

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

MINUTES

June 26, 2018

| CONTENTS | PAGE |
|--|-------------|
| PLEDGE OF ALLEGIANCE..... | 2 |
| SPECIAL RECOGNITION PRESENTATION | 2 |
| ANNOUNCEMENTS..... | 3 |
| PUBLIC COMMENTS..... | 3 |
| CONSENT CALENDAR | |
| A-01. Minutes of May 22, 2018..... | 3 |
| A-02. PDEV17-052 | 3 |
| PUBLIC HEARINGS | |
| B. File No. PVAR18-001 | 3 |
| C. File No. PDEV15-034 | 4 |
| D. File No. PDEV17-021 | 5 |
| E. File No. PMTT17-003 | 7 |
| F. File No. PALU18-004 | 7 |
| G. File Nos. PMTT17-011 & PDEV17-057 | 9 |
| H. File No. PDA17-003 | 10 |
| MATTERS FROM THE PLANNING COMMISSION..... | 11 |
| DIRECTOR’S REPORT..... | 11 |
| ADJOURNMENT | 11 |

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

MINUTES

June 26, 2018

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

COMMISSIONERS

Present: Chairman Delman, Vice-Chairman Willoughby, DeDiemar,
Gregorek, and Reyes

Absent: Downs, Gage

OTHERS PRESENT: Planning Director Wahlstrom, City Attorney Maldonado, Asst.
Planning Director Zeledon, Senior Planner Batres, Senior Planner
Mejia, Associate Planner Chen, Assistant Planner Vaughn,
Assistant Planner Aguilo, Assistant City Engineer Do, Building
Official Rico and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

Mr. Gregorek arrived at 6:34 pm.

SPECIAL RECOGNITION PRESENTATION

Mr. Zeledon presented the history regarding the Holt Melrose Plaza, which the commission had voted to be recognized for a Design Award. He explained how this is setting the tone for Holt Boulevard. Mr. Zeledon stated the Wendy's has a very modern design, with architectural details and use of various materials and extensive landscaping. He explained that the AutoZone gets away from its traditional image and is complimentary to the rest of the center with the architectural details. He explained that the Industrial building is an emporia and that the office portion faced the commercial portion of it, which shows the glazing and various color treatments and the screened dock area and the he explained about the use of sky lighting within the building to add natural lighting.

Mr. Delman stated this is a great infill project and it really makes Holt Blvd stand out.

Mr. Reyes concurred with Mr. Delman's comments and additionally thanked staff that worked with Wendy's and stated the function of the sight with parking, entrance and exits works really well.

Mr. Zeledon accepted the award for Brent Ogden the developer on the project, who was unable

to attend tonight. The Commissioners presented Shane Grey, representing Wendy's, with the Design Award. Mr. Grey stated it was great working with the city and thanked them for the award.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-052: A Development Plan (File No. PDEV17-052) to construct a 1,255,382 square foot industrial building on 57.68 acres of land, for property generally located along the southeast corner of Merrill Avenue and Carpenter Avenue, within Planning Area 1 (PA-1) of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001) that was certified by the City Council on October 3, 2017. All adopted mitigation measures of the related EIR 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 (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of both the ONT Airport and Chino Airport Land Use Compatibility Plans. (APNs: 0218-292-05 and 0218-311-11); **submitted by Colony Commerce Center LLC.**

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Willoughby, to approve the Planning Commission Minutes of May 22, 2018, as written and the Development Plan, File No. PDEV17-052, subject to conditions of approval. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR18-001: A Variance to deviate from the minimum Development Code standards for parking setbacks along an arterial street, from 20 feet to 13 feet, for an existing senior living facility (Inland Christian Home, Inc.), on 8.74 acres of land located at 1950 S. Mountain Avenue, within the Medium Density Residential (MDR-18) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) 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 an existing land use and is not subject to the policies and criteria of the Ontario International

Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 1014-461-12);
submitted by Inland Christian Home, INC.

Mr. Reyes recused himself from Item B.

Assistant Planner Vaughn presented the staff report. She described the location and surrounding area and the facilities business. She described the reason for the variance is for much needed additional visitor and staff parking. She described the proposed design for the parking area. She stated that staff is recommending the Planning Commission approve File No. PVAR18-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification regarding the current parking which is 6 parking spaces short and that the variance would change that to 9 parking spaces over.

Ms. Vaughn stated that was correct.

Mr. Willoughby wanted clarification regarding the turf that was being removed to accommodate the variance and what if drought tolerant landscape would be replacing it.

Ms. Vaughn stated this would be better answered by the representative for the project.

PUBLIC TESTIMONY

Mr. David Stienstra, the Executive Director for Inland Christian Home, appeared and thanked staff for working with him and responded to Mr. Willoughby's question regarding the turf, stating that he believed it would be replaced with drought tolerant plants.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by DeDiemar, to adopt a resolution to approve the Variance, File No., PVAR18-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gregorek, and Willoughby; NOES, none; RECUSE, Reyes; ABSENT, Downs, Gage. The motion was carried 4 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-034:** A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) totaling 204 square feet on 25.8 acres of land, generally located southwest of Airport Drive and Wineville Avenue in an SCE easement, within the UC (Utilities Corridor) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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: 0238-241-10) **submitted by Verizon Wireless.**

Assistant Planner Aguilo presented the staff report. She described the location and the surrounding area. She described the proposed design, parking area and the coverage it will provide. She stated that staff is recommending the Planning Commission approve File No. PDEV15-034, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Mr. Chris Colten, from Spectrum Services, representing Verizon Wireless, appeared and stated he accepted the conditions of approval.

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

Mr. Gregorek stated he supported the item.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Willoughby, to adopt a resolution to approve the Development Plan, File No., PDEV15-034, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs, Gage. The motion was carried 5 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-021:** A Development Plan to attach a non-stealth wireless telecommunications facility to an existing Southern California Edison (SCE) tower, including the construction of a 400 square foot equipment enclosure, on property located at 3252 East Riverside Drive, within the UC (Utilities Corridor) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) and Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. This project introduces no new significant environmental impacts. 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 (ALUCP). (APN: 0218-151-45); **submitted by T-Mobile.**

Associate Planner Chen presented the staff report. He described the location and the surrounding area and the proposed look, landscaping, parking, and enclosures. He stated that staff is recommending the Planning Commission approve File No. PDEV17-021, 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 standard notification was sent out to the residents immediately to the west of the project site and if we got any responses.

Mr. Chen stated yes notification was sent out to all residents within a 500 foot radius and nothing to date had been received.

Mr. Willoughby wanted clarification regarding the landscaping trees being placed at Riverside Drive.

Mr. Chen stated yes that was correct, the trees would be placed approximately 34 feet south of Riverside Drive, just next to the easement, and would be approximately 470 feet long, by 10 feet wide.

PUBLIC TESTIMONY

Mr. Aly Romero, with Reliant Land Services, representing T-Mobile USA appeared and stated he was available to answer any questions regarding this matter.

Ms. Julie Cajen, the resident on the west corner of the project, stated they did not receive any notice and this is their backyard view. She wanted to know if there are any health issues and if their property value would be affected.

Ms. Wahlstrom stated that this is a co-location on an existing SCE tower, and that this is a common practice, within residential areas.

Mr. Romero responded regarding the health issues, stating that they are within FCC compliance and that all wireless facilities are at a low frequency, comparable to the emissions of a cell phone. He stated that he was not an expert regarding the home values but that this would be increasing the value to the subscribers to T-Mobile, within the area.

Mr. Reyes wanted clarification regarding the emissions from the antennas and the unit that would be sitting on the ground.

Mr. Romero stated that the unit within the wall is a base transmission units (BTUs) would be 200 amp coverage, which would have low emissions. He stated the residence won't hear it from that area unless you are within 10 feet of the surrounding wall.

Mr. Willoughby wanted clarifications regarding the testing that the FCC has done testing on the health issues

Mr. Romero stated that is correct and they meet those requirements.

Mr. Willoughby wanted clarification regarding other towers in the area

Mr. Romero stated there are other towers in the vicinity, but need it within this area to accommodate the need created by the new residents coming into the city.

Mr. Reyes wanted to verify the address of the resident was within the notification radius.

Ms. Wahlstrom stated they would look into it, but they are within the radius.

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

Mr. Reyes wanted it noted that the tower is at 132 feet high and the antenna will sit at 65 feet

high.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by DeDiemar, to adopt a resolution to approve the Development Plan, File No., PDEV17-021, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs, Gage. The motion was carried 5 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-003:** A Tentative Tract Map (File No. PMTT17-003/TTM 20081) to subdivide 44.98 into 76 numbered lots and 62 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A (Regional Commercial and Stand Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan EIR (SCH# 2006051081) in conjunction with File No. PSP05-004 that was adopted by the City Council on December 4, 2007 and an Addendum to The Ontario Plan Environmental Impact Report (SCH# 2008101140) prepared in conjunction with File No. PGPA06-001 and adopted by City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) **submitted by Brookcal Ontario LLC.**

Ms. Wahlstrom stated this item is being continued to the July 24, 2018 meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to continue File No. PMTT17-003, to the July 24, 2018 meeting. The motion was carried 5 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND AIRPORT LAND USE COMPATIBILITY REVIEW FOR FILE NO. PALU18-004:** An amendment to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) to: 1) Update airport ownership references from Los Angeles World Airports (LAWA) to Ontario International Airport Authority (OIAA); 2) Eliminate LAWA's proposal to reconfigure the ONT runway system by shifting both runways south and east of their present position (Exhibit 1-6: Simplified Airport Diagram) and rely on the existing runway system (current Airport Layout Plan) for the ONT ALUCP; and 3) Update Policy Maps 2-1: Airport Influence Area, 2-2: Safety Zones, 2-3: Noise Impact Zones, 2-4: Airspace

Protection Zones and 2-5: Overflight Notification Zones to reflect impacts from the existing runway configuration and eliminate the composite approach that protects existing and LAWA's proposed runway reconfigurations. The geographic scope of the ONT ALUCP is the Airport Influence Area (AIA), which includes portions of the Cities of Ontario, Fontana, Upland, Montclair, Rancho Cucamonga, Chino, Pomona, Claremont and unincorporated portions of San Bernardino, Riverside and Los Angeles Counties. The environmental impacts of this project were previously reviewed in conjunction with File No. PADV07-008, for which a Negative Declaration (SCH# 2011011081) was adopted by the Ontario City Council on April 19, 2011. This project introduces no new significant environmental impacts. **Submitted by: City of Ontario, Planning Department. City Council action is required.**

Senior Planner Mejia presented the staff report. She described the original adoption of the Airport Land Use Compatibility Plan, the change of owner/operator to OIAA, Ontario International Airport Authority and its decision to keep the existing runway configuration. She described the three major objectives of the amendment. She stated that staff is recommending the Planning Commission recommend approval to the City Council, File No. PALU18-004, 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 project being submitted by City of Ontario Planning department and not OIAA and the impact on the perimeter properties, regarding land use.

Ms. Mejia stated that the document being changed is the City's and not an OIAA document. She stated that knowing the direction OIAA wants to go makes it possible to maximize the land use, by not protecting land that is in the current configuration.

Mr. Willoughby wanted clarification regarding the property on the NE corner of Mission and Grove, if the allowed use would change in this area.

Ms. Mejia stated that portions of that property were within the no build zone, but it may allow for more flexibility now.

Mr. Willoughby wanted clarification regarding the alternation of landing and take-off directions at night.

Ms. Mejia stated that the FAA regulates how flights go in and out and her understanding is that the FAA was only allowing westerly landing and take-off, but that they will be returning to the contra flow condition.

Mr. Willoughby wanted to know if there are any plans on our international arrivals.

Ms. Mejia stated that she believes they are looking at a separate facility for that, but it is still in the works.

Ms. DeDiemar wanted clarifications regarding limiting the future additions to the runway by allowing the proposed land use changes.

Ms. Mejia stated that the current owner/operator, OIAA has determined the maximum capacity that they are willing to accept, can be accommodated with the current configuration.

Mr. Willoughby wanted clarification regarding the old LAWA runway configuration.

Ms. Mejia stated they were going to separate the existing runways and extend them out further east.

Ms. Wahlstrom stated that the Airport Land Use Compatibility Plan requires that they look forward at least 20 years, and the existing configuration would allow for them to expand to the maximum they can foresee in the future, of up to 30 million passengers per year.

Ms. DeDiemar wanted to know what percentage of the maximum are we at now.

Ms. Mejia stated they are currently at approximately 4.5 million per year.

Mr. Willoughby stated that is only about 15 % of the maximum.

PUBLIC TESTIMONY

No one responded.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend adoption of a resolution to approve the Ontario International Airport Land Use Compatibility Plan Amendment, File No., PALU18-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs, Gage. The motion was carried 5 to 0.

- G. ENVIRONMENTAL ASSESSMENT AND REVIEW FOR TENTATIVE PARCEL MAP FILE NO. PMTT17-011 AND DEVELOPMENT PLAN FILE NO. PDEV17-057:** A Tentative Parcel Map (File No. PMTT17-011/TPM 19738) to subdivide 119.31 acres of land into 9 parcels in conjunction with a Development Plan (File No. PDEV17-057) to construct two industrial buildings totaling 2,217,016 square feet. The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west, located within the General Industrial land use district of the West Ontario Commerce Center Specific Plan. The environmental impacts of this project were analyzed in the West Ontario Commerce Center Specific Plan (File No. PSP16-002) EIR (SCH#2017041074), that is scheduled for adoption by the City Council on June 19, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the

policies and criteria set forth within the ALUCP for ONT. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: 0218-221-09, 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV.**

Ms. Wahlstrom stated this item is being continued to the July 24, 2018 meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to continue File Nos. PMTT17-011 and PDEV17-057, to the July 24, 2018 meeting. The motion was carried 5 to 0.

- H. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA17-003:** A Development Agreement (File No. PDA17-003) between the City of Ontario and Ontario Land Ventures, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19738 (File No. PMTT17-011). The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west, located within the General Industrial land use district of the West Ontario Commerce Center Specific Plan. The environmental impacts of this project were analyzed in the West Ontario Commerce Center Specific Plan (File No. PSP16-002) EIR (SCH#2017041074), that is scheduled for adoption by the City Council on June 19, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT. The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: 0218-221-09, 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV. City Council Action Required.**

Ms. Wahlstrom stated this item is being continued to the July 24, 2018 meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by DeDiemar, to continue File No. PDA17-003, to the July 24, 2018 meeting. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

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

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

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

New Business

Mr. Reyes stated he would like to see a map of the Ontario Ranch area, showing what is current and what is proposed for commercial industrial.

Ms. Wahlstrom stated this is something they can put together for a future meeting.

Mr. Delman stated that he will be reassigning subcommittees at next month's meeting.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

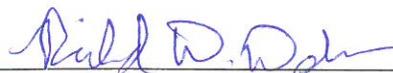
Ms. Wahlstrom stated the monthly activity reports are in their packets.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by DeDiemar. The meeting was adjourned at 7:47 PM.



Secretary Pro Tempore



Chairman, Planning Commission