

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

**MINUTES**

**May 26, 2020**

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

(presented to public via Zoom)

**MINUTES**

**May 26, 2020**

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

**COMMISSIONERS**

**Present via Zoom:** Chairman Willoughby, Vice-Chairman DeDiemar, Gage,  
Gregorek, Reyes, and Ricci

**Absent:** Downs

**OTHERS PRESENT:** Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Development Administrative Officer Womble, Principal Planner Mullis, Senior Planner D. Ayala, Senior Planner Batres, Senior Planner Mejia, Associate Planner Aguilo, Associate Planner Chen, Traffic & Transportation Manager Bautista, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gage.

**ANNOUNCEMENTS**

Ms. Wahlstrom stated there are changes on two items tonight. The consent calendar Item A-02 has had a condition added regarding incorporating the city's identification into the monument sign and public hearing Item C has additional correspondents from the public that have been given to the commissioners as well as additional conditions addressing access and noise.

Mr. Gage wanted to know if, due to the worldwide pandemic situation, the commission could recommend to city council the easing of regulations regarding restaurant seating and parking restrictions to help accommodate social distancing as restaurants recover and start opening back up, to maybe allow for easy-ups for outside seating.

Mr. Willoughby stated that staff could look into this, but it would most likely need to come from the county level as these changes involve the public health regulations.

Ms. Wahlstrom stated that staff will conduct research and bring a white paper back to them under the director's report. She stated that staff has been discussing different ideas already to help streamline the process to get additional outside seating, but more analysis is needed.

Mr. Reyes stated he concurred with Mr. Gage's comments.

Mr. Ricci stated that Gloria's is open and they have made some changes, they take your temperature when you walk in, all the staff wear masks and gloves, and they use paper products to serve the food, but he was glad to be able to go out to dinner again with his wife.

### **PUBLIC COMMENTS**

No one responded from the audience.

### **CONSENT CALENDAR ITEMS**

Mr. Reyes requested that Agenda Item A-02 be pulled from the Consent Calendar for separate discussion.

#### **A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of April 28, 2020, approved as written.

- A-03. ADOPTION OF VEHICLE MILES TRAVELED (VMT) THRESHOLDS:** Adoption of Vehicle Miles Traveled Thresholds (VMT) for determining significance of transportation impacts through the California Environmental Quality Act in conformance with SB 743. **City Initiated City Council action is required.**

*It was moved by Gregorek, seconded by Gage, to approve the Planning Commission Minutes of April 28, 2020, and the Vehicle Miles Traveled (VMT) Thresholds, as written. The motion was carried 6 to 0.*

### **PUBLIC HEARING ITEMS**

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-006:** A Development Plan to construct a 35,737 square foot industrial building on 1.48-acres of land located at 1533 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: 01011-111-10) **submitted by United Trust Realty Corporation.**

Mr. Zeledon presented the staff report. He described the location and surrounding area, the site plan, ingress and egress, parking, landscaping, architecture, and elevations. He stated that staff is recommending the Planning Commission approve File No. PDEV19-006, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification regarding the added signage condition

Mr. Zeledon stated that the applicant would work with staff to get the city's name on the monument sign. Currently the building doesn't have a tenant and when the tenant comes in, they will have to comply with the conditions of approval and will work with staff to make sure they get the signage they need and the city gets incorporated somehow.

Mr. Reyes stated that being that this corner is a gateway to the city, he wanted to know if once the sign design is available can staff bring it to the commission, so we can look at and review it.

Mr. Zeledon stated yes, we can bring it to briefing so the commission can review and comment.

Mr. Reyes wanted to know if the applicant is ok with the added condition.

Mr. Zeledon stated the applicant was a little hesitant because of the cost associated with it but did agree with the condition. Mr. Zeledon stated the applicant worked hard on the design with Mr. Batres and we will work with him when the sign design comes in.

### **PUBLIC TESTIMONY**

Mr. John Kiley, with United Trust, thanked staff and stated he is looking forward to working with the city and agreed to place a monument sign on the corner and work with staff on the design.

Mr. Willoughby thanked Mr. Kiley for his willingness to work with staff on a monument sign for the corner.

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

Mr. Reyes stated he is glad the staff will be working with the applicant for a monument sign but wants to make sure it is cohesive with the building signage and doesn't look out of place. He also stated that the street trees along Holt Blvd. are going to start making a statement and he wants to make sure the applicant works with the in-house landscape team, to get it right with the selection of trees and the aesthetics regarding the screening of the buildings. He also stated that security will be big because of the location, and the gate in the back should be regulated and security lighting should be on Benson, especially in the evening. He stated that all this should be kept in consideration as plans move into further review.

Mr. Willoughby stated the building doesn't back up to Brooks, but backs up to another piece of property, so nobody can go to the back.

Mr. Gage thanked the applicant for working with staff and stated this is an important corner to the city, as it is part of the revitalization of Holt Blvd.

### **PLANNING COMMISSION ACTION**

***It was moved by Gage, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV19-006 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.*

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP20-003:** A Certificate of Appropriateness for the adaptive reuse of the 3,658 square foot William B. Fallis House (Local Landmark No. 1), to a multi-modal mobility hub on 0.41 acres of land located at 122 South Vine Avenue, within the MU-1 (Mixed Use-Downtown) 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: 1049-021-19) **submitted by the City of Ontario.**

Senior Planner D. Ayala presented the staff report. She described the location and the surrounding area and the TCC grant that facilitated this multi-modal mobility hub along the future BRT route. She described the history of the house, the #1 landmark for the city, and the changes that have occurred over the years. She described the proposed site plan, the floor plan for the first floor, landscaping, and the rehabilitation of the building and what that involves. She stated that staff is recommending the Historic Preservation Commission approve File No. PHP20-003, 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**

No one responded.

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

Mr. Gregorek stated he has seen the changes over the years to the Fallis House and likes that we are doing some great changes to it that will work well and he appreciates what staff did to preserve what's there and make some quality additions as well.

Mr. Gage agrees with Mr. Gregorek's comments and especially since this is landmark #1 within the city and goes back with the history of our city. He stated he appreciates staffs help to preserve things like this within our city and that this is a great tribute to our city. He stated he appreciates the improvements that are being made that are going to make it better.

Mr. Willoughby stated he concurs with his fellow commissioners and that this is an important historical landmark within our city and it's great to see something happening and the revitalization here.

### **HISTORIC PRESERVATION COMMISSION ACTION**

*It was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP20-003, 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. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV18-022 AND PCUP18-021:** A Development Plan (File No. PDEV18-022) to construct a 6,870 square-foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP18-021) to establish and operate a towing service on 3.1 acres of land located at 580 East Belmont Street, within the IL (Light Industrial) 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 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); (APNs: 1049-491-01, 1049-491-02 and 1049-491-03) **submitted by Four Sisters Enterprises LLC.**

Ms. Wahlstrom stated this item did receive public comments, which have been provided to the commissioners and there is also an addition to the conditions of approval.

Associate Planner Chen presented the staff report. He described the location, the surrounding area, and zoning for the area. He described the proposed site plan including parking, setbacks, office placement, truck wash area and above ground fuel station. He stated a noise study was completed and explained that the exterior noise level for the truck wash area was 59 decibels and would not exceed the allowed 65 decibels. He described the two-story floor plan including the evidence room and the architecture style and landscaping. He stated that staff is recommending the Planning Commission approve File Nos. PCUP18-021 and PDEV18-022, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know what is to the north of the project.

Mr. Chen stated a large outdoor metal storage facility, and additional industrial uses along Sultana and Belmont.

Mr. Gage wanted clarification that the project would be surrounded by an 8-foot wall.

Mr. Chen stated yes that is correct, that Belmont, Sultana and Phillips streets will all have 8-foot block wall.

Mr. Gage wanted clarification that there was a 10-foot setback for landscaping as well as a parkway with trees and a sidewalk that goes along Phillips, Sultana and Belmont.

Mr. Chen stated that is correct, that the sidewalk will be provided along the parkway as well as a 10-foot setback.

Mr. Zeledon wanted to clarify some information and stated that notices were sent out to surrounding residents within a 300 foot radius and we did receive 6 letters and their concerns were regarding semi-truck traffic, the impact to the neighborhood, 24 hour operation, and

pedestrian safety. He stated he appreciates the comments and wants to make sure we address them. He stated this is not a 24-hour operation, but for 2 consecutive weeks out of the year they would operate 24 hours, for a contract with the police department. The use won't have semi-truck traffic, they will be bringing cars in to be stored there. As far as walkability and pedestrian traffic, the site is currently lighted and the current sidewalk is in bad condition, so it is included in the conditions that they will replace the sidewalk and provide trees and a screen wall with landscaping, to improve the area and allow for walk ability. Also, there will be some improvements on Sultana. He stated this is a difficult area because of residential and industrial abutting up to each other, with truck traffic and the areas to the east along Campus being mainly industrial and to the north is also commercial. We have looked at other industrial uses and when we look at projects, we take into consideration compatibility with the neighborhood, aesthetics, and traffic, noise and this project is a use that is not as intense as an industrial use. He stated he talked to some of the residents regarding residential here and because of the airport overlay it's not conducive and the trip traffic would be higher. He stated that one of the conditions of approval is regarding ingress and egress which will all take place on Belmont, which is further away from the residents.

Ms. Wahlstrom stated this is a tough decision and we carefully reviewed the project when it came in and one of the items we thought was a bonus, was the size of the building was smaller and that the parking lot would be screened and the small number of employees and trucks, which would limit the traffic trips and the trucks would not be diesel, which is always a consideration when you are next to residential. She stated that if this does get approved this will ensure that an industrial use with dock-high doors, diesel delivery trucks and more trip traffic would not go in here.

Mr. Willoughby wanted clarification regarding the classification of the truck as a flat-bed type tow trucks that are diesel trucks but not tractor trailers.

Mr. Zeledon stated yes that is correct but referred this question to the applicant.

Ms. DeDiemar wanted clarification about the noise study done and what were their findings within the city legal limits and how well within the limits were they.

Mr. Zeledon stated the city maximum limits are 65 decibels and the project came in at 59 decibels.

Ms. Wahlstrom stated the noise limits used were for residential not industrial, because of the proximity to the residents.

Ms. DeDiemar stated the concern of residents regarding noise does have some merit.

Mr. Zeledon stated yes but this is two-fold, clarifying that this is not a 24-hour operation, and there will not be any semi-truck trips, as referred to in the public comment letters.

Mr. Willoughby wanted clarification that the noise level study was done for the truck wash area.

Mr. Zeledon stated yes because the truck wash areas are tunnels, but the height of the screen wall helps that and he explained that the 65 decibels is like a washing machine and is not a level that's constant or high, and we wanted to address it so it could be mitigated if necessary.

Mr. Willoughby clarified that the truck washing area only gets used a few times per day.

Mr. Reyes wanted to know if the train tracks are operational.

Mr. Zeledon stated yes, they are still operational but not used as often, they are not a heavy line, just a feeder lines that provide deliveries to certain vendors.

Mr. Reyes wanted clarification that the access route from Belmont St. will only be allowed to go over to the east to Campus and if that is in the conditions of approval.

Mr. Willoughby stated it is Item O on the COAs.

Mr. Reyes wanted clarification on the hours of operation and if that is a condition.

Mr. Chen stated the hours are Monday thru Friday, 8AM – 5PM as per the request of the applicant.

Mr. Reyes wanted to know if the hours of operation is conditioned.

Mr. Chen said it is stated but it is not conditioned.

Mr. Zeledon stated it is on the application for the CUP, but staff can make it part of the COA, if that is the commission's request.

Mr. Reyes stated part of concerns in the letters were noise and times of the noise which was thought to be 24 hours, which was clarified tonight that it won't be 24 hours, but if we make it a condition we can go back to the applicant if it becomes a problem.

Mr. Zeledon stated that's the beauty of a CUP because if it's a condition and say trucks start access using Sultana, the CUP allows us to come back and address issues, and if it can't be mitigated then we can bring it back to the commission to resolve it.

Mr. Reyes wanted to know if a noise study was done on the loading and unloading of the cars and the beeping when the trucks back up or was it just on the truck wash area.

Mr. Zeledon stated no, just on the truck wash area.

Mr. Willoughby stated the COA states tow trucks shall turn off their backup beeper or backup alarm upon entering the premise.

### **PUBLIC TESTIMONY**

Mr. Lorenzo Navarro the General Manager of Pepe's Towing spoke and stated he is available to answer any questions regarding the project.

Mr. Willoughby wanted clarification regarding diesel tow trucks or gasoline.

Mr. Navarro stated all the equipment is diesel and the three flatbeds are all Dodge 5500 and the



one big rig they have they only fill up that truck once every two months, as they hardly use it.

Mr. Willoughby wanted to know if they fill up at this location.

Mr. Navarro stated that is correct.

Mr. Willoughby wanted to verify that Mr. Navarro agreed to the two new conditions added regarding exiting only on Belmont to Campus and that backup beepers be turned off at the site.

Mr. Navarro stated yes that is correct they will use Campus to get to Belmont and some of the equipment has the turn off switch to the backup beeper, to reduce the noise.

Mr. Gage wanted clarification of the tow yard locking up at night and if it would have dogs barking all night.

Mr. Navarro stated normally at their other location, we only have one dog and we have cameras to watch the yard and an alarm system to monitor and an employee that lives close to take care of any alarms that go off.

Mr. Gage wanted to know if Mr. Navarro agreed to all the conditions of approval.

Mr. Navarro said yes.

Mr. Willoughby wanted to clarify that there would be cameras and alarms but no dogs at night at the site.

Mr. Navarro stated no.

Mr. Reyes wanted clarification on the purpose of fuel tank and the car wash.

Mr. Navarro stated the car wash is for the three light duty tow trucks which are only washed once or twice a week and the fuel tank is so they get a better fuel price and it is accessible to them and maybe they burn 1000 gallons of fuel only every one or two months.

Mr. Reyes wanted to know who fills the fuel tank.

Mr. Navarro stated Merit Oil out of Bloomington comes and fills it with a medium duty tank truck that holds about 5000 gallons but is not a big tanker.

Mr. Reyes wanted to know if the office would be replacing the office from the other yard.

Mr. Navarro stated it is a replacement office, since the lease will be up in a few years and this will then replace it.

Mr. Reyes wanted to know the number of employees at the site.

Mr. Navarro stated about 5 employees: three drivers, one dispatch and one-yard man.

Mr. Willoughby wanted to know if they would still be operating their office on Main St.

Mr. Navarro stated yes until the new one is complete and then they will do the switch over.

Mr. Willoughby clarified that the office on Main St. will move once this is complete.

Mr. Navarro stated yes.

Mr. Willoughby wanted clarification regarding the gate on Sultana Ave. is just an emergency entrance, not to be used by tow trucks.

Mr. Navarro stated that is correct it is only for the fire department.

Mr. Willoughby thanked the applicant for being available to answer questions.

Ms. Daniela Ortega, a property owner at 1403 S. Sultana stated she didn't receive any notices and saw on Facebook there was a meeting tonight. She said she had heard about this project months ago but just thought it was in the works, so she really didn't do anything about it. She just talked to about 20 of the neighbors today, who stated they didn't receive notices either and talked about the concerns about their kids walking to the elementary school, lighting, traffic and the smog that can have chemicals and can be unhealthy and now her concern is the tank of 1000 gallons of gas, and her concern that someone could throw something in the yard that would cause a fire.

Mr. Zeledon stated notices were sent out to properties within 300 feet from the property line, but word of mouth does help to get the word out and that her address, at 1403 S. Sultana, is a few blocks outside the radius.

Ms. Ortega stated she has family that lives at 330 E. Belmont and she asked those family members if they received anything and they said they didn't receive any noticing and they hadn't heard about this project.

Mr. Zeledon stated that we can verify who received the notices for the 300 foot radius and in regards to the gas tank, the fire department has reviewed the site plan and the construction would have to be according to state and fire standards regarding structure and how it will be protected by bollards. He stated the fuel tank does have to go through the plan check process and be reviewed by the fire department.

Ms. Ortega wanted to know how the site lighting will affect the residential area.

Mr. Zeledon stated the lighting for the project, because it is residential area, will be downlighting and the glare can't go beyond the property line. He stated the police requires light for security, but no wall packs will be allowed around the perimeter, so it will have to be shoe box downlighting. He stated that the applicant is required to do a photometric plan to show that none of the glare goes over the property line, but also make sure it's well-lit for the residents who would be walking on the sidewalks.

Ms. Ortega wanted clarification if this is open fencing or a block wall.

Mr. Zeledon stated the entrance gates on Belmont will have an open view fencing and the perimeter will have an 8-foot block wall, with landscape in front of it.

Ms. Ortega wanted to know regarding the tow trucks not coming in on Sultana, how sure are staff that the standards will be enforced.

Mr. Zeledon stated that's the beauty of a Conditional Use Permit, because if they don't follow the rules then we can come back and either recondition it or revoke the CUP. He stated whenever we have a use come in, we look at the surrounding area and what will have the least impact on the surrounding area. He stated this is a vibrant community and they want to enhance that.

Ms. Wahlstrom stated by having the community participate, like they are tonight, it generally makes for a better project, because their concerns can be addressed and the community knows what conditions have been placed on the project and they are the best ears and eyes to make sure those are met, and if they notice that the conditions aren't being met, they can contact the city and we can follow up.

Mr. Willoughby stated he echoed Ms. Wahlstrom's comments and wanted to thank Ms. Ortega, as we appreciate hearing from the public, because we want the best project and other projects have come in but would be too intrusive, and we want to work with the community because we understand the validity of the neighborhood and want to keep it the best we can for the residents and if the conditions aren't being followed you can come back to the city and we can take action.

Mr. Manny Acosta the owner of Four Sisters, stated he is happy to hear from the surrounding residents, as he wants to hear their concerns. They have been in business for 40 years and have 13 different sites, so we welcome the concerns. He stated their intentions were to have a community meeting before the pandemic came, to let the neighbors know we are a friendly business and community friendly and want to work with the communities and improve the community. He stated that he was out with his men while they were clearing the weeds from the lot and with the noise from the airplanes overhead, he couldn't even hear the noise of the bobcat, so he doesn't think noise will be an issue. He stated Pepe's Towing and Four Sisters are excited to be in the city of Ontario, which he feels is a little Los Angeles, with the international airport, a convention center, and diverse people, and they are happy to help beautify this city.

Mr. Willoughby thanked the applicant for his comments.

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

Mr. Reyes stated there is a lot to take in and consider on this project tonight and he recapped the issues from the neighbors and the feeling of not being noticed or aware of the project. He stated that being this is a tow truck business with diesel trucks, and he thinks the office is rather large for the number of employees, which isn't conditioned, but his biggest issue is safety and noise to the neighbors, the fuel tank and the noise not evaluated for dropping off and picking up cars. However, his big concern is there was no mention of leaky cars and hazardous materials leaking out of the cars, was not addressed on how it would be mitigated. He stated that because we can't

meet in person, if we can continue the project to an in-person meeting so the public can address their concerns and have a translator there and let the 20 people Ms. Ortega was representing, be able to speak and voice their concerns. He stated if it can't be continued, he doesn't know how he will vote.

Mr. Willoughby wanted clarification regarding standards from the fire or safety regarding the cleanup of hazardous materials.

Mr. Zeledon stated there is a water quality management plan that must be submitted when it goes to construction and within that plan leaking gas or oils will be addressed and how they will take care of those items.

Mr. Willoughby stated that he understood there would be a plan, but being as it wasn't addressed earlier, he wanted to reiterate that it would be addressed.

Mr. Gage stated he is concerned about the neighbor's questions and Ms. Ortega asked some good questions and feels her questions were answered, like to one regarding policing the travel direction of the trucks, and how the community can help by notifying the city so it can be addressed with the applicant. He also feels her question regarding the fencing and if you could see through it, but it will be a block wall, which he felt that satisfied her concern. He stated this is going to improve the community aesthetics with the setback and the landscaping and sidewalks. He feels the community has some good concerns and those were addressed, and this is a good transitional project from residential to industrial and it was well done, well thought out and fits for this area. He stated he would be in favor of it.

Mr. Willoughby stated in the conditions under section 2.6 Outdoor Loading and Storage Areas, paragraph (d) subparagraph (i), even the gates have to be 50% screened, so you won't be easy to see into the yard and with the wall you won't see what goes on and staff did a great job to protect the community by the screening. He stated staff have done a great job to make something that is aesthetically pleasing.

Mr. Ricci stated he has been listening to everything being said tonight and staff have taken a lot of precautions and understanding the type of project and addressing the concerns of the residents into consideration. He stated this is a light industrial zone which is currently a vacant lot with almost non-existing sidewalks, and we need to think what we would want there. He stated the applicant is willing to work with the neighbors and neighborhood and there are a lot of precautions in place and with the sidewalks and landscaping to make it aesthetically pleasing. He stated he thinks this is a good fit for this area and the things that make that empty lot a lot more pleasing and he will be voting in favor of this project.

Ms. DeDiemar stated the staff presentation stated the proposed project is a better option for this land, it is zoned light industrial and the residents would rather not have something industrial near their homes, but she is persuaded that this is one of the best that has come forward, with relatively little noise to what it could have and a lot of care has been taken and conditions put on the developer, to add to the neighborhood. She stated she thinks an in-person meeting would be desirable, but we don't know when that would be, it could be July or August, so to postpone the decision for that time with no change in the outcome, isn't worth the cost.

Mr. Gregorek stated that staff did a real good job and it's a difficult decision when you have

industrial next to a residential use, but he is satisfied with the way they put the project together.

Mr. Willoughby stated we had a lot of good discussion with the public comments and Ms. Ortega who joined us live.

Mr. Reyes wanted to know if the hours of operation, Monday thru Friday 8AM – 5PM, if this could be made a condition of approval, to give us more control regarding the hours. He stated there are about 22 homes that are directly impacted by this project and he doesn't feel like everyone who wanted to speak was able to speak and that was his point for delaying it for what may be just 30 days. He stated he is not worried about the design, the design meets the criteria, but the use of industrial within this residential area, and noise will come out of there.

Mr. Zeledon stated we can add the condition regarding the hours of operation and if they want to extend the hours they have to come back and submit it in writing and it can either come back to planning commission or done administratively.

Mr. Willoughby stated if that is what the commission wishes they will include the hours of operation as Monday thru Friday 8AM – 5 PM, except for the 2 consecutive weeks which will be 24 hours according to their police contract, as a condition of approval.

Mr. Zeledon stated yes.

Mr. Reyes stated yes.

Mr. Willoughby stated that he echoed other commissioner comments that have been made. We have a vacant lot that has been very blighted for quite some time with no landscaping or lighting and almost non-existing sidewalks, and we have had other projects have been turned down because of noise and traffic factors and staff have found a use that fits the area and is the least intrusive and especially with the conditions we have added with the traffic being diverted to Campus from Belmont.

#### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Gregorek, to adopt a resolution to approve the Conditional Use Permit, File No. PCUP18-021, and the Development Plan, File No., PDEV18-022, subject to conditions of approval, with the additional hours of operation condition. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Ricci and Willoughby; NOES, Reyes; RECUSE, none; ABSENT, Downs. The motion was carried 5 to 1.*

- D. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-011 (TT 20291) AND PDEV19-043:** A Tentative Tract Map (File No. PMTT19-011 / TT 20291) to subdivide 0.73-acre of land into a single lot for condominium purposes in conjunction with a Development Plan (File No. PDEV19-043) to construct 18 multiple-family dwellings located at 1005 and 1023 East Sixth Street, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) 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). (APNs: 1047-172-17 and 1047-172-22) **submitted by TAVK Holding LLC / T&S Allied Investment LLC.**

Associate Planner Aguilo, presented the staff report. She described the location, surrounding area, the site plan, landscaping, parking, common areas, access, architectural style, and amenities. She stated that CC&Rs will be required with the project. She stated that staff is recommending the Planning Commission approve File Nos. PMTT19-011 and PDEV19-043, 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. Cliff Sun the architect for the project stated he was available to answer questions.

Mr. Willoughby wanted to know if any equipment would be located on the roof.

Mr. Sun stated yes, the air conditioning units.

Mr. Willoughby clarified that the HVAC would be on the roof and the parapet walls will be high enough to block it from view.

Mr. Sun stated yes.

Mr. Gage wanted clarification regarding the tandem parking spaces proposed, they look like clusters of four in three different places and are these just for one apartment or for one unit.

Mr. Sun stated the tandem parking is just for the two-bedroom units.

Mr. Gage clarified that there won't be different units using those spaces.

Mr. Sun stated no.

Mr. Willoughby clarified the three areas of these four space clusters will be for one unit.

Mr. Sun stated no that each tandem parking front to back is for one unit.

Mr. Willoughby clarified that two of the spaces front to back will be for a two-bedroom unit.

Mr. Sun stated yes.

Mr. Willoughby clarified there would be tandem spaces for 6 two-bedroom units.

Mr. Sun stated yes.

Mr. Reyes thanked Mr. Sun for the pictures of the model and stated he noticed on the model upper level something that looks like a fountain and what other site amenities are proposed in the open and upper areas.

Mr. Sun stated the second floor is the dwelling units entrance level and the fountain is part of the common/open space to help the tenants get around and the common space is on two levels and connects to the stairways and elevators, so everyone gets around good.

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

Mr. Gage stated he likes the project except for the tandem parking which isn't ideal but it's an ok trade off for the project that is unique and is a good addition to the community.

Mr. Willoughby stated he would like staff to work with the applicant regarding the building color and the texture choices.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Reyes, to adopt a resolution to approve the Tract Map, File No., PMTT19-011, and the Development Plan, File No., PDEV19-043, 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 REVIEW FOR FILE NO. PSPA19-007:** An Amendment to the Parkside Specific Plan (File No. PSPA19-007) to: [1] Reconfigure the residential Planning Areas 1 through 4, and 17 through 19; [2] Reconfigure the Great Park Planning Area 22 (east of the Cucamonga Creek Channel); [3] Revise internal circulation to improve access into the neighborhood commercial Planning Area 19; [4] Update and revise Residential Design Guidelines (Sections 7.1 through 7.6) to introduce new housing types and architectural styles; and [5] Update and revise Landscape Standards (Section 7.7). The project site is bounded by Ontario Ranch Road to the north, Eucalyptus Avenue to south, Archibald Avenue to the east and Carpenter Avenue. The environmental impacts of this project were analyzed in an Addendum to the Parkside Specific Plan (File No. PSP03-002) Environmental Impact Report (SCH# 2004011008) certified by the City Council on September 5, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN(s): 0218-231-06, 0218-231-08, 0218-231-09, 0218-231-10, 0218-231-11, 0218-231-12, 0218-231-13, 0218-231-14, 0218-231-15, 0218-231-16, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-22, 0218-231-28, 0218-231-30, 0218-231-31, 0218-231-39, 0218-221-09, and 0218-221-10); **submitted by SC Ontario Development Company, LLC. City Council action is required. This Item was continued from the April 28, 2020 Planning Commission meeting**

Assistant Planning Director Zeledon, presented the staff report. He described the location and area of the specific plan and explained the different components of the amendment. He stated that staff is recommending the Planning Commission recommend approval to City Council, of File No. PSPA19-007 and the Addendum, 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. Damon Gascon with Lewis Management Corporation, the owners of the Parkside Specific Plan and he thanked staff for all their hard work and stated he was available to answer any questions.

Mr. Reyes wanted to know why the change to adaptive architectural styles and smaller units.

Mr. Gascon stated the change allows us to bring forward a more current style for this time and this recognizes this and working with merchant builders they have recognized a new design called the millennial series and we want to bring this forward as we kick off the community and we want to roll through the specific plan with the most current architectural design and styles. He stated they felt the specific plan was outdated and this gave use a prime opportunity to do this.

Mr. Willoughby stated he loves the adaptive Mediterranean and the more modern looking styles and it's nice to see new architectural styles which will highlight the Ontario Ranch development.

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

Mr. Reyes complimented staff on how they worked with the applicant and this is a great example what you want to do with a specific plan that needs to change with the time and he is happy with the monument signage being upgraded and these design are very fitting for this area and the city as a whole and will be very well received by the public and people who want to buy smaller more affordable homes. He stated he really likes what we are seeing here tonight.

Mr. Willoughby stated it is good to see that things are not set in stone and can be changed to make a project even better.

### **PLANNING COMMISSION ACTION**

*It was moved by Reyes, seconded by Ricci, to recommend adoption of the 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 Gage, seconded by Gregorek, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No. PSPA19-007, 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 DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA05-002**: A Fourth Amendment to the Development Agreement (File No. PDA05-002) to modify the commencement of certain specific infrastructure associated with the development of Tentative Tract Map 20316 (File No. PMTT19-020), and conform to the revised development standards established by the Parkside Specific Plan Amendment (File No. PSPA19-007), located at the northwest corner of Eucalyptus Avenue and Archibald Avenue, within Planning Areas 1 through 4 of the Parkside Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Parkside Specific Plan (File No. PSP03-002) Environmental Impact Report (SCH# 2004011008), certified by the City Council on September 5, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN(s): 0218-231-06, 0218-231-08, 0218-231-09, 0218-231-10, 0218-231-11, 0218-231-12, 0218-231-13, 0218-231-14, 0218-231-15, 0218-231-16, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-22, 0218-231-28, 0218-231-30, 0218-231-31, 0218-231-39, 0218-221-09, and 0218-221-10); **submitted by SC Ontario Development Company, LLC. City Council action is required.**
- G. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT19-020 (TT 20316)**: A Tentative Tract Map (File No. PMTT19-20 / TT 20316) for condominium purposes to subdivide 56.99 acres of land into 4 numbered residential lots and 12 lettered lots for common areas, portions of the Great Park, private streets, public utility easements and neighborhood landscape edges. The project is located at the northwest corner of Archibald Avenue and Eucalyptus Avenue, within Planning areas 1 thru 4 (Conventionally-Loaded Lane Homes) of the Parkside Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Parkside Specific Plan File (No. PSP03-002) EIR (SCH# 2004011008) that was certified by the City Council on September 5, 2006. This application is consistent with the previously adopted EIR and 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: 0218-231-12, 0218-231-14, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-28, 0218-231-29, 0218-231-30, 0218-231-33, 0218-231-35 and 0218-231-38) **submitted by SC Ontario Development Company, LLC.**
- H. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-064**: A Development Plan to construct 540 single-family homes and a private recreational center on approximately 34.3 acres of land located at the northwest corner of Eucalyptus Avenue and Archibald Avenue, within Planning Areas 1-4 and Planning Area 23 of the Parkside Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Parkside Specific Plan (File No.

PSP03-002) Environmental Impact Report (SCH# 2004011008) certified by the City Council on September 5, 2006. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-231-35, 0218-231-33, 0218-231-30, 0218-231-29, 0218-231-28, 0218-231-22, 0218-231-21, 0218-231-20, 0218-231-19, 0218-231-18, 0218-231-17, 0218-231-14, and 0218-231-12 ) **submitted by The New Home Company.**

Senior Planner D. Ayala presented the staff report. She described the location and surrounding area, the subdivision of the lots, the proposed development, parking, access, the recreation center, amenities, and the product types. She stated that staff is recommending the Planning Commission approve File Nos. PMTT19-020 and PDEV19-064, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Development Administrative Officer Womble presented the Development Agreement Amendment staff report. He described the fourth amendment and the key points. He stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDA05-002, 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 dimensions of the west side event lawn.

Ms. Wahlstrom stated this is a unique neighborhood that we haven't experienced yet, with higher density, and smaller lots that will be attractive to a wider range of income levels neighborhood, with nicer amenities, designed for circulation and connectivity to the Great Park

Mr. Willoughby stated the smaller products remind him of another development going in at the 60 freeway in Jurupa Valley and these will be attractive to first time home buyers.

Ms. Ayala deferred the question to the applicant.

Mr. Gage wanted clarification regarding CCRs to regulate the garage storage.

Ms. Ayala stated there is a parking management plan which regulates how the garage is used and that it should be left for vehicle parking.

Mr. Gage wanted to know if there were storage shelves within the garages.

Ms. Ayala stated there are 540 units proposing with 1080 parking spaces and some of the floor plans have room for shelving, but the overhead storage would work in almost any of them.

### **PUBLIC TESTIMONY**

Mr. Damon Gascon, Lewis Management Corporation complimented staff on the work and effort they put into this project and introduced Ms. Holly Slevcove with New Home Company,

representing the development plan. Ms. Slevcove stated she echoed Mr. Gascon's comments and has enjoyed working with staff and planning department, and that they are proud and excited to move forward with the project.

Mr. Gage wanted clarification regarding the parking plan with no driveways and storage.

Ms. Slevcove stated within all four product types, they have carved out extra storage space within the garage, and they are working with an HOA and drafting CC&R with a parking regulations manual that will include mandating the homeowners use the garages for their cars and accessing outflow, which will be enforced through the HOA. She stated they are also putting language to address this within the COA's for the city's review.

Mr. Willoughby wanted to clarify that the units with one car garage also have exterior parking for one car.

Ms. Slevcove stated yes that is correct, that all units have spaces for two cars.

Mr. Willoughby clarified that if it has a single car garage it will have a single car outside space.

Ms. Slevcove stated that is correct.

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

Mr. Reyes stated this is a great example of the amenities for the residents being as they don't have yards it is important to have the community area with this type of product and this is a great entry design and even with more density but great detail which makes this product look great.

Mr. Willoughby stated he echoes Mr. Reyes comments and stated the entry way looks nice, very modern and upscale. He stated he is curious of the size of the lawn because there aren't any yards, and this is an important area. He stated he likes the styles and the look may appeal to new home buyers.

Ms. Slevcove stated the event lawn is 120 feet by 100 feet.

#### **PLANNING COMMISSION ACTION**

*It was moved by Reyes, seconded by Gage, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA05-002, 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 Reyes, seconded by DeDiemar, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT19-020, 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 DeDiemar, to adopt a resolution to approve the Development Plan, File No., PDEV19-064, 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.*

**I. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA20-004:**

An Amendment to the Grove Avenue Specific Plan for the following: 1) To establish consistency with the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP); 2) To change the land use designation for 11.1 acres of land located at 1935 South Grove Avenue from Office/Commercial to Business Park to be consistent with TOP Policy Plan (Exhibit LU-01 Land Use Plan); and 3) Changes to the Development Standards to be consistent with the Business Park zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts. State Law requires Specific Plans must be made consistent with adopted airport compatibility plans. The ONT ALUCP environmental impacts of this project were previously reviewed in conjunction with File No. PADV07-008, for which a Negative Declaration (State Clearinghouse No. 2011011081) was adopted by the Ontario City Council on April 19, 2011. This project introduces no new significant environmental impacts; (APN: 113-451-14) **City Initiated. City Council action is required.**

Senior Planner Mejia presented the staff report. She described the area and the need to establish consistency with the ONT ALUCP, and the changes needed to accomplish this. She stated that staff is recommending the Planning Commission recommend approval to City Council of File No. PSPA20-004, 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**

No one responded.

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 Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No., PSPA20-004, 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.*

## **MATTERS FROM THE PLANNING COMMISSION**

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

**Historic Preservation (Standing):** This subcommittee met on May 14, 2020.

Mr. Gregorek stated they approved two certificates of appropriateness and they discussed the model colony awards presentations.

Ms. Wahlstrom stated it would be presented on June 16<sup>th</sup> and will be an in-person meeting.

**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 stated the Chairperson and Vice-Chairperson appointments will be postponed to the June meeting.

Mr. Willoughby asked about the status of the Ikea project. Mr. Zeledon stated we are waiting for resubmittal after the original comments, but they have purchased the property, so it is in their name. Ms. Mejia stated nothing has been received yet as some of the changes had to go through corporate.

Mr. Ricci wanted to know the status of the church on Mountain Ave just north of 4<sup>th</sup> street.

Mr. Zeledon stated it will continue to go slow as the people they hired are non-profit or the parishioners and it has been a struggle from the beginning, but the permits have been pulled and they are doing a little work at a time.

## **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

## **DIRECTOR'S REPORT**

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

## **ADJOURNMENT**

Gage motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 10:15 PM.

*Heven Berendsen*

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Secretary Pro Tempore

*[Handwritten Signature]*

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Chairman, Planning Commission