

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

MINUTES

March 26, 2020

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

MINUTES

March 26, 2020

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

Mr. Murphy stated that no emails or comments were received by the 5:00 PM deadline.

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Executive Director Development Agency Murphy, Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Executive Director Development Agency Murphy.

ANNOUNCEMENTS

Ms. Wahlstrom stated that Item D is being requested to be continued to the next meeting.

Mr. Willoughby stated that the nominations for Planning Commission officers will be postponed to a future meeting.

PUBLIC COMMENTS

No one responded from the public.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of February 25, 2020, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050): A one-year Time Extension for a previously approved Tentative Tract Map for condominium purposes (TT

20050), subdividing 3.47 acres of land, located at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by 1902 Euclid Property LLC.**

- A-03. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP EXTENSION REVIEW FOR FILE NO. PMTT17-006 (TT 19832):** A one-year Time Extension for a previously approved Tentative Tract Map for condominium purposes (TT 19832), subdividing a 2.7 acre site located at the northeast corner of Euclid Avenue and Riverside Drive, within the CN (Neighborhood Commercial) 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: 1051-614-08) **submitted by Creative Design Associates.**

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to approve the Consent Calendar including the Planning Commission Minutes of February 25, 2020, as written, File No. PMTT16-013, Time Extension, and File No. PMTT17-006, Time Extension, subject to conditions of approval. The motion was carried 7 to 0, with Downs abstaining from Item A-01, as he was not at this meeting.

PUBLIC HEARING ITEMS

Ricci recused himself from Item B, as he works for AT & T.

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-020 AND PCUP19-018:** A Development Plan (File No. PDEV19-020) and Conditional Use Permit (File No. PCUP19-018) to construct a 65-foot tall stealth wireless telecommunication facility (monopine) on 1.9 acres of land generally located on the south side of Riverside Drive, approximately 180 feet west of Sultana Avenue, at 7247 East Riverside Drive, within the SP(AG) (Specific Plan/Agriculture Overlay) zoning district. Staff has determined that 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 State 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; (APN: 1052-071-05) **submitted by AT&T.**

Assistant Director Zeledon presented the staff report. He described the project location, surrounding area, landscaping, access and parking, and elevations. He stated that staff is recommending the Planning Commission approve File Nos. PCUP19-018 and PDEV19-020, 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 if the renderings realistically reflect the density on the finished product.

Mr. Zeledon stated that the renderings are pretty close as we have many within the city and the conditions of approval for the project, include a branch count.

Mr. Gregorek wanted to know if there would be any tapering of the branches.

Mr. Zeledon stated yes, the applicant will work with landscape planner Richardson to make sure it looks realistic, but that only the top portion would be visible.

Mr. Gregorek wanted clarification regarding the future zoning of residential and the setbacks.

Mr. Zeledon stated the property has a medium density zoning and there is a conditional use permit for it, but future development would be required to work with the applicant to relocate the monopine and a written agreement must be signed and executed before development can begin.

Mr. Gregorek wanted clarification that the developer would have to conform to the written agreement.

Mr. Zeledon stated that was correct.

Mr. Gregorek wanted to know what the setback is from residential development.

Mr. Zeledon stated that within 300 feet a conditional use permit is required, but there is no minimum setback.

Mr. Gregorek clarified there was no minimum setback.

Mr. Zeledon stated that is correct, but typically we require a 25 – 35-foot setback, but this is agricultural overlay area so there are no setback requirements and it will be addressed at the time of development.

Mr. Gregorek wanted to clarify that we don't have anything in writing.

Mr. Zeledon stated the conditional use permit has a 5-year term on it where we will reevaluate it.

Mr. Gage wanted to know if the surrounding properties were noticed.

Mr. Zeledon stated yes, this item was properly advertised, and notices were sent out to properties within a 300-foot radius and no comments were received.

Mr. Downs wanted to know if there were any plans for lighting on the road on the west of the property.

Mr. Zeledon stated no, the site would be accessed by a 24-foot wide drive isle and access road is on the adjacent parcel and not part of the project.

Ms. DeDiemar wanted to know if the property owner resides on the property.

Mr. Zeledon stated yes.

Ms. DeDiemar wanted to know if they had any objections to it being modified.

Mr. Zeledon stated they had signed the application for the project.

PUBLIC TESTIMONY

Mr. Murphy stated no questions or responses were received.

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

Mr. Reyes stated he thought Mr. Gregorek's question was very appropriate and he has comfort that we will be looking at it again in 5 years, but suggested that in the future as we look at zoning of specific residential areas we look at shorter times in the future.

Mr. Willoughby wanted clarification that the CUP has a condition that notifies the developer that this site antenna may have to be relocated based upon the future development.

Mr. Zeledon stated it allows us to review the application every 5 years to determine that we want to extend it and prior to development the applicant must enter into an agreement with us and agree with the conditions and terms. He also stated that this is on the west side and most likely won't be developed for 10 – 15 years.

Mr. Willoughby wanted clarification that if development comes in a year from now, we don't have to wait for the 5-year period.

Mr. Zeledon stated that is correct.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Downs, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP19-018, and the Development Plan, File No. PDEV19-020, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, Ricci; ABSENT, none. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE FOR FILE NOS. PDEV19-056 AND PVAR19-007**: A Development Plan (File No. PDEV19-056) to construct one industrial building totaling 71,800 square feet on 3 acres of land in conjunction with a Variance (File No. PVAR19-007) to reduce the

south property line building setback from 25 feet to 5 feet, located on the west side of Milliken Avenue, approximately 300 feet north of Greystone Drive, within the Light Industrial land use district of the Bridgestone/Firestone Industrial Park Specific Plan. 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) and Section 15332 (Class 32, Infill 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; (APN: 1083-351-09) **submitted by David L. Ball.**

Assistant Director Zeledon presented the staff report. He described the location and surrounding area, and site plan including parking, landscaping, architecture design and access. He described the reason for the variance. He stated that staff is recommending the Planning Commission approve File Nos. PVAR19-007 and PDEV19-056, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Downs wanted clarification that the property to the south wouldn't be developed.

Mr. Zeledon stated the property to the south is Delhi Fly preserve and can't be developed.

Mr. Gage wanted clarification regarding street parking on Greystone Drive.

Mr. Zeledon stated all the parking will be contained on the site.

Mr. Reyes wanted to know if the south elevation of the building landscaping would be a 6-foot high tubular steel fence with tall vertical shrubs, and if staff could work with the applicant to make sure to use the appropriate shrub for the height needed.

Mr. Zeledon stated yes, they can work with our landscape planner and we keep it to a 6-foot landscape which would allow them to maintain the building.

Mr. Willoughby wanted to know if the trees can extend to the end of the building.

Mr. Zeledon stated they could work with the applicant to get the right tree shrubs and spacing.

Mr. Willoughby wanted to clarify that the buildings to the north have on parking in the front of the building and this will have landscaping, which will give it a better look.

Mr. Zeledon stated that is correct.

PUBLIC TESTIMONY

Mr. Murphy stated no questions or responses were received.

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

Mr. Gage stated he appreciates the extra parking spaces.

Mr. Reyes stated he was satisfied with landscaping along Milliken Ave. and the trees in the median. He would like staff to continue to work with the applicant on the south side for lower screening.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to adopt a resolution to approve the Variance, File No., PVAR19-007 and the Development Code, File No., PDEV19-056, 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.

- D. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA19-004:** An Amendment to the 95.35-acre Toyota Ontario Business Park Specific Plan, revising the current land use district covering Planning Area 1, from Office/Research and Development (“Office/R&D”) to Industrial Mixed Use, allowing for warehouse, distribution, and manufacturing land uses on the site in conjunction with the currently allowed Office/R&D land uses. Additionally, the Amendment will update the Specific Plan’s landscape palette to conform to current California friendly landscape practices. The Specific Plan area is generally located south of Jurupa Street, east of Milliken Avenue, north of Francis Street, and west of the I-15 freeway. The environmental impacts of this project were analyzed in an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. 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; (APNs: 0238-121-75) **submitted by MIG. City Council action is required.**

This Item is being requested to be continued to the April 28, 2020 meeting.

PUBLIC TESTIMONY

Mr. Murphy stated no questions or responses were received.

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

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gage, to continue the Specific Plan Amendment, File No., PPSPA19-004 to the April 28, 2020 Planning Commission meeting. 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 March 12, 2020

Mr. Gregorek stated they reviewed a house for the Ontario Register of Historic Resources and had discussions regarding the Emmons Building and Granada Theater, Bank of Italy adaptive reuse project, Armsley Square lamp post restoration and Jay Littleton Ballpark.

Development Code Review (Ad-hoc): This subcommittee met on March 12, 2020.

Mr. Reyes stated that staff did a quick presentation/update on the Downtown District areas.

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

New Business

Mr. Willoughby stated that nominations for Planning Commission officers will be postponed until a future meeting due to the COVID-19 circumstances.

NOMINATIONS FOR SPECIAL RECOGNITION


None at this time.

DIRECTOR'S REPORT

Ms. Wahlstrom stated the Monthly Reports are in their packets.

ADJOURNMENT

Mr. Gregorek motioned to adjourn. The meeting was adjourned at 7:18 PM.


Secretary Pro Tempore


Chairman, Planning Commission