and the Feasibility Market Study that was completed and supports this change. He stated that staff is recommending the Planning Commission recommend approval of the Addendum and File Nos. PGPA19-006 and PSPA19-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted to know if the 1000 foot radius area shown was the area noticed.

Mr. Batres stated yes that is correct.

Mr. Gage wanted to clarify that the large mound that you can see from this area is the dump and wanted to know what is going on with that and does that impact this area from commercial development.

Mr. Zeledon stated the old dump site is still owned by the county and they are using it for solar power and it generates methane, but it doesn't have an impact on this site. He stated that most of the office and retail went along the 10 freeway corridor and that the market study stated what we knew that industrial would be best here and it compliments what is existing there already with the hotel and the fast foods that do well during the day because of the traffic in that area.

Mr. Lampkin wanted to know how long the lot has been empty and have there been any previous attempts to put office or commercial there.

Mr. Zeledon stated it has been vacant since it was a vineyard and we have tried for many years to get other uses, but the problem is the median that comes north and south and there is no left hand turning into the property and then the existing line of site for Caltrans, makes it a difficult site to access. He stated that they have tried to get other uses, but hotels want visibility and access and never came to fruition and this is the best use and compliments what is there already.

Mr. Lampkin wanted to clarify that there are no plans to have a left turn pocket if you are traveling south on Haven.

Mr. Zeledon stated that is correct and that this is a difficult site as far as access.

Mr. Lampkin wanted to clarify that there are no plans to change south bound Haven Ave. to allow trucks to continue through there past the 60 freeway.

Mr. Zeledon stated that is correct, the truck route doesn't go south of the 60 freeway.

Mr. Willoughby wanted to clarify that trucks when making a right exiting onto Haven, cannot make a U-turn at Philadelphia.

Mr. Zeledon stated that is correct.

Mr. Willoughby wanted to clarify that they will instruct drivers to go out Ponderosa and come around that way.

Mr. Zeledon stated that is correct.

PUBLIC TESTIMONY

Mr. Mercier stated there were no members of the public wishing to speak on this item.

Mr. Zeledon stated no public comments were received on this item.

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

Mr. Gage stated that he thinks this area is not great for office and commercial, and that it is fine to make it industrial and that it fits in this area.

Mr. Lampkin stated that this property has been vacant for a long amount of time, and although the communities to the south would like to see more retail, it makes sense to have this land use be changed and give something for residents and visitors to see.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Lampkin, to recommend adoption of a resolution to approve the Addendum, the General Plan Amendment, File No., PGPA19-006 and the

Specific Plan Amendment, File No. PSPA19-008, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

E. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA19-005 AND PSPA19-006: A request for approval of the following:

[1] A General Plan Amendment (File No. PGPA19-005) to modify Policy Plan (general plan) Exhibit LU-01, Policy Plan Land Use Plan, changing the land use designation on 105.4 acres of Low Density Residential (2.1 – 5 du/ac), 66.01 acres of Mixed Use (9 – NMC East) and 10.36 acres of Open Space – Non Recreation designated property, to 23.41 acres of Low Density Residential (2.1 – 5 du/ac), 24.16 acres of Low-Medium Density Residential (5.1 – 11 du/ac), 57.83 acres of Medium Density Residential (11.1 – 25 du/ac), 20.46 acres of Mixed Use (9 – NMC East), 48.61 acres of Industrial, and 7.3 acres of Open Space – Non Recreation designated property; and modify Policy Plan (general plan) Exhibit LU-03, Future Buildout, to be consistent with the herein described land use changes; and

[2] An amendment (File No. PSPA19-006) to the Rich Haven Specific Plan, which includes the following map and text revisions:

[A] Change the land use designation on 110.1 gross acres of land from Planning Area 1A – 1F (Residential - SFD), to 25.5 gross acres of Planning Area 1A (Residential - SFD), 24.5 gross acres of Planning Area 1B (Residential – SFD/SFA) and 60.6 gross acres of Planning Area 1C (Residential - SFD/SFA);

[B] Change the land use designation on 81.1 gross acres of land within Planning Area 7 (Stand-Alone Residential Overlay, Mixed-Use Overlay, Regional Commercial, and SCE Easement/Gas Easement) to, Planning Area 7A (49.4 gross acres of Light Industrial and 6.6 gross acres of Open Space – Non Recreation) and Planning Area 7B (25.1 gross acres of Regional Commercial);

[C] Change the land use designation on 4.13 acres of land within Planning Area 6A from Regional Commercial to Stand-Alone Residential Overlay;

[D] Change the land use designation on 4.13 acres of land within Planning Area 9A from Stand-Alone Residential Overlay to Regional Commercial; and

[E] Various changes to the Specific Plan development standards, exhibits, and text, to reflect the proposed land uses.

The Rich Haven Specific Plan is generally bounded by Riverside Drive, Colony High School and the SCE substation to the north, Hamner Avenue to the east, Old Edison Road to the south, and Hamner Avenue to the west. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application 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); (APNs: 0218-161-04, 0218-161-05, 0218-161-10, 0218-161-11, 0218-211-17, 0218-211-24, 0218-211-27, 0218-211-01 and 0218-393-10) **submitted by Rich Haven Marketplace LLC and Brookcal Ontario, LLC. City Council action is required.**

This item is being continued to the April 27, 2021 Planning Commission meeting.

No one responded.

PUBLIC TESTIMONY

Mr. Mercier stated there were no members of the public wishing to speak on this item.

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 Gage, to continue File Nos. PGPA19-005, and PSPA19-006, to the April 27, 2021 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

Mr. Gregorek recused himself from Items F & G as his company has done work on the project.

F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA16-003:

A First Amendment to the Development Agreement (File No. PDA16-003) to defer the commencement of certain street improvements and establish the terms and conditions for the development of Tentative Tract Map 20265 (File No. PMTT19-006), a 21.10 acre property located on the east side of Mill Creek Avenue, approximately 670 feet south of Ontario Ranch Road, within the Standalone Residential land use district of the Rich-Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich-Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application 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: 0218-652-27) **submitted by GDCI-RCCD 2, LP. City Council action is required.**

G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT19-006 (TM 20265):

A Tentative Tract Map to subdivide 21.10 gross acres of land into 111 numbered lots and 36 lettered lots for land generally located on the east side of Mill Creek Avenue, approximately 670 feet south of Ontario Ranch Road, within the Standalone Residential land use district of the Rich-Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich-Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application 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: 0218-652-27) **submitted by GDC-RCC 2, L.P.**

Assistant Planner Vaughn, presented the staff report. She described the location and the surrounding area and the proposed products. She explained the Development Agreement Amendment and the Key points to that amendment. She described the conceptual site plan, park plan and landscape plan. She stated that staff is recommending the Planning Commission recommend approval of File No. PDA16-003, and approve File No. PMTT19-006, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Willoughby wanted to know if this will require Mill Creek Avenue to be completed from Eucalyptus to Ontario Ranch Road.

Mr. Zeledon stated it will be required to be completed from Ontario Ranch Road south just past the project site, and then the development to the south would be required to complete that next portion.

Mr. Willoughby wanted to clarify that completion would be somewhere half-way between the Old Edison

and Eucalyptus.

Mr. Zeledon stated that is correct, however most likely that south portion would be completed in the next year or so, as Richland already brought a map forward and will continue the completion to the Mark Christopher product, which will complete Mill Creek Avenue.

Mr. Willoughby to know with the development of the Stater Bros center at Ontario Ranch and Haven, if coming across Edison to Haven would be the easiest way and will that still be an option for traffic.

Mr. Zeledon stated no that Ontario Ranch Road is meant to replace the Old Edison.

Mr. Willoughby wanted to know what the in-lieu fee is for not developing the full 1.58 acre park.

Mr. Womble stated that the park in-lieu fees are paid at building permit issuance and the fee based on what the DIF is at the time they pull the building permits.

Mr. Willoughby wanted to know if there is a certain formula for the fees.

Mr. Womble stated that is correct.

Mr. Willoughby wanted clarity regarding the amendment statement of deferred street improvements for a none-residential unit.

Mr. Womble stated the reference is to any piece of land outside of tract 20265, all the maps are currently under review with the owner and the owner would come in with a plan that is non-residential and wanted to capture all those areas.

PUBLIC TESTIMONY

Mr. Jason Lee the representative for the project spoke and clarified some of the questions asked by the commission regarding the project. He stated that they will be improving Mill Creek down to southern tract boundary, but it is conditioned for Richland to complete the remainder as some infrastructure needs to go in before gets completed. He also stated that access to Stater Bros. at Edison, which is in pretty bad shape, is not the preferred way and there would be a new signal at the intersection of Ontario Ranch Road and Mill Creek Avenue, which would be the desired direction and Ontario Ranch Road is meant to be the thoroughfare to the commercial center. Mr. Lee stated that the in-lieu fee is approximately \$50,000+- for the park deficiency and that the deferred improvements are the frontage improvements on Mill Creek that are part of 19725 end up being in the neighborhood edge and the developer would need to build those improvements after the construction so they aren't being redone.

Mr. Willoughby wanted to know if they were ready to move forward on this project.

Mr. Lee stated they already have a buyer in hand who are ready to move forward and start grading in the next few months and have homes by the end of the year.

Mr. Lampkin wanted to know if the linear park would be accessible to the public.

Mr. Lee stated the park would be open to public and the recreation center would be private neighborhood access.

Mr. Mercier stated there were no other members of the public wishing to speak on this item.

Mr. Zeledon stated no public comments were received for this item.

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 Lampkin, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA16-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 5 to 0.

It was moved by Lampkin, seconded by Gage, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT19-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 5 to 0.

- H. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-008:** A Tentative Parcel Map (TPM 20287) to subdivide 1.17 acres of land into 2 parcels generally located at the northeast corner of Campus Avenue and Belmont Street, at 1121 South Campus Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, 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: 1049-451-14) **submitted by Alex Espinoza.**

Senior Planner Hutter, presented the staff report. She described the project location and the surrounding area and the existing condition of the site. She described the division of the site. She stated she received a call from a nearby resident with some concerns. She stated that staff is recommending the Planning Commission approve File No. PMTT20-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted to know the current use of the Lodging House.

Ms. Hutter stated it was a sober living facility.

PUBLIC TESTIMONY

Mr. Mercier stated there were no members of the public wishing to speak on this item.

Mr. Zeledon stated there were no other public comments received, besides the one comment Ms. Hutter referred to.

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 Lampkin, seconded by DeDiemar, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT20-008, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES,

none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

I. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA18-004:

A Development Agreement (File No. PDA18-004) between the City of Ontario and Merrill Commerce Center East LLC, to establish the terms and conditions for the development of Tentative Parcel Map 20273 (File No. PMTT20-010), a 366.65 acre property generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the east, and Grove Avenue to the west, within the Business Park and Industrial land use districts of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP18-001), for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application 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). 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: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06) **submitted by Merrill Commerce Center East LLC. City Council action is required.**

J. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-010 (TPM 20273) AND WILLIAMSON ACT CONTRACT CANCELLATIONS FOR FILE NOS. PWIL20-001 (NO. 69-147) AND PWIL20-002 (NO. 70-167):

A Tentative Parcel Map (TPM 20273) to subdivide 366.65 gross acres of land into 22 lettered lots and 22 numbered lots, and Tentative Cancellation of Williamson Act Contract Nos. 69-147 and 70-167. The project is bordered by Eucalyptus Avenue to the north, Carpenter Avenue to the east, Merrill Avenue to the south, and Grove Avenue to the west, within the Business Park and Industrial land use districts of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with PGPA18-003 and PSP18-001 regarding the Merrill Commerce Center Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application 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). 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: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06) **submitted by Prologis. City Council action is required on the Tentative Williamson Act Contract cancellations.**

Senior Planner Hutter, presented the staff report. She described the location and the surrounding areas and the subdivision proposed, circulation, the development agreement improvements required. She described the Chino Airport safety zones that effect the project. She explained the Williamson Contract Cancellations and the Development Agreement Key points. She stated that staff is recommending the Planning Commission recommend approval of File Nos. PDA18-004, PWIL20-001 and PWIL20-002, and approve File No. PMTT20-010, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

Mr. Tom Donohue representing Prologis, spoke and stated he was available to answer questions. He stated the staff is awesome and he wanted to affirm how we are working through this telecommuting time and it's a joy to work in this city.

Mr. Mercier stated there were no members of the public wishing to speak on this item.

Mr. Zeledon stated no public comments were received on this item.

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 Lampkin, seconded by DeDiemar, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA18-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Gage, seconded by Gregorek, to recommend adoption of a resolution to approve the Williamson Act Contract Cancellations, File Nos., PWIL20-001 and PWIL20-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Gage, seconded by Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT20-010, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, 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 March 11, 2021.

Mr. Gregorek stated there was one public hearing item which was a Certificate of Appropriateness to move a historic dwelling. He stated there was discussion regarding Armsley Square tree removal and the C block downtown.

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

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

New Business

Mr. Willoughby debriefed on the Brown Act Training with BB & K, the city attorney, regarding the new bill that was passed regarding social media usage.

Chairperson and Vice-chairperson appointments. April 2021 – March 2022

Mr. Willoughby asked if there was anyone wishing not to be nominated for either appointment.

No one responded.

Ms. DeDiemar nominated Mr. Gage for Chairperson.

There were no other nominations. *Roll call vote: AYES, DeDiemar, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 5 to 0*

Mr. Gage stated he would like to thank you for your confidence and complimented Mr. Willoughby for his outstanding chairmanship and stated that after his year is up, he would like to have someone new to get some experience.

Mr. DeDiemar nominated Mr. Willoughby for Vice-Chairperson.

There were no other nominations. *Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 5 to 0*

Mr. Willoughby stated he also is looking forward to some of the newer members taking these roles on in 2022.

NOMINATIONS FOR SPECIAL RECOGNITION


None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports will be provided at the next meeting.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Ricci. The meeting was adjourned at 8:24 PM, to the next meeting on April 27, 2021


Secretary Pro Tempore


Chairman, Planning Commission