

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

MINUTES

April 27, 2021

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS	2
PUBLIC COMMENTS	2
CONSENT CALENDAR	
A-01. Minutes of March 23, 2021	2
A-02. File No. PDEV20-005	3
A-03. File No. PDEV20-030	3
A-04. File No. PDEV20-032	3
PUBLIC HEARINGS	
B. File Nos. PHP20-014, PMTT20-004 (TPM 20255) & PDEV20-014	3
C. File No. PMTT21-001 (TPM 20328)	6
D. File No. PDEV20-016	8
E. File Nos. PMTT20-003 (TTM 20345) & PDEV20-007	8
F. File No. PDA20-002	9
G. File Nos. PGPA19-005 & PSPA19-006	9
MATTERS FROM THE PLANNING COMMISSION	12
DIRECTOR’S REPORT	13
ADJOURNMENT	13

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

MINUTES

April 27, 2021

REGULAR MEETING: City Hall, 303 East B Street
VIA ZOOM Called to order by Chairman Gage at 6:36 PM

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Planning Director Zeledon, City Attorney Otto, Principal Planner
VIA ZOOM Mercier, Sustainability Manager Ruddins, Development Agency Administrative Office Womble, Senior Planner Ayala, Senior Planner Mejia, Associate Planner Antuna, Associate Planner Vaughn, Transportation Manager Bautista , and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Zeledon stated that Item A-02 is being requested to be continued to the next meeting, and Item D is requesting to be continued to the June 22, 2021 meeting to address concerns from a public comment and there are revised COAs for Item B, which were emailed to them, and Items E,F and G will be taken together and session 7 of those item resolutions have been revised to reflect City Council action.

PUBLIC COMMENTS

Mr. Zeledon stated no public comments were received.

Mr. Mercier stated there were no members of the public wishing to speak at this time.

CONSENT CALENDAR ITEMS

Agenda Item A-02 was pulled from the Consent Calendar and requested to be continued to the May 25, 2021 meeting.

Mr. Gregorek stated he needed to abstain from Items A-03 and A-04, as his firm has worked on both projects.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of March 23, 2021, approved as written.

It was moved by Willoughby, seconded by Gregorek, to approve the Planning Commission Minutes of March 23, 2021, as written. Roll call vote: AYES, DeDietmar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- A-03. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-030**: A Development Plan to construct 224 dwellings, including 87 single-family and 137 multiple-family dwellings, on 21.10 acres of land located at the northeast corner of East Edison and South Mill Creek Avenues. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-004, the Rich Haven Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was previously certified by the City Council on December 4, 2007. 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); (APN: 0218-211-12) **submitted by Shea Homes.**

- A-04. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-032**: A Development Plan to construct 106 single-family dwellings on 10.49 acres of land located at the northeast corner of South Manitoba Place and East La Avenida Drive, within the Low-Medium Density land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PGPA19-008, for which an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was prepared. 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); (APN: 0218-652-27) **submitted by Woodside 05S, LP.**

It was moved by Ricci, seconded by Lampkin, to approve File Nos. PDEV20 -030 and PDEV20-032. Roll call vote: AYES, DeDietmar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 5 to 0.

- A-02. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-005**: A Development Plan to construct a 256,711 square foot industrial building on 11.3 acres of land located at 875 West State Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was 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: 1011-161-04 and 1011-161-05) **submitted by Inland Harbor LLC.**

It was moved by Lampkin, seconded by Ricci, to continue File No. PDEV20-005 to the May 25, 2021 Planning Commission meeting. Roll call vote: AYES, DeDietmar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

HISTORIC PRESERVATION / PLANNING COMMISSION PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS,**

DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PHP20-008, PDEV20-014 AND PMTT20-004: A Certificate of Appropriateness (File No. PHP20-008) and a Development Plan (File No. PDEV20-014) to relocate a Tier III historic single-family residence from its current location approximately 130 feet southeast, to the corner of the site, in conjunction with a Tentative Parcel Map (File No. PMTT20-004/TPM 20255) to subdivide 1.1 acres of land into 4 lots within the LDR-5 (Low Density Residential –2.1 to 5.0 du/ac) zoning district located at 730 West Fourth Street. A Mitigated Negative Declaration of environmental effects has been prepared for this project. 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: 1047-594-52) **submitted by Fred Herzog. This item was continued from the March 23, 2021 Planning Commission meeting.**

Associate Planner Antuna, presented the staff report. She described the location, surrounding area and history of the property. She described the relocation of the historic residence and the proposed parcel map. She described the Tier III historic residence and the need for a Certificate of Appropriateness. She described the proposed conceptual single level elevations and site plan, which includes ADUs on each lot. She described the Mitigation required by the environmental review. She explained the public comment received by the church to the north and the revised COAs to address the construction noise and the new block wall effecting the existing landscape concerns. She stated that staff is recommending the Planning Commission approve File Nos. PHP20-008, PDEV20-014 and PMTT20-004, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Lampkin wanted to know if the residence is currently occupied by renters or owners.

Ms. Antuna stated it is occupied by renters.

Mr. Lampkin wanted to know if accommodations been made for the tenants once the house has been moved.

Ms. Antuna referred the question to the applicant.

Mr. Gregorek wanted to know if the ADUs will be constructed at the same time as the homes.

Ms. Antuna referred the question to the applicant.

Mr. Gregorek wanted to know if the ADUs would come back to the Commission for approval.

Ms. Antuna stated they would be an administrative approval through the city's plan check process.

PUBLIC TESTIMONY

Mr. Fred Herzog the applicant and creator of the designs, stated he has talked with the renters several times that we are going through this process, but he hasn't discussed the particulars yet, and he would need to talk to the owners regarding what their plans are. He stated the historical home needs to be moved first and then once it's in place and approved, then the construction would start on the homes, but that would need to be coordinated with the owners.

Mr. Gregorek wanted to know if the ADUs will be constructed at the same time, or is it an option for the buyers.

Mr. Herzog stated that at this time they would be built at the same time.

Mr. Gregorek wanted to clarify that whoever purchases the lot, would be purchasing both dwellings.

Mr. Herzog stated that is correct.

Mr. Gage wanted to know if they would be saving any of the palm trees currently on the lot.

Mr. Herzog stated no.

Mr. Gage wanted to know if the applicant is set on the architecture style of these homes, and if it would match the historic home that is being moved.

Mr. Herzog stated there would be some similarities to the historic craftsman style home, and have similar details like the windows and materials used, and they would be a modern style typical craftsman style home which is more popular and common.

Mr. Gage wanted to know if these would all be single story homes.

Mr. Herzog stated that originally, they wanted to do two story homes, but because of the majority of single story homes in the neighborhood they submitted single story plans.

Mr. Lampkin wanted to know if arrangements will be made for the current occupants.

Mr. Herzog stated he would have to get back with the owners and see how they would handle it, but the renters do know there is work that is going to be done and that we are in the process.

Mr. Mercier stated there were no members of the public wishing to speak on this item.

Mr. Zeledon stated there is a landscaping condition of approval regarding some of the trees being preserved or mitigated.

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

Mr. Willoughby stated he was glad to see we are going to keep this historic property and relocate it and appreciated the additional conditions for the landscaping and accommodating the church hours during construction and looks like a good project.

Mr. Gregorek stated he echoed Mr. Willoughby's comments and is glad we are preserving a historic structure which still has value and glad they will be one story homes, so it is consistent with what is in the area.

Ms. DeDiemar stated was glad that the project will improve the street scape, which is currently unattractive.

Mr. Ricci stated he concurs with the other commissioners and drives by there and sees the potential and this project is making a better use of the property and makes it more consistent with the homes in the area.

Mr. Lampkin stated it is a nice improvement to the area and adds a nice mix and that his wish and hope is that there will be a discussion with the current renters, to make sure they are not displaced.

Mr. Gage stated nice to see we are preserving this historic home and would like to see some architectural diversity with the three new dwellings.

HISTORIC PRESERVATION PLANNING COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by Ricci, seconded by Gregorek, to adopt a resolution to approve the Mitigated Negative Declaration, the Certificate of Appropriateness, File No. PHP20-008, the Development Plan, File No. PDEV20-014, and the Tentative Parcel Map, File No. PMTT20-004 (TPM 20255), subject to the revised conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-001**: A Tentative Parcel Map (TPM 20328) to subdivide 0.49 acres of land into 4 parcels generally located at the northeast corner of Euclid Avenue and Acacia Avenue, at 1325 and 1329 South Euclid Avenue, within the MDR-11 (Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1049-531-01 & -02) **submitted by Alex Espinoza.**

Associate Planner Antuna, presented the staff report. She described the location and surrounding area, the rock curbing that is current and the architectural designs surrounding it. She described the lots proposed orientation. She described the driveway access to the north and lot line adjustment required for the current garage that is encroaching on the property and the COA that was added for continued access to the driveway for the adjoining lot to the north. She described the conceptual elevations and site plan, and the enhanced architecture to the Euclid facing elevations. She explained the call received in favor of the project. She stated that staff is recommending the Planning Commission approve File No. PMTT21-001, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gregorek wanted to know if the driveway easement will be constructed or will there be a fence along it.

Ms. Antuna stated there will be a 20 foot driveway and no fencing to ensure continued access to the north property.

Mr. Zeledon stated currently the drive isle is 13 feet and would be expanded to 20 feet to allow access to the garage for the northern property, with an apron for backup area, as well as provide access for all the proposed new homes.

Mr. Gregorek wanted to clarify this would be access for the new dwelling garages and for the property to the north.

Mr. Zeledon stated that is correct and access off Euclid is very difficult so to use this existing access is a win for both.

Mr. Gregorek wanted to clarify that at the front of the lots is a rock area and that this is for some sort of VMP devise.

Mr. Zeledon stated that is correct, these are for future water quality, and will probably be some sort of dry well system.

Mr. Ricci wanted to know who would be responsible for maintaining the drive isle.

Mr. Zeledon stated that with the recordation of the map a maintenance agreement will be set up between the property owners, for any maintenance or cost related to the drive isle, for the city to review and approve.

Mr. Ricci wanted to know where the property line is or if it would be treated like an easement property.

Ms. Antuna stated that the 4 parcels property line goes all the way back, however the drive isle would be an easement to ensure continued access for the property to the north.

Mr. Zeledon stated the property lines for the properties goes across to the structures to the north, but there is an easement for the drive isle.

Mr. Ricci stated he wanted to make sure there wouldn't be any conflicts regarding who was responsible for it and that there is an agreement that will keep the drive isle maintained.

Mr. Lampkin wanted to make sure there would be a parking plan regarding how cars can park on the drive isle.

Mr. Zeledon stated that currently where the property line is the garage is encroaching on the property and this would be a lot line adjustment so they can keep the garage as is, because the code does not allow for parking on the drive isle and that the drive isle is only for allowing access to the back garage and the proposed parcels.

PUBLIC TESTIMONY

Project applicant Alex Espinoza stated he has worked diligently with staff to prepare this quality project to develop the homes for 4 families within the community, and he thanked the Commission for their service.

Mr. Willoughby wanted to clarify how the applicant envisions that driveway being maintained and what type of requirements will be required of the property owners.

Mr. Espinoza stated that renters currently live there and he has spoken to the property owner regarding their encroachment on this property, and that there will be a lot line adjustment and create a maintenance agreement with the 5 property owners and this will be disclosed to everyone, so everyone understands the responsibilities and very clearly mitigates any future problems that could arise.

Ms. DeDiemar stated she understands a clearly spelled out agreement but will there be monitoring of the compliance.

Mr. Espinoza stated that will be done by the property owners themselves. But the agreement will spell everything out clearly and Abide by the agreement and be good neighbors.

Ms. DeDiemar wanted to know if any residents are non-compliant will the other residents have recourse.

Mr. Espinoza stated yes there are city ordinances that would regulate it.

Mr. Lampkin wanted to know if the maintenance agreement will outline rules for parking.

Mr. Espinoza stated yes it will be very explicit that the driveway will need to be kept clear at all times for emergency purposes it will be disclosed and they will have to acknowledge it.

Mr. Mercier stated there were no members of the public wishing to speak on this item.

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

Mr. Gregorek stated this project is well thought out and it is gracious of them to work with the property to the north regarding the encroachment and this will add quality on the corner.

Mr. Ricci stated it looks like a good project and commended staff for their work on the project.

Mr. Lampkin stated it's good change in turning around project lots and maximizing the use of the space and enhancing the look of Euclid Ave.

Mr. Willoughby stated he echoed the other Commissioners and glad of the enhanced architectural designs facing Euclid Ave.

HISTORIC PRESERVATION PLANNING COMMISSION ACTION

Acting as the Historic Preservation Commission it was moved by Gregorek, seconded by Lampkin, to approve File No. PMTT21-001 (TPM 20328). Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-016:** A Development Plan to construct a 74-foot collocated monopine wireless communications facility (T-Mobile and Verizon) on 0.176-acre of land located at 617 East Park Street within the IL (Light Industrial) 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) provided certain conditions are met; (APN: 1049-233-13) **submitted by Joel Taubman, Crown Castle Towers.**

This Item is requested to be continued to the June 22, 2021 Planning Commission meeting.

PUBLIC TESTIMONY

Mr. Mercier stated there were no members of the public wishing to speak on this item.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by DeDiemar, to continue File No. PDEV20-016 to the June 22, 2021 meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-003 AND PDEV20-007:** A Tentative Tract Map (File No. PMTT20-003/TT 20345) to subdivide 6.65 acres of land into 1 numbered lot for condominium purposes, 26 numbered lots for single-family dwellings and 20 lettered lots in conjunction with a Development Plan (File No.

PDEV20-007) to construct 26 detached single-family units (6-Pack Cluster) and 77 multiple family units (14-plex Courtyard Townhomes), located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the within the Mixed Use District Planning Area 6A of the Rich Haven Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 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: 218-393-07, 218-393-06, 218-393-10, 218-393-22, 218-393-36, 218-393-38 and 218-393-39) **submitted by BrookCal Ontario LLC. and Brookfield Properties Development.**

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA20-002:** A Development Agreement (File No. PDA20-002) between the City of Ontario and Rich Haven Marketplace LLC, to establish the terms and conditions for the development of Planning Areas 7A & 7B pursuant to the proposed Rich-Haven Specific Plan Amendment (File No. PSPA19-006), an 81.1 acre property located at the northwest corner of Hamner Avenue and Ontario Ranch Road, within the proposed Light Industrial and Regional Commercial land use districts of the Rich-Haven Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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: 0218-211-17; 0218-211-24; and 0218-211-27) **submitted by Rich Haven Marketplace, LLC. City Council action is required.**

- G. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA19-005 AND PSPA19-006:** A request for approval of the following:

[1] A General Plan Amendment (File No. PGPA19-005) to modify Policy Plan (general plan) Exhibit LU-01, Policy Plan Land Use Plan, changing the land use designation on 105.4 acres of Low Density Residential (2.1 – 5 du/ac), 66.01 acres of Mixed Use (9 – NMC East) and 10.36 acres of Open Space – Non Recreation designated property, to 23.41 acres of Low Density Residential (2.1 – 5 du/ac), 24.16 acres of Low-Medium Density Residential (5.1 – 11 du/ac), 57.83 acres of Medium Density Residential (11.1 – 25 du/ac), 20.46 acres of Mixed Use (9 – NMC East), 48.61 acres of Industrial, and 7.3 acres of Open Space – Non Recreation designated property; and modify Policy Plan (general plan) Exhibit LU-03, Future Buildout, to be consistent with the herein described land use changes; and

[2] An amendment (File No. PSPA19-006) to the Rich Haven Specific Plan, which includes the following map and text revisions:

[A] Change the land use designation on 110.1 gross acres of land from Planning Area 1A – 1F (Residential - SFD), to 25.5 gross acres of Planning Area 1A (Residential - SFD), 24.5 gross acres of Planning Area 1B (Residential – SFD/SFA) and 60.6 gross acres of Planning Area 1C (Residential - SFD/SFA);

[B] Change the land use designation on 81.1 gross acres of land within Planning Area 7 (Stand-Alone Residential Overlay, Mixed-Use Overlay, Regional Commercial, and SCE Easement/Gas Easement) to, Planning Area 7A (49.4 gross acres of Light Industrial and 6.6 gross acres of Open Space – Non Recreation) and Planning Area 7B (25.1 gross acres of Regional Commercial);

[C] Change the land use designation on 4.13 acres of land within Planning Area 6A from Regional Commercial to Stand-Alone Residential Overlay.

[D] Change the land use designation on 4.13 acres of land within Planning Area 9A from Stand-Alone Residential Overlay to Regional Commercial; and

[E] Various changes to the Specific Plan development standards, exhibits, and text, to reflect the proposed land uses.

The Rich Haven Specific Plan is generally bounded by Riverside Drive, Colony High School and the SCE substation to the north, Hamner Avenue to the east, Old Edison Road to the south, and Hamner Avenue to the west. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 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: 0218-161-04, 0218-161-05, 0218-161-10, 0218-161-11, 0218-211-17, 0218-211-24, 0218-211-27, 0218-211-01 and 0218-393-10) **submitted by Rich Haven Marketplace LLC and BrookCal Ontario, LLC. City Council action is required. This item was continued from the March 23, 2021 Planning Commission meeting.**

Senior Planner Mejia, presented the staff report. She described the location and the surrounding area and Rich Haven Specific Plan boundaries and the 9 properties involved. She explained the Proposed General Plan Amendment and the land use changes and the changes in the residential density. She highlighted the Specific Plan Amendment changes for the affected areas. She explained the analysis that was completed. She explained the Development Agreement Amendment and the Key points to that amendment. She described the conceptual site plan, proposed elevations, parking plan, park land and landscape plan. She stated that staff is recommending the Planning Commission recommend approval of the Addendum and File Nos. PGPA19-005, PSPA19-006 and PDA20-002 and to approve File Nos. PMTT20-003 and PDEV20-007, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Lampkin wanted to clarify that the economic feasibility study regarding commercial analysis for junior centers along Ontario Ranch Road was planning area 7A or both 7A and 7B.

Ms. Mejia stated this was referring the entire planning area which includes 7A and 7B.

Mr. Gage wanted some clarity if it is a state law regarding dwelling units being adjusted.

Ms. Mejia stated yes this is a state law.

Mr. Zeledon stated that Senate Bill 330 was put in place to preserve the housing stock capacity within the city and any change to commercial from existing stock would have to be moved to preserve the housing stock.

Mr. Gage wanted to know if the state law requires that it must be in this Specific Plan or can it be anywhere in the city.

Mr. Zeledon stated it can be moved anywhere in the city but Richland owns this property and they can work with us to create those densities. He stated other cities have created overlay areas in typical density areas to add the capacity, but for this area it is consistent with what is in Edenglen.

Mr. Gage wanted to clarify that the houses could go anywhere in the city if we had the landowners in agreement.

Mr. Zeledon stated yes, the applicant would have to secure property somewhere else and then up zone it, but it's difficult to do and this is the second time we have done this, the first being with the Ontario Business Park in the south west area but in the Palmer Meredith project we had excess units and were able to show that adjustment, which is usually difficult to do unless you own the property.

Mr. Lampkin wanted to know with the change to light industrial in planning area 7A, if Rich Haven would be responsible to do an impact study that included a trip truck study.

Mr. Zeledon stated that has already been done in the addendum and they did a traffic study, a water assessment and a noise study and the trips are being reduced, but more truck trips on Hamner but reducing the vehicle trips.

PUBLIC TESTIMONY

Mr. Craig Cristina with Richland one of the applicants, stated he is here to add any additional background or information. He stated they have Been working in Ontario Ranch since 2004, and with planning area 7 with the best density and uses in the market, however how do we deal with the high voltage lines and make it feel like home for future residents, and what are the most supported uses with the intensity of the Mira Loma substation which 7A borders, and how the area has developed around it. He stated Planning area 1 looked like a better area for the density. He stated as well that the Ontario Plan states that light industrial can be used as a buffer between residential and heavy industrial.

Mr. Lampkin wanted to know during the commercial demand review why junior anchors weren't considered for the location.

Mr. Cristina stated over time as the commercial uses have been landing in the area and looked at what would be the appropriate design, as residential wouldn't work and we wanted commercial on Ontario Ranch Road, and what is built in the area and what is going to be built and how this property could help with most use of that high traffic area, created a commercial size a dimension that doesn't compete with

Mr. Lampkin wanted to know if they heard any answers from clothing stores as anchors that created an interest for 7A.

Mr. Cristina stated they didn't get that specific as to tenants but the commercial consultant reached out to grocery tenants and gym fitness facility and groups that do a large number of businesses in the area and based on the feedback the demand is going don't want the big deep shallow block, but a shallower area that is more service oriented, not larger tenants.

Mr. Willoughby stated that he looked at the property and the substation and the need for a buffer in there and have you looked at the west side of the facility and how you will buffer that with residents that will come up to Mill Creek across the street.

Mr. Cristina near term vision was area 7 and Ontario Ranch Road and with Brookfield building next to

use in 6A and the negative aspect of being next to the substation and they own planning area 5, intitled it and hesitant working in that area and aren't really focused on it right now.

Mr. Willoughby stated Industrial in that area the best buffer we can get in there and with the amount of homes and people coming in there we need a lot of good commercial and space to service their needs.

Mr. Cristina stated that looking long term we have four other commercial centers, but we want to compliment the whole host of commercial centers and adding to each other.

Mr. Derek Spalding the project manager with Brookfield spoke and thanked staff for their diligent efforts to get them to this point and is available to answer any questions.

Mr. Mercier stated there were no other members of the public wishing to speak on this item.

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

Mr. Gage stated he went down and looked at the area and saw the extent of the substation and this makes a whole lot of sense to not to put residential here and this is a good transition and we can use some commercial in this area and will be for it.

Mr. Lampkin stated he also went and looked at the site and this is an impossible situation to deal with and his hope is that the commercial space will bring very good commercial tenants to service the area, and as 7A is developed something nice to look at off Hamner as well as Ontario Ranch Road.

Mr. Willoughby stated he looked at the area and thinks this is the best thing for the area and when we look at the commercial the developer will look at good tenants, sit down restaurants and when it comes in we can make sure it is a really nice project, and he will be supporting this.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend adoption of a resolution to approve the Addendum, the General Plan Amendment, File No. PGPA19-005, the Specific Plan Amendment, File No. PSPA19-006, and the Development Agreement Amendment, File No., PDA20-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT20-003, and the Development Plan, File No. PDEV20-007, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 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. Gage appointed Subcommittees.

NOMINATIONS FOR SPECIAL RECOGNITION

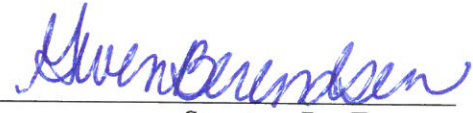
None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports for February and March are in their packets. He thanked the Commission for the discussion on the last item and for them taking their time to really look at the situation.

ADJOURNMENT

Willoughby motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 8:57 PM, to the next meeting on May 25, 2021.



Secretary Pro Tempore



Chairman, Planning Commission