

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

**MINUTES**

**November 26, 2019**

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

**MINUTES**

**November 26, 2019**

**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, Gage,  
Gregorek, Reyes and Ricci

**Absent:** Downs

**OTHERS PRESENT:** Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Senior Planner D. Ayala, Senior Planner Mejia, Associate Planner Aguilo, Associate Planner Chen, Associate Planner Vaughn, Principal Engineer Lirley, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**ANNOUNCEMENTS**

Ms. Wahlstrom stated there was a change to the Agenda regarding Item F which is a motion to recommend the use of an addendum and a redlined version of the updated resolution was before them.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 22, 2019, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-039:** A Development Plan to construct 67 conventional single-family homes on 11.24 acres of land located at the southeast corner of Eucalyptus Avenue and Parkplace Avenue, within the Conventional Medium Lot Residential district of Planning Area 20 of the Subarea 29 Specific Plan. The environmental impacts of this

project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. 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: 0218-014-25) **submitted by Taylor Morrison of California, LLC.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-015:** A Development Plan to construct one industrial building totaling 28,003 square feet on 1.21 acres of land located at 1413 West Holt Boulevard, within the IP (Industrial Park) 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: 1011-111-04) **submitted by United Trust Realty Corporation.**

#### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Reyes, to approve the Consent Calendar including the Minutes of October 22, 2019, as written, and the Development Plans, File Nos., PDEV19-039 and PDEV19-015, subject to conditions of approval. The motion was carried 6 to 0.*

#### **PUBLIC HEARING ITEMS**

#### **HISTORIC PRESERVATION ITEMS**

- B. CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-014:** A Certificate of Appropriateness for the adaptive reuse of two local historic landmark commercial buildings (Bank of Italy and Bumstead Bicycles) for a total of 8,460 square foot specialty restaurant(s) and bar, with a 4,200 square foot outdoor patio on 0.23 acres of land located at the northeast corner of B Street and Euclid Avenue, within the Downtown Civic Center Planned Unit Development 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. (APN: 1048-552-22) **submitted by 200 N. Euclid Avenue, LLC.**

Senior Planner D. Ayala presented the staff report. She described the location and the surrounding area and the historical value to the community. She described the historical architecture and the damaged material that will be restored as part of the project. She explained the proposed businesses and use of the areas and the remodeling that would occur. She stated that staff is recommending the Planning Commission approve File No. PHP19-014, 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. Marco Brambilla, architect on the project stated he was glad to be at this point. Mr. Alex Baroian, the owner, appeared and spoke.

Mr. Gage asked Mr. Baroian if he agreed to the Conditions of Approval.

Mr. Brambilla stated yes.

Mr. Gage wanted clarification if the iconic clock was being replaced.

Mr. Baroian stated it is in the works to sourcing a replica and hoping to get it done.

Mr. Gage wanted clarification that this project would include three different restaurants.

Mr. Baroian stated yes the three restaurants they are envisioning would be a southern barbecue with an outside barbecue pit and eating area, a coffee shop, not a chain but more of a mom and pop, with maybe a pizza oven, where you could walk up from the park area to, and the roof top restaurant, maybe being a higher end steak house, but nothing is concrete on this yet.

Mr. Gage wanted to know if the applicant has experience in renovating historic buildings like this.

Mr. Baroian stated yes, they have decades of experience with historic buildings, and their most recent project in Glendale, the Huntley Evans building, for adaptive reuse after the Northridge earthquake for hospitality, banquet facilities, and offices. He stated they love working with old buildings and the architectural styles that they can revive and reuse.

Mr. Brambilla stated this team operates and has done similar projects and is sensitive to the preservation of the architectural texture. He has a PHD in Historic preservation and has toured all over the world and has done even older renovation projects in Europe and on the east coast. He stated that as a whole team they bring a lot of experience to the table.

Mr. Baroian stated that they are unique, because they are not only the real estate developers, but they help with operating the businesses, which allows them to custom build the buildings to bring them back to life and then operate them and work with the city to make sure they are harmonious to what is around them.

Mr. Gage wanted to know if the vault in the bank would be reused.

Mr. Baroian stated there are two vaults, one in the basement, which is able to be reused, but the one on the first floor became a structural issue.

Mr. Reyes wanted to clarify that the applicant would be working with staff regarding the finishes and the final design and materials to make sure they are historically compatible, especially the canopy.

Mr. Baroian stated he is excited to work with the city to make sure what they do will be harmonious and will last another 100 years, and everyone will take pride in.

Mr. Brambilla stated the finishes would be the least intrusive materials as possible and the being that the area was developed recently with an architectural component, they want to make sure it is compatible, and they aren't introducing a different style, but work with the finishes incorporated already.

Ms. DeDiemar wanted to know if this is their first project in Ontario and why did they pick this building in Ontario.

Mr. Baroian stated yes, it is there first project in Ontario and the building caught their attention. He stated they had worked with Mr. Ochoa in Glendale and he had recommended they take a look at the building.

Ms. DeDiemar wanted clarity that they would be operating all three of the businesses when they were completed.

Mr. Baroian stated yes that is the plan, unless someone comes in to lease it out that would do as good a job or better than them.

Mr. Ricci wanted clarity regarding the rooftop dining area, and do they have any contingencies regarding weather issues.

Mr. Brambilla stated that the existing parapet is high enough that when you are sitting on the rooftop you would already be protected from the elements, however there would be misters and outdoor air conditioning systems and gas heaters to help with the weather conditions. He stated that the brick portion of the parapet is quite high and will protect the patrons from the elements, but if need be, they would install glass panels, so as not to affect the look of the building.

Mr. Gregorek wanted clarification regarding the cigar lounge.

Mr. Baroian stated it is still on the plans.

Mr. Gregorek wanted clarity if that business would have the same owner as the steak house.

Mr. Baroian stated it would depend on the regulations surrounding the cigar lounge and will address the issues if it needs to be a separate entity.

Mr. Willoughby stated he was excited about this project and the Bank of Italy being used.

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

Mr. Gage stated he is very excited, and it looks like they have the right team to make this work. He explained the background for the Bank of Italy building and its historic significance to Ontario. He stated he is excited about the barbecue and would definitely be voting for this.

Mr. Reyes stated he is excited and knows a project like this is all about the details which takes a

lot to do a project like this. He stated this project has all the right components: the right team that incorporates the developer, builder and operator and has experience in historic renovation, the right timing with 2020 coming and the energy that brings, and the right relationship between the builders and the city staff, to make this a successful project.

Mr. Gregorek stated this is a win, win project with restoring the historic structure and getting sit down restaurants, which are needed in the city.

### **PLANNING/HISTORIC PRESERVATION COMMISSION ACTION**

*It was moved by Gregorek, seconded by Gage, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP19-014, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- C. **CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-009:**  
A Certificate of Appropriateness to construct a 2,430 square foot drive-thru restaurant (Starbucks Coffee), with a 480 square foot outdoor patio on 0.36 acres of land, located at the northwest corner of Euclid Avenue and E Street (110 West E. Street and 511 N. Euclid Avenue) within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. 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. (APN: 1048-355-09 and 10) **submitted by Hannibal Petrossi.**

### **PLANNING COMMISSION ITEMS**

- D. **ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD19-001 AND PDEV19-038:** A Planned Unit Development (File No. PUD19-001) to establish development standards, design guidelines and infrastructure requirement for property on 0.36 acres of land, located at the northwest corner of Euclid Avenue and E Street (110 West E. Street and 511 N. Euclid Avenue) within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts, in conjunction with a Development Plan (File No. PDEV19-038) to construct a 2,430 square foot drive-thru restaurant (Starbucks Coffee), with a 480 square foot outdoor patio. 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: 1048-355-09 and 10) **submitted by Hannibal Petrossi. City Council action is required for File No. PUD19-001.**

Assistant Planning Director Zeledon, presented the staff report. He described the location and the surrounding area. He described the purpose of establishing the PUD and the objectives of that PUD. He described the key components to the PUD, and the development plan, access and egress, the drive-thru and stacking, parking, patio area and landscape plan. He explained the need

for the Certificate of Appropriateness. He stated that staff is recommending the Planning/Historic Preservation Commission approve File Nos. PHP19-009 and PDEV19-038, and recommend approval to City Council for File No. PUD19-001, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Willoughby wanted clarity regarding exterior lighting.

Mr. Zeledon stated this would be determined in building, but that the conditions of approval and the PUD state it must be up lighting and complimentary to the design and style of the surrounding area.

Mr. Willoughby wanted clarity on the rooftop equipment location.

Mr. Zeledon stated it will be in the tower and completely screened.

### **PUBLIC TESTIMONY**

Mr. Hannibal Petrossi appeared and thanked Mr. Zeledon for all his help and guidance in the design.

Mr. Reyes wanted to know if the patio is a solid roof patio.

Mr. Petrossi stated yes, it is.

Mr. Willoughby wanted to know if it would be aluminum.

Mr. Petrossi stated yes it will be.

Mr. Gage wanted clarity regarding the designated MOP parking.

Mr. Petrossi stated MOP parking was for mobile order pickup, but it was taken out and will just be normal parking stalls.

Mr. Gage wanted clarity that these stalls were not exclusive for MOP.

Mr. Petrossi stated that was correct.

Mr. Zeledon explained that MOP would be where you place an order from the app, then park and pick it up, not delivered to them.

Mr. Gage asked Mr. Petrossi if he agreed to the conditions of approval.

Mr. Petrossi stated yes.

Mr. Willoughby stated it looked like the newer design that they just used in Palm Springs.

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

Mr. Reyes made some general comments regarding the design aesthetics as a whole. He wanted to thank them for working with the city staff and the landscape architecture worked into the project which compliments what went in at the park, with urban trees in the urban spaces. He stated he likes the drive isle being screened and the separate driveways for the entrance and drive thru.

Mr. Gage stated he was excited to have Starbucks coming into the downtown and he thanked all the staff for making that happen.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Ricci, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP19-009, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

*It was moved by Reyes, seconded by DeDiemar, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD19-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

*It was moved by Ricci, seconded by Gage, to adopt a resolution to approve the Development Plan, File No., PDEV19-038, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-007 (PM 19970):** A Tentative Parcel Map to subdivide 0.71-acre of land into three traditional single-family residential lots located at 1919 South Cypress Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) 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: 1050-331-24) **submitted by Mark Raab.**

Associate Planner Chen presented the staff report. He described the location and the surrounding area and the current home on the property. He described the subdivision and the proposed parcel locations and access and the conceptual site plan. He stated that staff is recommending the Planning Commission approve File No. PMTT19-007, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gregorek wanted clarity regarding demolition of the buildings to allow for the project.

Mr. Chen stated correct with the exception to the dwelling unit on parcel one.



Mr. Gregorek wanted to know what kind of zoning was surrounding the project.

Mr. Chen stated it is LDR5- low density residential on all three sides, except for the high school across the street.

Mr. Willoughby wanted to know the minimum lot size for LDR5 zoning.

Mr. Chen stated the minimum lot size is 7200 square feet and these parcels average to about 9000 square feet.

Mr. Gage wanted clarity regarding the Manzanita access for parcel three and if it was existing.

Mr. Chen stated no there is currently a 6-foot wall there and the access will be added.

Mr. Gage wanted clarity regarding the other homes with access on Manzanita.

Mr. Chen stated the other houses surrounding this parcel have driveway access.

Mr. Gage wanted to know if any comments were received from surrounding residents regarding this change in the cul-de-sac.

Mr. Chen stated to date staff hasn't received any comments regarding the parcel map.

Mr. Ricci wanted clarity regarding the existing utilities and how they would tie in.

Ms. Wahlstrom stated that generally with new construction they try to go underground, but it depends on what the master plan calls for and what is existing.

Mr. Lirley, principal engineer, stated Cypress is a local street.

Mr. Zeledon stated that all the sewer, and water, are existing on Cypress and Manzanita and it's just a matter of stubbing in. He stated that when they do the frontage improvements they are required to put in the conduit for future fiber.

Mr. Willoughby wanted clarity regarding the standard drives in the area.

Mr. Chen stated the plans are requiring the minimum which is a 10-foot drive.

### **PUBLIC TESTIMONY**

Mr. Andy Wong, the representative for the project appeared and spoke.

Mr. Willoughby asked if Mr. Wong agreed with the conditions of approval.

Mr. Wong stated yes.

Mr. Reyes wanted to know what the plan moving forward is, once the project is approved.

Mr. Wong stated he thought it was planned to sell the lots.

Mr. Willoughby wanted clarity that they would divide the lots then sell off to develop.

Mr. Wong stated if the client wishes to move forward, they would sell the lots after they are developed.

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

Mr. Reyes stated he knows the area very well and this fits within the homes in the surrounding area.

Mr. Gage stated this improves the property and looks like a perfect addition to this area.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT19-007, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

#### **F. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMEMEDMENT**

**FOR FILE NO. PSPA19-002:** An Amendment to the Meredith International Centre Specific Plan to establish a Mixed-Use Overlay district on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district, located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard. Staff is recommending the adoption of an Addendum to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH # 2014051020) certified by City Council on April 7, 2015. This Application introduces no new significant environmental impacts and all previously adopted mitigation measures will be 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); (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates. City Council action is required.**

#### **G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV19-025:** A Development Plan to construct a mixed-use project consisting of 925 multiple-family dwellings and 5,000 square feet of retail space on 22.39 acres of land located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard, within the Planning Area 2 (Urban Commercial) land use district of the Meredith International Centre Specific Plan. Staff is recommending the adoption of an Addendum to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH #. 2014051020) certified by City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be 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); (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates.**

Associate Planner Aguilo, presented the staff report. She described the location and the surrounding area and the proposed design guidelines and the development plan. She stated that staff is recommending the Planning Commission recommend approval for File No. PSPA19-002 and approve File No. PDEV19-025, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gage wanted clarity on the retail area being just 5000 square feet.

Ms. Aguilo stated that was correct.

Mr. Reyes wanted to know what kind of retail was being looked at to go in the project.

Ms. Wahlstrom stated that these types of renderings usually attract restaurants for workers to come to and for the residents to use.

Mr. Willoughby wanted clarification on the height of the project, compared to the project to the east of the Meredith Center.

Ms. Aguilo stated this is similar, as both projects are four stories in height.

### **PUBLIC TESTIMONY**

Mr. Darrel Malamut appeared and thanked staff.

Mr. Reyes wanted to know if there were any ideas for what the retail would be.

Mr. Malamut stated they would be an active use for the residents and the surrounding community, something like a brewery and eating establishment.

Mr. Reyes wanted to know what kind of signage or monumentation is being proposed for Inland Empire and Vineyard, to bring this together.

Mr. Malamut stated there is a monument sign proposed at grade level on the corner of Inland Empire and Vineyard and there is an architectural tower element that will have signage and the clubhouse that will have signage as well and at the entry at the leasing center, would have a monument,

Mr. Willoughby wanted clarity regarding retail area having a patio deck on top.

Mr. Malamut stated this is proposed as an active use within the residential community, which they have envisioned as a co-working, creative office space.

Mr. Willoughby wanted to know if it will be for residents only.

Mr. Malamut stated yes, because it has to do with the internal circulation details like stairs, etc.

Mr. Willoughby wanted clarification on the parking numbers.

Mr. Serafin Moran stated there are 35 spaces total with shared parking opportunity with the leasing office and there are drop off opportunities for Lyft and Uber services. He also stated that should they need additional spaces there will be an agreed parking management plan with the leaser that would include possible valet parking within the community.

Mr. Reyes wanted clarification on what kind of site amenities will be provided.

Mr. Malamut stated the amenities would include 3 pools, cabanas and pool house, Jacuzzi, club house with banquet facility and a lookout bridge, roof deck with barbecue, and seating elements, two fitness centers, sand volleyball court, business center, library, 2 tot lots, 2 dog parks, outdoor fitness area. water-features, garden spaces, and the community retail space.

Mr. Willoughby wanted to know if the guard house would be manned.

Mr. Malamut stated yes 24 hours.

Mr. Gage wanted to clarify if the shared parking was with the residents.

Mr. Malamut stated they believe the 35 spaces will be adequate, but if needed they would use a valet service and use the overflow parking within the community.

Mr. Willoughby wanted to know if Palmer would be managing the apartments as well.

Mr. Malamut stated yes, they have a property management component as well as the developer and builder.

Mr. Willoughby wanted to know if they had a timeline to start the project.

Mr. Malamut stated they would like to get the grading plans submitted as soon as possible, and they are ready to move forward.

Mr. Willoughby wanted to know if they had an idea of rent range.

Mr. Malamut stated the market sets rent but was looking from a range of \$1400 to \$2800, for studio to 3 bedrooms, as this is a high-quality project.

Mr. Gage wanted to know if they would charge more for rent based on the mountain view.

Mr. Malamut stated yes, they price based on all sorts of characteristics.

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

Mr. Reyes stated he was excited about the project and the design team has done a great job. He stated this type of high caliber projects are important to this area, with the proximity to the I-10

freeway and the airport and likes the mixed-use idea and the variety and plentiful amenities.

### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the use of an Addendum. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

*It was moved by Reyes, seconded by DeDiemar, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No., PSPA19-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

*It was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV19-025, subject to the conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

### **MATTERS FROM THE PLANNING COMMISSION**

#### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on Nov. 14, 2019

- Discussed the renovation to the Bank of Italy and Bumstead Bicycles

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

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

#### **New Business**

Mr. Ricci stated that on November 7<sup>th</sup>, he, Ms. DeDiemar, and Mr. Downs attended a Planning Commission Workshop through the Inland Empire Section of APA, where the Legacy Award was presented to Mrs. Delman, for Mr. Delman and all his community work. Mr. Ricci described the events topics and activities.

Mr. Reyes wanted to know if there were any new development plans in the works at the Mountain and 60 freeway and El Pescador.

Mr. Zeledon stated El Pescador has purchased the building and is currently cleaning it and they want to use it in the future for community storage but need a Development Code Amendment to do this. He stated there use to be CCRs on the lot with several owners and it was difficult to maintain the property, so now El Pescador is bringing up to code and maintaining it at this time.

Mr. Reyes wanted to know if the facade improvements at Mountain and Philadelphia are completed.

Mr. Zeledon stated he would check on it.

Mr. Willoughby wanted to know what is going in on Holt, near Grove, across from the affordable housing project.

Mr. Zeledon stated they are moving forward with a two industrial warehouse building project that was approved about two years ago.

Ms. DeDiemar wanted to know if anything was able to be salvaged from the GE Clubhouse.

Mr. Zeledon stated no it was all hazardous.

Mr. Gage asked regarding the parking component for downtown being updated and are we thinking ahead to what would be needed for parking, to fit our future successful downtown area.

Ms. Wahlstrom stated there is a parking component already in place and that other parking circulation opportunities are being looked at and discussed.

Mr. Zeledon stated they are looking at a "Park Once" concept, and at a new parking model and opportunities coming into the C block.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

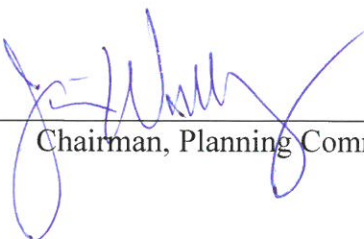
**DIRECTOR'S REPORT**

Ms. Wahlstrom stated the Monthly Activity Report is in their packet.

**ADJOURNMENT**

Reyes motioned to adjourn to December 16, 2019. The meeting was adjourned at 8:32 PM.

  
Secretary Pro Tempore

  
Chairman, Planning Commission