

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

MINUTES

July 26, 2016

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

MINUTES

July 26, 2016

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

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner
Wahlstrom, Principal Planner Zeledon, Associate Planner Mejia,
Assistant City Engineer Do, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Murphy stated Item A-03 has been recommended for continuance to the August 23, 2016
Planning Commission meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of June 28, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW
FOR FILE NO. PDEV16-018:** A Development Plan (File No. PDEV16-018) to
construct a 65,000 square foot addition to an existing 171,406 square foot industrial
building on 10.77 acres of land within the Industrial land use designation of the
California Commerce Center Specific Plan, located at 2151 South Proforma Avenue.
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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 211-242-62); **submitted by Panattoni Development Company, Inc.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-013:** A Development Plan (File No. PDEV16-013) to construct a 91-unit multi-family townhome project consisting of 8 two-story complexes (five 14-unit complexes and three 7-unit complexes) on 5.04 acres of land located within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential. Continued to August 23, 2016 meeting.**

It was moved by Gregorek, seconded by Downs, to approve the Planning Commission Minutes of June 28, 2016, as written, and to approve File No. PDEV16-018 and to continue File No. PDEV16-013 to the August 23, 2016 Planning Commission meeting with a vote of 7 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND A CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO'S PMTT16-009 (PM19737), PDEV16-015 AND PHP16-008:** A Tentative Parcel Map (File No. PMTT16-009; PM19737) to subdivide 4.8 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV16-015) to construct 2 industrial buildings totaling 107,750 square feet and a Certificate of Appropriateness (File No. PHP16-008) to facilitate the demolition of an existing Tier III historic eligible structure (a 1936 Mediterranean Revival Single-Family Residence) to accommodate the proposed industrial development, within the IG (General Industrial) zoning district, located at 530 South Magnolia Avenue. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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). (APNs: 1011-201-10 and 1011-201-11); **submitted by Shaw Development Company, LLC.**

Associate Planner, Lorena Mejia, presented the staff report. Ms. Mejia began by giving background on the property and explained that it was legal non-conforming since it had an eligible historic residence on the parcel built in the 1930s. She said that the area is currently zoned General Industrial and went on to explain the applications for the

Certificate Appropriateness, Tentative Parcel Map and Development Plan. She explained the location of the warehouse buildings and landscape plans surrounding each building. She also shared how the truck loading areas will be screened from the public and the parking requirements for each building. Ms. Mejia presented slides of elevations and explained that both buildings will be of concrete construction, will feature smooth painted concrete and windows with clear anodized aluminum mullions and blue glazing. She explained the southern portion of the site was used for residential, which has a 1300 square foot home which is a Tier III historic resource built in 1936. She stated the applicant did apply for a Certificate for Appropriateness for the relocation or demolition of the house and structures. On July 14, 2016, the Historic Preservation Subcommittee recommended approval to the Historic Preservation Commission for the application. She stated that staff is recommending the Planning/Historic Preservation Commission approve the Mitigated Negative Declaration, File Nos. PHP16-008, PMTT16-009 and PDEV16-015 pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

Quinn Johnson, a Principal with Shaw Development, LLC appeared and spoke. He wanted to acknowledge staff who had given a great amount of time and has done an amazing job in creating a first-class development. He stated they have gone through the Certificate of Appropriateness process and have been advertising actively to try and find a party to relocate the house rather than demolishing it. He said they do have several interested parties and they will be having a house tour, in the hope someone will step up and relocate the structure. Mr. Johnson said they are optimistic that will happen. If not, their plans will be to proceed with the demolition of the structure and the development of the two new industrial facilities. He said they are excited about the two industrial buildings. There will be no asphalt on the property and all the truck areas will be concrete. He said these will stand the test of time and temperatures. These are buildings which will not require constant maintenance. Mr. Johnson said he would answer any questions.

Mr. Willoughby asked about the date for the house tour.

Mr. Johnson stated they did not have one set, but were working with the homeowner. They are hoping by the middle of August.

Mr. Willoughby asked if the buildings would be built simultaneously.

Mr. Johnson stated yes, it will not be a phased project.

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

Mr. Gage stated the whole area is going to industrial so it looks appropriate to go industrial. He said it's actually cleaning up the area and helping with employment. He stated that he's not one to easily let historic structures go, but if there is one that would

need to be approved, this Tier III would be one he would be okay with because it's not in a neighborhood. He stated that he hopes someone takes it and saves it; that would be a win-win for everything.

PLANNING COMMISSION/ HISTORIC PRESERVATION COMMISSION ACTIONS

It was moved by Gage, seconded by Downs, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Downs, seconded by DeDiemar, to adopt a resolution and to approve the Certificate of Appropriateness, File No. PHP16-008, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Ricci, seconded by Delman, to adopt the resolutions and to approve the Tentative Parcel Map, File Nos. PMTT16-009 and Development Plan, File No. PDEV16-015, subject to conditions of approval, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, 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 Thursday, July 14, 2016

- *Recommended Approval to the Planning Commission for File No. PHP16-008, Certificate of Appropriateness*
- *Approved File No. PHP16-011, a Tier III Determination for 1206 N. Grove (commonly known as Halgren's Candies)*

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

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

New Business

Mr. Ricci wanted to recognize Commissioner Delman and Ontario Heritage for their entry in the Fourth of July Parade. He was in attendance at the Parks & Recreation Commission meeting where they were awarded a trophy. He congratulated them and said he looked forward to seeing them again in the parade next year.

Mr. Delman thanked him for his kind words and said they would be back in 2017.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

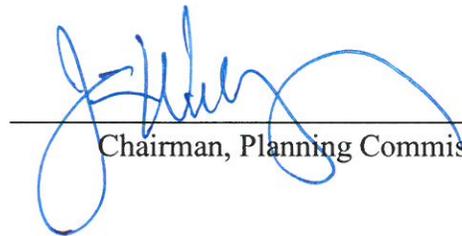
DIRECTOR'S REPORT

Mr. Murphy stated they have Monthly Activity Reports.

ADJOURNMENT

Downs motioned to adjourn, seconded by Gage. The meeting was adjourned at 7 PM.


Secretary Pro Tempore


Chairman, Planning Commission