

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

**MINUTES**

**November 24, 2020**

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**MINUTES**

**November 24, 2020**

**REGULAR MEETING:** City Hall, 303 East B Street  
Via Zoom Called to order by Chairman Willoughby at 6:33 PM

**COMMISSIONERS**

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

**Absent:** Ricci

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Otto, Principal Planner Mercier, Senior Planner Ayala, Senior Planner Mejia, Assistant City Engineer Lee, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**ANNOUNCEMENTS**

Mr. Zeledon stated there were no changes to the agenda.

**PUBLIC COMMENTS**

Mr. Zeledon stated no correspondence was received.

Mr. Mercier stated there were no callers wishing to speak.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 27, 2020, approved as written.

*It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of October 27, 2020, as written. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, Gage; ABSENT, Ricci. The motion was carried 4 to 0. Gage recused himself as he was not at that meeting.*

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-002 AND PDEV20-003:** A Tentative Tract Map (File No. PMTT20-002/TT 20335) to subdivide 7.32 acres of land into one lettered lot for condominium purposes in conjunction with a Development Plan (File No. PDEV20-003) to construct 92 detached single-family dwellings, located at 2862 South Campus Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18 du/ac) zoning district. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140), certified by City Council on January 27, 2010. This application 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: 1051-531-05 & 1051-531-06) **submitted by MLC Holdings.**

Senior Planner Ayala, presented the staff report. She described the location and the surrounding area. She described the lot line adjustment requested, right-of way improvements to be done, and the site plan including setbacks, parking, private recreational area, landscape, cluster layout, floor plans, and architecture. She described the noticing for the project and the community meeting. She stated and addressed the comments and concerns. She described the traffic study completed and the crossing enhancements included in the conditions of approval. She stated that staff is recommending the Planning Commission approve File Nos. PMTT20-002 and PDEV20-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted clarity of the public comment regarding there being enough electricity and if it is equipped with solar electricity.

Ms. Ayala stated the product will accommodate solar panels and there will be adequate utilities to accommodate the project.

Mr. Gage wanted to know if there would be street parking on Campus.

Ms. Ayala stated there will be street parking on Campus in front of the project frontage that will accommodate 7 spaces.

Mr. Gage wanted to know if the parking on the east side of Campus would remain.

Ms. Ayala stated that what is existing will remain, the only restriction will be the corner intersection due to the public right-of-way and they will restrict parking along the frontage driveways, but where there will be 7 spaces along the frontage in addition to what is already out there.

Mr. Gage wanted to clarify there are no driveways within the project and there are 27 guest parking spaces that are not for overnight parking.

Ms. Ayala stated there will be 23 guest parking spaces, which are intended for short term visitors, not overnight residents, residents will have to park in the two car garage as there is no

street parking on the private lanes.

Mr. Reyes wanted to clarify that along Campus there are existing trees and if those will be replaced and are we improving the street all the way along Campus and what will happen with the one parcel not included in the project.

Ms. Ayala described the right-of-way improvements and a full dedication in front of the project and the property owner will remain on sight and once their site is redeveloped then the full right-of-way improvements will be done. She stated the eucalyptus trees will be removed and the project will plant more trees within the landscape then what is removed.

Mr. Reyes wanted to know if there will be any signage to identify the project.

Ms. Ayala stated there is an area for the signage, but deferred it to the applicant for more specifics.

Mr. Willoughby wanted to clarify that the project will be built 3 feet below grade.

Ms. Ayala stated that is correct.

Mr. Willoughby wanted to clarify that the block wall would be 9 feet in height with the below grade.

Ms. Ayala stated that is correct.

Mr. Willoughby wanted to clarify that there would be 2 lanes on the west side going south on Campus when this is completed.

Ms. Ayala stated that is correct.

Mr. Gage wanted clarity on the west side street parking with the new improvements.

Ms. Ayala stated yes there will be street parking but they are not marked on the site plan because it is public street parking, however it was determined that there is enough space for 7 parking spaces.

Mr. Zeledon stated they would be 38 to center line and a typical lane is 11 feet so two lanes of 22 and the remainder would be the parking area.

Mr. Willoughby wanted to clarify that the majority of the parking would be between the two driveways.

Mr. Zeledon stated that is correct.

### **PUBLIC TESTIMONY**

Mr. Aaron Talarico with MLC Holdings, who are public home builders and focus on for sale residential and stated they are excited to be in the city of Ontario. He thanked the planning staff for thorough staff report and the fine tuning of the plan, and the community meeting where we

got good feedback and staff came up with good solutions. He stated this project is consistent with the land use and at the lower end of the density.

Mr. Gage wanted to know about the parking management plan and if it works with the size of the homes.

Mr. Talarico stated there would be very strict CC&R's, where there are inspections of the garages about once a year, sometimes quarterly and with 23 guest and the on street parking, they are at about 2.3 parking spaces per home. He stated parking is never perfect, but with strict CC&Rs its viable.

Mr. Gage wanted to know with residents parking in the garages and keeping them cleaning, would storage cabinets be built in the garages.

Mr. Talarico stated there is ceiling storage of about 120 cubic feet in each garage and private yard space for sheds and storage.

Mr. Gage wanted to know if there were additional options to build more overhead storage.

Mr. Talarico stated 120 cubic feet is typical but he would need to talk with the architect regarding additional.

Mr. Gage asked if Mr. Talarico agreed with the Conditions of Approval.

Mr. Talarico stated yes.

Mr. Reyes wanted to know what kind of amenities would be in the building at the pool house.

Mr. Talarico stated there would be a restroom and shower area and the pool equipment, and there would be BBQs along the outside of it, with picnic tables and a tot lot and play area and dog area.

Mr. Reyes wanted to clarify that the dog area was fully usable area, not a water basin.

Mr. Talarico stated yes it is usable area.

Mr. Reyes wanted to know if there would be shading for the tot lot.

Mr. Talarico stated yes, they will have shade and at the picnic bench area also.

Mr. Zeledon went through and allowed those in attendance on the zoom meeting to speak if they wanted to.

Mr. McKeag stated he is proud of his company bringing this great project to the City of Ontario.

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

Mr. Gregorek stated that he likes how the developer didn't go with a higher density and this is an in-fill project designed the way it was zoned and we will get the street improvements, and it will

be good for the community, even though it will bring a little more traffic, but it looks like we have mitigated that. He stated he is in favor of it.

Mr. Gage stated there is a lot of community concern with the medium density going in, changed in 2010 with the Ontario Plan, medium density south of the project makes some transition to the lower density. He stated he know parking it is going to be a headache for the residents, but he is encouraged with the Campus improvements and on street parking for overnight parking. He is not for no driveways but with a good parking management and being an in-fill the architecture is commendable on the architectural homes. He stated it is going to be a very nice project and he will be for this with those concerns.

Mr. Reyes stated he appreciate the community outreach and giving the public the opportunity to share their concerns and he reiterated some of their concerns and feels they have been addressed, especially the traffic concerns with the light at Walnut and the school crossing and police monitoring. He stated this is creating a transitional density that makes a good transition, and the street improvements that are needed, and provides the amenities needed within a project. He thanked the staff and applicant working hard on this project.

Mr. Willoughby stated many concerns were brought up by the community and thanks the applicant for addressing them and with the CC&Rs in place it should work well here, especially with the lower density and the quality of the product and get to finish the street improvements on Campus.

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Gregorek, to adopt a resolution to approve an Addendum to a previous EIR. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 5 to 0.*

*It was moved by Reyes, seconded by DeDiemar, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT20-002 and the Development Plan, File No., PDEV20-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 5 to 0.*

### **MATTERS FROM THE PLANNING COMMISSION**

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

**Historic Preservation (Standing):** This subcommittee did not meet this month.

**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 wanted to know how the Ordinance for outdoor dining have been working as a whole

for the City of Ontario.

Mr. Zeledon stated it has been very successful and they had issued between 30 – 35 and that Caltrans came out with additional guidelines along the Euclid Right-of-way, that make it a little easier especially few months went with Economic Development and talked to them about outdoor dining and gave them the information.

Mr. Willoughby stated that some restaurant have been very creative.

Mr. Gage stated that other businesses in other communities have built permanent planters and structure in front of their restaurants and not just easy-ups and that is encouraging that Caltrans is allowing for this.

Mr. Zeledon stated yes, we have allowed them to go into the right-of-way on Euclid Ave. and we are fortunate that the sidewalks are 17 feet wide in the downtown, which makes it nice for adding outdoor dining and allows for pedestrian walkability.

Mr. Gage stated this would be a preferred place to be if they would make nice structures, and not just easy-ups.

Mr. Willoughby stated especially with the weather being so conducive to outdoor dining.

Mr. Gage stated he hoped businesses are seeing what others are doing with enhanced structures.

### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

### **DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity Reports for September and October were in their packets.

Mr. Gage wanted an update on the Meredith Apartment complex and Ikea.

Mr. Zeledon stated the Meredith apartments called Palmer West is in plan check now and will probably start construction the beginning of the year and Ikea will be resubmitting for entitlements the beginning of the year and they are continuing to move forward and we are starting to see a number of projects coming back in the arena area, which is good.

Mr. Willoughby wanted an update on the Crow project and when it would be coming forward.

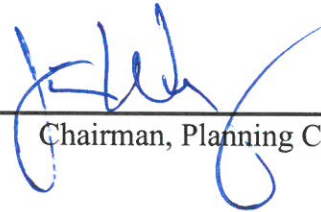
Mr. Zeledon stated a redesign is in and hopefully will get it to the commission in December.

### **ADJOURNMENT**

Gage motioned to adjourn, seconded by Reyes. The meeting was adjourned at 7:48 PM.



Secretary Pro Tempore



Chairman, Planning Commission