

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

MINUTES

August 22, 2017

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

MINUTES

August 22, 2017

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, Gage, Gregorek, and Reyes

Absent: Downs

OTHERS PRESENT: Planning Director Murphy, City Attorney Carvahlo, Principal Planner Zeledon, Senior Planner Batres, Senior Planner Mercier, Senior Planner Mejia, Senior Planner R. Ayala, Assistant City Engineer Do, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of July 25, 2017, approved as written.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Willoughby, to approve the Planning Commission Minutes of July 25, 2017, as written. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-001:** A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations, for File No. PSP15-001 and a Specific Plan (Colony Commerce Center West) request (File No. PSP15-001) to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 123.17 acres of land, which includes the potential development of 2,951,146 square feet of industrial development. The project site is bounded by Merrill Avenue to the north, Remington Avenue to the south, Carpenter Avenue to the west and the Cucamonga Creek Flood Control Channel to the east. 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 (ALUCP). (APNs: 0218-261-24, 0218-292-05, 0218-311-11, 0218-292-12, 0218-292-09, 0218-292-13, 0218-292-10, 0218-292-14); **submitted by Cap Rock-Partners. City Council action is required.**
(Continued from July 25, 2017)

Senior Planner, Luis Batres, presented the staff report. Mr. Batres described the project area and showed and described the surrounding areas. Project is located within the southern portion of Ontario, within the Ontario Ranch area, that includes approximately 123.17 acres of land. The Specific Plan is consistent with The Ontario Plan (TOP) and will regulate the orderly development of the site by providing zoning regulations, development standards, parking, landscape and open space requirements, infrastructure, circulation, and design guidelines. Mr. Batres described the two planning areas: planning area one along the northern portion of the project encompasses 57.58 acres and includes 1,379,501 square feet of industrial development and planning area two at the southern portion of the site, encompasses 65.60 acres and includes 1,571,645 square feet of industrial development. Other improvements required by the developer would be traffic signals, water, sewer, storm drain, and Merrill Ave. and Carpenter Ave. improvements and landscape.

Mr. Batres explained the Environmental Impact Report (EIR) and the procedures that were followed to complete it and potential impacts. Three items were not able to be mitigated, being identified as significant and unavoidable: air quality, agricultural, transportation/traffic. He stated that staff is recommending the Planning Commission recommend to City Council approval of the EIR including the Statement of Overriding Considerations to be adopted and File No. PSP15-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked when the traffic signal at Merrill and Carpenter would be installed.

Mr. Batres responded it will be installed once the very first development plan is approved within the specific plan area.

Mr. Willoughby asked if there is any existing recycled water running down in the area.

Mr. Murphy responded that there is a line that runs along Carpenter that Inland Empire Utility Agency installed a few years ago and then another line at Archibald Ave.

Mr. Reyes wanted to clarify that the width of the landscape buffer on Merrill is to be 23 feet, in addition to the parkway and the sidewalk.

Mr. Batres stated that is correct.

Mr. Reyes wanted to clarify if on Carpenter there would be a 4 foot parkway and sidewalk.

Mr. Batres stated it would be a 4 foot landscape parkway and sidewalk.

Mr. Gage asked if when we were annexing the agricultural preserve to Ontario, was the use of this area designated for industrial use.

Mr. Murphy stated yes it was.

PUBLIC TESTIMONY

Patrick Daniels with Caprock Partners appeared and spoke. He went over the history of working with the city staff for almost 4 years on the property, and stated staff is the most professional and collaborative team to work with. The EIR is over 1000 pages and every aspect has been extensively considered regarding their impact. He feels the architectural standards exceed what has been previously required within the city. Specific aspects include the water conservation, GHG checklist, as well as a collaborative effort with other cities, and regional infrastructure. He is proud of the design standards for this project and believes it is delivering a state of the art project, above all others.

Mr. Murphy stated letters were before the commissioners that were received regarding the item. One from Prologis in support of the project and the other from the City of Chino, which restates previous concerns they had, but introduces no new concerns.

Damon Austin with Prologis, which has contracted with the Borba Family Trust, the owner of Planning Area One, stated he was here to offer their support to the project. He stated how infrastructure poor this area is and the extensive effort put into bringing it into the area. He feels that the infrastructure is the keystone piece that will spur development, progress, fees and new jobs into this part of town. He also wanted to thank the staff for doing a tremendous job and reiterate Mr. Daniel's comments that it has been a collaborative effort.

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

Mr. Gregorek asked where the truck traffic is anticipated to come from and go to and what are the city's expectations for it from the applicants.

Mr. Murphy stated truck traffic will be coming out of the ports, but once it gets here and disperse it could go in any direction. We see Merrill Avenue, Archibald Avenue, and

Euclid Avenue as truck routes. Looking at the location, trucks would most likely use Archibald Ave. being the proximity to the project.

Mr. Gregorek asked if incoming from west, will they go to Archibald or come down Euclid.

Mr. Murphy stated it is difficult to say what direction, but our general assumption is that they will tend to go to Archibald Avenue, because of the proximity to the site, and the amount of congestion we are already seeing on Euclid Avenue. Truck drivers tend to use the path of least resistance.

Mr. Gregorek asked how are the pavement section designed for Archibald, are the traffic indexes high enough to withstand that amount of truck traffic.

Mr. Murphy stated Archibald is designed as a truck route. All the intersections along Archibald and along Ontario Ranch Road that have recently been installed all have concrete intersections, recognizing these as a truck routes. Merrill will be designed with concrete intersection as well, so that we won't have to be maintaining roads on too frequent of a basis.

Mr. Gage stated that he was here when the General Plan was made and what kind of use the Ag preserve was going to have. It was an exhaustive process involving land owners, and the city. We knew it would have residential, commercial and industrial with some sort of a balance where people could live and work. He sees this as an extension of first General Plan, the industrial part where people will get to work in the area. There are some unfavorable aspects like air quality and traffic and how it effects global climate change and some of these cannot be overridden. This not an easy decision, but that is why we made a General Plan. However, this is a reasonable implementation of the General Plan where people can live and work. He feels the trade-off of the environmental negatives are significant and reasonable and he will be voting for this.

Ms. DeDiemar wanted to know, regarding the letter from the City of Chino, that Mr. Murphy mentioned, they had brought these matters up previously, and if these matters remain unresolved.

Mr. Murphy stated this letter was a surprise to staff being that as early as two weeks ago, our Engineering staff met with them and went through the items of concern and we thought we had come to an understanding. The analysis that has been done is appropriate for the site. He stated that we will continue to work with the City of Chino with all issues, being that we have common boundary along Merrill Ave.

Ms. DeDiemar asked if they have asked for any action or anything from the Planning Commission.

Mr. Murphy stated the letter raised particular areas of concern, like how the trip distribution was done. We believe that the analysis done in the EIR was appropriate. We likewise had concerns about the analysis done in their EIR. We may not always agree, but the purpose of the EIR is to provide information for you to make an informed decision.

Ms. DeDiemar stated that the City of Eastvale made no comments.

Mr. Murphy stated that is correct.

Mr. Reyes asked regarding the signal light on the corner of Carpenter and Merrill on PA1. Does it state any kind of proposed entry monumentation signage that lets you know you are entering this new area. It would be nice especially on this corner, as it's a transition area from Chino to Ontario, to have some monument signage.

Mr. Murphy stated that nothing is identified in the specific plan but there would be most likely entry monumentation signage for the tenants along Merrill and Carpenter. This could be reviewed with tenants as they come forward with their sign programs.

Mr. Reyes would be great if the applicant would work with staff to have the kind of signage that we have when you head south, like at Home Depot (Euclid and Riverside), where they have a nice Ontario sign. It be nice to have this kind of element as you head east bound and thinks it could be worked out with applicant to do something here.

Mr. Murphy stated that the streetscape master plan that we currently have in place for the Ontario Ranch Area identifies a hierarchy of city identification signs, similar to what Mr. Reyes referenced. Merrill and Euclid does have what he is referring to. There is also entry monumentation at Ontario Ranch Road and Euclid, and Archibald has a tower element in the median that is very nice. We have created that hierarchy within the city for more city identification, but as we move forward with PA1, we certainly can look at that with the tenants.

Mr. Willoughy asked about the City of Chino's letter regarding item 5 stating that Hellman Ave alignment is not shown correctly, and if this has been corrected.

Mr. Murphy stated that Hellman Ave is sometimes referred to Ontario Avenue which runs to the west of Cucamonga Channel, in the City of Chino their Hellman Avenue runs further to the west and it lines up with what we refer to as Walker. The street is there, but we may have the name wrong.

Mr. Willoughby wanted to comment on the design standards, he commended staff that in the recent years we have tried to step up and what he sees here reflects that.

Before the vote Mr. Delman wanted to echo Mr. Willoughby's comments regarding the quality of the project and all the departments that Mr. Daniels worked with in this city and wanted to thank him for his comments that the staff are very professional.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Reyes, to recommend adoption of the EIR including the Statement of Overriding Considerations. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve the Specific Plan, File No., PSP15-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT DEVELOPMENT AGREEMENT, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV16-002 AND PMTT16-001/PM 19643:** A Development Agreement (File No. PDA16-001) between the City of Ontario and CLDFI Remington, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19643 (File No. PMTT16-001) to subdivide approximately 65.60 acres of land into two parcels to facilitate a Development Plan (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet, located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 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). 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: 0218-292-09, 0218-292-10, 0218-292-12, 0218-292-13, 0218-292-14); **submitted by Cap Rock-Partners.**
- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA16-001:** A Development Agreement (File No. PPDA16-001) between the City of Ontario and CLDFI Remington, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19643 (File No. PMTT16-001), located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 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). 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: 0218-292-09, 0218-292-10, 0218-292-12, 0218-292-13, 0218-292-14); **submitted by Cap Rock-Partners. City Council Action Required.**

Mr. Murphy stated they would be taking Items C and D as one staff report.

Senior Planner, Luis Batres, presented the staff report for Planning Area 2 of the Colony Commerce Center West Specific Plan. He described the 65.60 acres site, being divided into two parcels in order to construct two industrial buildings totaling 1,289,292 square feet. Mr. Batres described a site plan, access, parking, landscape, setbacks, and decorative

plaza, leisure areas for guest and employees and how the mandates of the Specific Plan have been followed. Carpenter and Remington will be improved as a two lane local streets. The Carpenter and Merrill signal light will be installed as part of these improvements. Architecture meets or exceeds the specific plan requirements. Development Agreement is being requested to be approved between city and developer for 10 years and can be renewed with 5 yr. option. The Agreement will include funding for public services. He stated that staff is recommending the Planning Commission approve File Nos. PDA16-001, PDEV16-002 and PMTT16-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Patrick Daniels with Caprock Partners appeared and spoke. Mr. Daniels stated warehouse development is a different product today than what it used to be 10 years ago. Everyone buys differently and we want convenience, so they are designing these building to attract those higher tech clients and give them some flexibility. The design standards are higher than what is across the street, but will make it an attractive home for high quality clients. He commented regarding Mr. Gage's comment about the general plan, that yes this project is impacted by the chino airport overlays and has impacted the design of the project. He also wanted to address Mr. Reyes concern that it will have monument signage.

Mr. Willoughby stated that with the QVC building recently within the Meredith Project, we got a taste of what warehousing has become with automation. Mr. Willoughby asked if pending everything moving forward, did Mr. Daniels think this will project would move forward quickly.

Mr. Daniels stated yes he sees it moving forward quickly, as the demand is high for this type of project. They have design plans submitted already to the city for building permits to be pulled as soon as possible.

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

Mr. Willoughby asked being that the items C and D were presented together, do we have to take separate votes.

Mr. Murphy stated that they would need to split the actions as Item D is a recommendation that goes to City Council. He also addressed the minor revisions to the engineering and landscape conditions of approval that were given to the commissioners.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Reyes, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT16-001 and the Development Plan, File No. PDEV16-002, subject to conditions of approval, with additions presented. Roll call vote: AYES, DeDietmar, Delman, Gage, Gregorek, Reyes, 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 Development Agreement, File No., PDA16-001, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

E. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-008 AND PDEV17-

026: A Tentative Tract Map (File No. PMTT17-008; TT 18984) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots in conjunction with a Development Plan (File No. PDEV17-026) for the construction of 55 single family detached homes, private/common open space areas and recreational amenities, located at 2041 East Fourth Street, within the MDR-11 (Low Medium Density Residential) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PGPA14-002 and PZC14-003, for which a Mitigated Negative Declaration was adopted by the Ontario City Council on November 18, 2014. This project 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). (APN: 0110-441-10); **submitted by KB Home Coastal, Inc.**

Senior Planner, Lorena Mejia, presented the staff report. She described the project site which was the old facility for the Daily Bulletin Newspapers, but is presently vacant. This project was processed and entitled in 2014 with a General Plan Amendment and Zone Change from commercial to residential and was approved by City Council in November 2014. Planning Commission also approved a planned residential development standards for a development plan and tract map in December 2014, however the developer did not move forward, and the Development Plan and Tentative Tract map expired in December 2016. KB Homes submitted an application in June 2017 to reinstates those previous approvals. Ms. Mejia described the site and surrounding areas. The project would consist of a 55 units proposed. She described the access, community park, open space, 4 floor plans with two architectural styles per plan, landscape, setback areas, parking, street frontage, and monument signage. She stated that staff is recommending the Planning Commission approve File Nos. PMTT17-008 and PDEV17-026, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage asked if there are HOA rules for keeping garage used for car parking.

Ms. Mejia stated yes it will be included in the CC&Rs, and the HOA will need to enforce this.

Mr. Gage asked if any storage plans for in the garages to help homeowners store things to keep area free for car parking.

Ms. Mejia stated nothing within the garage is designed for storage.

Mr. Willoughby asked if on the existing 7600 square foot building has there been any

inspection of the building for any hazardous content.

Ms. Mejia stated there was an environmental assessment done a couple years ago when the project was first submitted and they didn't find anything that was hazardous.

Mr. Willoughby stated that there are no concerns when demolition starts.

Ms. Mejia stated that was correct.

Mr. Reyes asked about a description of amenities offered.

Ms. Mejia stated a pool, recreation building with attached patio cover, tot lot, picnic tables, bbqs and an active play area are proposed.

PUBLIC TESTIMONY

RJ Hernandez, the project manager, with KB homes appeared and spoke, thanking staff and stated he is excited about the project.

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

Mr. Gregorek stated he was glad we are revisiting this site. The project is well thought out, circulation is good, it has some great amenities and would look great in this area. He would be in support of the project.

Mr. Reyes stated he would like to see us work with the applicant regarding the layout and details of the tot lot and park area, especially with the visibility from the front.

Mr. Murphy stated that there are minor changes to Conditions of Approval that delete the reference to reciprocal parking and access between parcels that were presented to the commissioners.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Willoughby, to adopt a resolution to approve the Tentative Tract Map, File No. PMTT17-008 and Development Plan, File No. PDEV17-026, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD17-002:** A Planned Unit Development to establish development standards and guidelines to facilitate the development of a 101-unit apartment project at a density of approximately 24.1 dwelling units per acre, on 4.18 acres of land bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district.. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 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 (ALUCP). (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California. City Council action is required.**

G. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-009 & PDEV17-031:

A Tentative Parcel Map (File No. PMTT17-009/PM 19877) to subdivide 4.18 acres of land into a single parcel to facilitate the development of a Development Plan (File No. PDEV17-031) to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15315 (Minor Land Divisions) and 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 (ALUCP); (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04) **submitted by National Community Renaissance of California.**

Mr. Murphy stated he would like to present Item F & G together in one staff report.

Senior Planner, Chuck Mercier, presented the staff report and described the project site, location and surrounding uses. Policy plan requires that the development of properties in this district be implemented through a planned unit development. The PUD establishes the development standards and guidelines and tentative parcel map and development plan. Mr. Mercier described the site plan, design, parking, amenities: tot lot, pool, community garden, recreation and conference rooms, private open space, architectural design and access. The applicant and requested a parking reduction due to transit transportation options in close proximity. He presented the San Diego parking model used to establish parking requirements for the PUD parking. He stated that staff is recommending the Planning Commission recommend to City Council approval of File No. PUD17-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval. He also stated the revisions to Conditions of Approval regarding manufactured carports and sub metering for each unit.

Mr. Gage wanted clarification regarding the parking comparison. Our Development Code requires 235 spaces, and this San Diego Study states PUD at 166, but for this project we would approve 181.

Mr. Mercier stated that is correct.

Mr. Gage stated we are using San Diego study to lower our parking standards, but SRO and Senior are on the model, does this project have a senior component.

Mr. Mercier stated the study reflects what they studied.

Mr. Gage asked about studios or one bedrooms or family units in any of these. One out of five areas that the San Diego area study covered. Comments in the study that talked about results that large family affordable housing have higher parking needs than all other housing types. Another result stated areas already experiencing parking shortages will more likely be impacted no matter how small and this should be considered. He knows this area and he drove the area Sunday evening and Virginia Street was already totally parallel parked from Holt to Nocta. Nocta was parallel parked from Grove to almost Euclid. Elma Street was also all parallel parked on both sides. There are parking shortages in the area already and has this been taken into consideration when we look at the area.

Mr. Murphy stated we do consider the neighborhood and the income levels of the families living in the development. When we consider all this and the amount of spaces they are providing over the 166, going to 181 is appropriate. Plus if we look at the transit opportunities available, which the Holt line is the heaviest travelled route in the western valley that Omnitrans operates. Plus this location gives direct access to transit and the project will also be providing bus passes for residence. Mr. Murphy went through and clarified San Diego study. We realize that the study is not a one size fits all and that San Diego isn't Ontario. He stated that the 1.8 spaces per unit provided for this project for the location and income levels are appropriate.

Mr. Gage stated the San Diego study looked at not only income levels but transit access. We have the bus transit, but where does it go from there, downtown Ontario, Mills and Fontana, it doesn't go everywhere. Walkability is another factor. Can you walk to grocery store from there? If you are in an urban setting things are more walkable. Have they done a study of the walkability portion in this location?

Mr. Murphy stated no walkability study has been done for this area that he is aware. Holt Boulevard. has a number of gaps in the sidewalk system and part of the plans for the BRT going down Holt Boulevard is to make improvements in this area that would help facilitate the walkability.

Mr. Gregorek stated the parking on the site plan is not evenly distributed and looks heavy of the north end of the site.

Mr. Murphy stated that staff wanted to get the elevations and buildings up to the street to get the streetscape along Holt Blvd.

PUBLIC TESTIMONY

Alexa Washburn with National Community Renaissance of California appeared and spoke. Ms. Washburn described their organization. They sees this project as a partnership with the City for the first transit oriented development project. They are looking forward to supporting the city in their application for the TCC funding with this community project that is key to obtaining that cap and trade funding. She went over the variables they used for their parking framework. Not only did they look at the San Diego study but also car ownership - one car per household. Core's experience with parking utilizations studies of their other facilities, they have found that 1.6 spaces per unit is adequate and we are offering more than that. The third objective was to help the assist the city in

scoring higher to get TCC funding, by offsetting the parking by using transit or walking, or biking. State law requires a maximum of 0.5 parking ratio, so by law they can go lower, but they want their projects to be successful. She described destinations that are within a 15-20 minutes, a walkable time frame and destinations the Omni bus route can get residents to.

Regional manager, Mundy Doro stated they have 1500 units in Rancho that they manage. All of their facilities do have strict parking guidelines and they partner with a towing company to enforce these guidelines.

Mr. Willoughby asked if the parking study based on project mentioned was based on Montclair and Rancho.

Ms. Washburn stated yes.

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

Mr. Gage stated he would like to hear more about community garden and recreation

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

May Chen, project architects explained the outdoor space which includes a pool and tot lot trees to shade that area and a structure with cover area. We will have a community garden. The idea to locate parking to north to create an urban edge on Holt Street. She described the amenities that include an indoor recreation room, computer lab, multi-purpose room, work space, community kitchen, and two laundry room facilities located strategically.

Mr. Gage asked for an explanation about how the community garden works.

Ms. Chen stated the community garden would be vegetable and edible plants, but it is more a property management item.

Ms. Washburn stated they would partner with local community gardening program and educate the residents and empower them to take ownership of the garden.

Mr. Gage asked if the computer/multi-purpose room would be somewhere young people can do homework after school.

Ms. Washburn stated absolutely that they often partner with the boys and girls clubs for homework. Also have adult classes they run out of the lab.

Mr. Willoughby stated he saw on their website after school programs would be run through the multi-purpose room.

Ms. Washburn stated yes and they will offer summer programs as well and work with school districts

Mr. Gage stated in regards to the parking survey, would Core periodically look at this and

people complained, would you make the change and make more spaces available.

Ms. Wahburn stated they haven't had any parking issues. But the way they handle that is through managing the parking regulations within the project.

Ms. Doro stated they monitor the vehicles that are being parked in the community and attack it from other aspect.

Mr. Reyes wanted to thank them for clarifying the amenities, and addressing various ages. Do they have a dog park area?

Ms. Doro stated yes pets are allowed under 25 pounds.

Mr. Reyes asked if the areas to north could be a doggie area.

Ms. Doro stated they have pet stations throughout the project.

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

Mr. Gage stated that he was glad they are hands on with the project. He stated there is a nice dog park to the north of the area in walking distance. Glad to see all the amenities which is a trade off with all the parking. He really hopes they encourage after school homework areas for the kids after school, the pool is great and the community garden is an asset and he can look past the parking and will be in support of this project.

Mr. Reyes stated this is a good looking project further away from the downtown. He was glad the buildings are on Holt. He stated he would like to see a comprehensive map or study pinpoint where these development project are and what is coming on board from a City's perspective as a whole. He stated he is glad to have amenities there.

Mr. Willoughby asked if the PUD has to be handled separately.

Mr. Murphy stated yes please.

Mr. Willoughby stated there is a great need for affordable housing and this is a nice project and their hands on approach will make it a great project.

Mr. Delman stated he was happy to see it going in.

Mr. Gregorek stated the project is done well and the City needs something there

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to recommend adoption of a resolution to approve the Planned unit Development, File No., PUD17-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Gregorek, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT17-009, and the Development Plan, File No., PDEV17-031, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

H.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee 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

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Willoughby spoke and would like to nominate Ms. Callejo for special recognition.

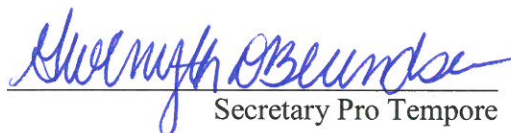
Mr. Murphy stated Ms. Marci Callejo is now part of the development agency and this will be her last meeting. The commissioners presented her with flowers and many thanks for a wonderful job.

DIRECTOR'S REPORT

Mr. Murphy stated monthly reports are available.

ADJOURNMENT

Mr. Delman declared the meeting adjourned at 8:32 PM.


Secretary Pro Tempore


Chairman, Planning Commission