

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

MINUTES

May 24, 2022

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

MINUTES

May 24, 2022

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

COMMISSIONERS

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

Absent: Gage

OTHERS PRESENT: Planning Director Zeledon, City Attorney Guiboa, Principal Planner Ruddins, Senior Planner Hutter, Community Development Administrative Officer Womble, Transportation Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

ANNOUNCEMENTS

Mr. Zeledon stated there were none.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of April 26, 2022, approved as written.

A-02. GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE

SECTION 65402: A request for a determination of General Plan consistency pursuant to Government Code Section 65402 for properties located at 120 West D Street and 420 North Laurel Avenue, to determine that the sale of approximately 0.792 acres of land, between the City of Ontario and D Street Townhome Apartments, LLC., is consistent with The Ontario Plan Policy Plan (General Plan); (APNS: 1048-354-12 and 1048-354-02). **City Initiated**

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Lampkin, to approve the Consent Calendar, including the April 26, 2022 minutes as written and the General Plan Consistency, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-007:** A Public Hearing to consider a Development Agreement (File No. PDA21-007) between the City of Ontario and Remington APG LLC., to establish the terms and conditions associated with a Development Plan (File No. PDEV21-024) to construct three industrial buildings totaling 200,322 square feet on 10.2 acres of land, located at the northeast corner of Remington Avenue and the Cucamonga Creek Flood Control Channel, within the Industrial (PA-3) land use district of the Colony Commerce Center East Specific Plan (File No. PSP16-003). The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003), for which an Environmental Impact Report (State Clearinghouse No. 2017031048) was certified by City Council on May 1, 2018. 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. 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: 0218-311-07 and 0218-311-13); **submitted by Remington APG LLC. City Council action is required.**

Community Development Administrative Officer Womble, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDA21-007, 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

Clark Neuhoff appeared and spoke in favor of the project.

Mr. Willoughby asked the applicant if he agreed with the terms listed in the staff report.

Mr. Neuhoff stated yes.

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 Anderson, to recommend adoption of a

resolution to approve the Development Agreement, File No., PDA21-007, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-040**: A public hearing to consider a Development Plan (File No. PDEV21-040) to construct one industrial building totaling 1,255,320 square feet on 60.7 acres of land locate at 4902 S. Baker Avenue, within the industrial land use district of the Merrill Commerce Center Specific Plan (MCCSP) zoning district. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report (SCH #2019049079) was certified by the City Council on February 2, 2021. 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. 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: 1054-151-03, 1054-201-03, 1054-351-03) **submitted by Prologis LP.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PDEV21-040, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Commissioner Anderson excused herself from the dais.

Mr. Lampkin wanted to know the plan for the Merrill Commerce Center SP and what surrounds the project.

Ms. Hutter responded by explaining the Merrill Commerce Center SP and the location of the project.

Mr. Zeledon further expanded on the history of the area.

Mr. Willoughby clarified that this project was the final chunk of industrial business park space.

Mr. Zeledon stated yes.

PUBLIC TESTIMONY

Mr. Tom Donahue with Prologis was present and spoke in favor of the project.

Mr. Lampkin asked if Ontario the only place he likes to develop.

Mr. Donahue stated he is the Inland Empire guy.

Mr. Lampkin asked if he agreed to the COAs.

Mr. Donahue stated yes.

Mr. Lampkin asked regarding the east and west elevation and the monotony of such a large

building.

Mr. Donahue setbacks and the view from the street large landscape buffer and 14-foot screen wall.

Mr. Lampkin wanted clarification on the difference in the materials.

Ms. Hutter explained the materials being used.

Ms. Anderson returned to the dais.

Mr. Zeledon explained further the reasoning for the materials used and why they are designed this way and that the heights were already approved by FFA.

Mr. Lampkin thanked staff for exhibit E showing the materials and the developer for providing the tie to the airport.

Mr. Donahue explained that this was intentional and is consistent with the Specific Plan.

Mr. Willoughby stated he wants the best for our city and are looking to the future and how it will look in years to come and appreciates the developer.

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 Dean, to adopt a resolution to approve the Development Plan, File No., PDEV21-040, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-007 AND PDEV22-002:

A public hearing to consider a Tentative Parcel Map (File No. PMTT22-007 – TPM 20537) to subdivide 119.94 acres of land into three (3) parcels and a Development Plan (File No. PDEV22-002) to construct two (2) industrial buildings totaling 2,237,458 square feet on 119.94 acres of land, located at the northeast corner of Merrill Avenue and Grove Avenue, within PA-1 and PA-2 of the Industrial land use district 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. PSP 18-001), for which an Environmental Impact Report (SCH #2019049079) was certified by the City Council on February 2, 2021. 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. 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: 1054-111-03, 1054-141-03, 1054-221-03, 1054-331-03, 1054-331-04,) **submitted by Prologis, LP.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PMTT22-007 (TPM 20537) and PDEV22-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to know about trailers exiting and going north on Walker Ave.

Ms. Hutter stated the designated truck route is to the south, and operations for the building would tell the drivers this.

Mr. Zeledon explained the truck routes in the area, and that police will need to monitor this issue more, once it is posted.

Mr. Lampkin wanted to know if there are consequences for truck drivers or businesses, that go north.

Mr. Zeledon explained the process.

Mr. Lampkin wanted to know why there would be no barriers on Walker.

Transportation Manager Bautista stated that Walker is designed as an industrial street with no median, because there isn't enough room for all the utilities and limits access on the east of Walker and the circulation on both sides of the street. He stated engineering is working with police on a signage program to help with truck routes and enforcement.

Mr. Lampkin wanted to clarify what the east side of Walker.

Mr. Bautista stated he is referring to the development on the east side.

Mr. Lampkin why are trucks deviating for the truck routes.

Mr. Bautista explained the rules regarding truck routes.

Mr. Lampkin wanted to clarify the Borba is a new street.

Mr. Bautista stated yes, it is a new street

Mr. Lampkin wanted to know if there was any traffic on Walker.

Ms. Hutter stated Walker is not constructed yet.

Mr. Lampkin wanted to know if Merrill had any volumes of traffic.

Mr. Bautista stated Merrill is growing in terms of industrial traffic, because of development happening on both sides of the street.

Mr. Lampkin wanted to know if a high volume of residents are using it.

Mr. Bautista stated it is open and connects to residential, but he doesn't know the volume of residents that use it.

Mr. Zeledon stated Merrill is busy with all the industrial in Chino and Euclid, and that some streets don't have signage, so it's hard for police to regulate and it needs to get on the app so truckers know. He stated this all takes time.

Mr. Lampkin stated he wasn't aware there are apps that help navigate trucks.

PUBLIC TESTIMONY

John Carter representing Prologis appeared and spoke in favor of the project.

Mr. Willoughby wanted to know if there would be one user for both buildings.

Mr. Carter stated yes.

Mr. Lampkin wanted to know if there was a height difference in the two buildings.

Mr. Carter stated they are the same.

Mr. Willoughby wanted to know how many square feet of warehouse does Prologis oversee.

Mr. Donahue stated its about 1 billion square feet, and they have 166 buildings in the Inland Empire.

Mr. Lampkin wanted to know if, on East Borba Street., crosswalks would be going north and south.

Mr. Carter stated no, not at this moment.

Mr. Lampkin wanted to know about crosswalks between Walker and Grove.

Mr. Carter stated no, not at this moment.

Mr. Zeledon stated there aren't medians on the surrounding streets for emergency landings and airport restrictions.

Mr. Bautista stated crossing traffic signals will go in at Walker and Grove Ave. for pedestrians to cross Borba at both sides.

Mr. Willoughby wanted to clarify that the southwest corner will remain undeveloped.

Mr. Carter stated FFA approved them to build it up to forty feet, but currently it is set to be a retention basin.

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 Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT22-007, and the Development Plan, File No., PDEV22-002, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet.

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

Zoning General Plan Consistency (Ad-hoc): This subcommittee met on May 23, 2022

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated Monthly Activity reports are in their packets.

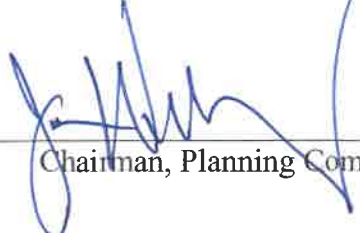
ADJOURNMENT

Mr. Willoughby stated he would like to adjourn the meeting in honor of the Uvalde Texas families.

Mr. Lampkin stated that this was law enforcement memorial week and he would like to adjourn the meeting in honor of fallen officers and their families.

Willoughby motioned to adjourn, seconded by Ricci. The meeting was adjourned at 7:48 PM to the next regular meeting on June 28, 2022.


Secretary Pro Tempore


Chairman, Planning Commission