

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

MINUTES

May 23, 2017

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of April 25, 2017.....	2
A-02. PDEV16-036	2
A-03. PDEV16-045	3
PUBLIC HEARINGS	
B. File Nos. PDEV16-037, PCUP16-019 & PVAR16-004.....	3
C. File Nos. PMTT17-005, PDEV17-017 & PHP17-017	6
D. File No. PHP17-008.....	8
MATTERS FROM THE PLANNING COMMISSION.....	8
DIRECTOR’S REPORT.....	9
ADJOURNMENT	9

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

MINUTES

May 23, 2017

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

COMMISSIONERS

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

Absent: Chairman Delman, Downs, and Gage

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Wahlstrom, Senior Planner Batres, Senior Planner Mejia, Senior Planner Mercier, Associate Planner Chen, Assistant Planner Antuna, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

ANNOUNCEMENTS

Mr. Murphy stated that revisions for Conditions of Approval for item A-02 were in front of them and as part of their motion to approve the Consent Calendar, it would be to include the modifications to the Conditions of Approval.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

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

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-036: A Development Plan (File No. PDEV16-036) to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. 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: 113-415-01 and 113-451-02); **submitted by Acacia & Baker, LLC.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-045:** A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) zoning district. 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 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: 0110-071-06 and 0110-071-07); **submitted by Qu’s Holding, LLC.**

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of April 25, 2017 and the CEQA Determination of the Mitigated Negative Declaration and the project of File No., PDEV16-036 including the modifications to the Conditions of Approval and PDEV16-045 as written. The motion was carried 4 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:** A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations of Land Use Limitations) 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). (APN: 1049-245-01); **submitted by Merdad Mike Aalam.**

Associate Planner, Denny Chen, presented the staff report. Mr. Chen stated the project is located on the corner of State Street and Plum and is currently a vacant lot which is very narrow in width. He explained for this reason, the applicant was requesting a Variance, for this project. He went over the egress for the site plan and the parking lot and vehicle loading areas. Mr. Chen explained the use for the project and the need for the Conditional Use Permit application, which is a powder-coating use for painting of small metal airplane parts. He explained the architectural, design and landscape elements for the proposed buildings, along with elevation drawings for the project. He stated that staff is

recommending the Planning Commission approve File Nos. PVAR16-004, PCUP16-019 and PDEV16-037, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes questioned the graphic of the west side. He wanted to confirm there was a gate to the parking lot.

Mr. Murphy stated that was correct, there would be a solid wall and gate to the parking lot that will secure the yard coming off the drive aisle from Plum Avenue.

Mr. Reyes asked if the existing fencing would remain or if a masonry wall would be put up against the residential side.

Mr. Chen said that masonry walls will wrap around the residential wall in question.

Mr. Willoughby asked for the image of the west elevation. He asked if the blueish colored part was just a wall or part of the building.

Mr. Chen stated that's a screen wall and that it's masonry.

Mr. Willoughby asked if the wall on the opposite (south side) would be the same height or a reduced height.

Mr. Chen stated the Development Code has minimum requirement of eight feet for the Light Industrial zone.

Mr. Willoughby stated that the minimum will be eight feet all around on the east and south side.

Mr. Murphy stated that was correct.

Mr. Willoughby asked if there was a change in the sidewalk alignment on Plum Avenue with the Variance for the setback.

Mr. Murphy stated no.

Mr. Willoughby asked about the old rock faced curb which is in that area. He asked if they would be upgraded or repaired.

Mr. Chen stated that the Land Development division of Engineering have conditioned those curbs to be replaced and guttered.

Mr. Reyes asked if the existing trees are conditioned to be saved, pruned and cleaned-up and also are any extra new trees being added in beyond what's existing.

Mr. Murphy stated that with projects of this nature, they like to keep the trees that are in good condition and add in others when possible.

Mr. Reyes said that if some of the trees were able to be kept, it would lessen the impact

of the west elevation. That was what he was seeking. He thanked Mr. Murphy for the information.

PUBLIC TESTIMONY

Mike Aalam, the owner and applicant for the project appeared and spoke. He said that Mr. Chen stated most of the details and reiterated the description of the project as an industrial development on the southeast corner of Plum and State. He stated many of the same details given by Mr. Chen giving the square feet of the lot and said the purpose was to open a business of coating in the form of spray painting and powder coating for protected and cosmetic reasons. He explained the objects are small parts made up of metal, plastic and wood. He shared the parts proposed to be manufactured are for aerospace and military aircrafts, vehicles, missiles and military defense systems. Mr. Aalam also went through the types of equipment to be used and some of the details of the business, stating the hours of operation and which private and government agencies will be monitoring the running of his business.

Ms. DeDiemar asked if this would be a new business or the relocation of an existing business.

Mr. Aalam stated it would be a new business.

Ms. DeDiemar asked if he was the proprietor of the business.

Mr. Aalam stated yes.

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

Mr. Gregorek wanted to add to Mr. Reyes comment about landscape.

Mr. Murphy stated the image shows what is existing and that there would likely be trees replaced and infill trees where ever is needed to meet the city standard.

Mr. Gregorek asked if there would be a final landscape plan.

Mr. Murphy stated that was correct. He said they know there would be one tree replaced south of the driveway opening on Plum Street and a couple on State Street.

Mr. Gregorek asked if there would be checks or inspections by the Fire Department on a business like this.

Mr. Murphy stated that the Fire Department typically does annual inspections of all businesses so this would fall within that category.

Mr. Reyes stated his concerns were addressed by staff and he was really concerned about the east wall height because of the existing residential. He said it's a tough site because it's a small lot. He said he believes there is a need for a small business like this to operate in Ontario. He said individuals he talks with really want to relocate to places like Ontario

and State Street lends itself to this type of business. He said that he thinks staff did a good job with the client in what could be done with the site. He said he was glad the building has upgraded elevations and its helpful and he like the landscaping.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Reyes, to adopt resolutions to approve the Variance, File No., PVAR16-004, Conditional Use Permit, File No., PCUP16-019 and Development Plan, File No., PDEV16-037, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005, PDEV17-017 & PHP17-017**: A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) and a Certificate of Appropriateness (File No. PHP17-017) to allow for the construction of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. 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 Plan (ALUCP) for ONT (APNs: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California.**

Senior Planner, Charles Mercier, presented the staff report. Mr. Mercier gave background on the location and shared the three applications of the project. He stated the Applicant is now requesting that the Planning Commission consider a Tentative Parcel Map, Development Plan for the development of an apartment complex on the 2.95-acre project site and additionally, the consideration of a Certificate of Appropriateness for the proposed development project. Mr. Mercier explained each application stating the Tentative Parcel Map (PM 19302) was submitted to provide for the consolidation of 11 existing lots into a single parcel, to facilitate the proposed development project and a portion of Transit Street, which bisects the project site in an east-west direction, will be vacated between Vine and Fern Avenues, to allow for the lot consolidation. He said that to accommodate existing public storm drains in Transit Street, a 30-foot wide storm drain easement would be reserved within the vacated street right-of-way between Vine and Fern Avenues. In addition, 20 feet of street dedication is required along Holt Boulevard to accommodate street widening and future median construction. He also went over some of the modern interpretation of architecture which is inspired by the Craftman style. He explained the previous Certificate of Appropriateness from 2007 and that the Applicant is now requesting approval of a Certificate of Appropriateness to allow for the construction

of a “replacement structure” consisting of the 75-unit apartment complex proposed by File No. PDEV17-017. The project is located within Ontario’s historic downtown and within the boundary of the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario’s historic downtown. The Guidelines provide architectural and design principals as-well-as design concepts for downtown districts. He stated on April 13, 2017, the Historic Preservation Subcommittee (HPSC) recommend that the Historic Preservation Commission approve the Application subject to conditions of approval, which have been included with the attached Planning/Historic Preservation Commission resolution. He stated that staff is recommending the Planning/Historic Preservation Commission approve File Nos. PHP17-017, PMTT17-005 and PDEV17-017, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

Stan Smith from Related Companies of California appeared and spoke. Mr. Smith stated this has been a long term process of development and working with the City has been a pleasure and the best part is that it will help bring 75 new families to Ontario.

Mr. Reyes said he was glad the current slide was up and asked if the slide was the current rendering for the project.

Mr. Smith stated that was what they were getting and what they were going to build.

Mr. Willoughby asked about the numbers of units.

Mr. Smith stated there are three 4-bedroom units, 75 total units, one which is the manager’s unit.

Mr. Willoughby confirmed there will be an on-site manager for the project.

Mr. Smith stated that was correct.

Mr. Willoughby stated he concurred with Mr. Reyes regarding the Craftsman style architecture.

Mr. Smith said he hoped it set a standard for the neighborhood.

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

Mr. Gregorek stated he was glad something was put together in that area. He said it was still sad that the old building was gone, but he hopes everything is put together just like the plans and he looks forward to the development.

Mr. Reyes said that he agreed with Mr. Gregorek. He said he was more excited that something was being done in the southwest corner of the downtown and that it brings attention to that area. He said it also fills in the void when coming into the downtown area from the west side. Mr. Reyes said he thought it would be an iconic piece of architecture, at least at this point. He said he wanted to make a comment on affordable housing and he thinks it's a good thing and the people of Ontario need it. He stated he believes the architecture and affordability will bring people to Ontario and thinks it's a positive thing all the way around. He thanked Mr. Smith for the project and looked forward to the development.

PLANNING /HISTORIC PRESERVATION COMMISSION ACTION

Acting as the Planning/Historic Preservation Commission, it was moved by Gregorek, seconded by DeDiemar to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP17-017. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.

It was moved by Gregorek, seconded by Reyes, to adopt resolutions to approve the Tentative Parcel Map, File No., PMTT17-005 and Development Plan, File No., PDEV17-017 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.

HISTORIC PRESERVATION ITEMS

- D. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-008:** A Certificate of Appropriateness to replace windows on a 1,854 square foot single-family residence, the Thomas T. Parker House, which was constructed in 1947 in the Ranch style of architecture and designated Local Landmark No. 78, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1047-343-06); **submitted by Gloria Nelson.**

Assistant Planner, Elly Antuna, presented the staff report. Ms. Antuna gave the location of the project, shared it was designated as Local Landmark No. 78 by City Council in May of 2004 and that a Mills Act Contract was recorded on the property in 2005 at the request of the applicant. She pointed out some of the architectural highlights and exterior changes which were made to the residence, some that did not receive Planning Department review or approval required under the Mills Act Contract. Ms. Antuna explained four original windows had been replaced with hung windows without Planning Department review and approval and to remedy the problem, staff shared alternative. The first to replace them with like in kind windows, although that would be costly. A second option was to “retrofit” the existing widows by installing “plant-on” grilles to replicate the original horizontal bands and grid pattern on the windows. The retrofit alternative, while possible, was not considered best practices as the “plant-on” grilles would not withstand the elements and would deteriorate rapidly. She stated that the applicant is now

proposing to replace the four windows with hung windows without the replicated grille. Ms. Antuna pointed out images of the windows being discussed. She stated staff would be able to review and approve at an administrative level, but because the grille is not being replicated, the Certificate of Appropriateness is being required to bring the project into compliance with the Mills Act Contract and the Ontario Development Code. She said the Historic Preservation Subcommittee reviewed and recommended approval at the May 9, 2017 meeting and that staff is recommending the Historic Preservation Commission approve File No. PHP17-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gregorek asked when the applicants changed the windows, they did not ask for review and approval.

Ms. Antuna stated that was correct.

Mr. Gregorek asked if the Contractor didn't know better or how it was spelled out in the Mills Act Contract. He asked if it was explicit.

Ms. Antuna stated the Mills Act Contract does reference the Development Code which does identify certain items need to be reviewed at the staff level, but all exterior alternations require Planning Department review and approval. Whether at a staff level or Planning Commission.

Mr. Gregorek asked for confirmation that the proposed windows will not have any pattern on them, they would just be hung windows.

Mr. Murphy stated that one of the biggest challenges they face as staff, is that changing out a window does not require a building permit, it is only if they are changing the size of a window that a permit would be required. So, a lot of contractors know that a permit is not required and they'll change out the window and go onto the next job.

Mr. Gregorek asked if there is a way to beef up the Mills Contract. He said he realizes that all windows can't be permitted and that every homeowner will not pull out the Development Code to become educated.

Mr. Murphy said it's an on-going process and they have tried to include information on the Mills Contract. He said as a reminder there were postcards created by Elly and Diane in the historic preservation division, to the historic districts, as an informational item and reminder that any alteration to the exterior require city review and approval. He said it may not require a permit, but there is a review process in place. He said it's constant with new property owners as they come on board.

Mr. Gregorek asked if there was more work on their Mills Act Contract that the applicant needs to fulfill.

Ms. Antuna stated yes they still have the driveway replacement.

Mr. Gregorek stated that since the applicant was not there, if staff could remind them because he felt staff was pretty gracious on what they had done. He said he hoped they

would not be there again with an issue over the driveway. He asked that staff share his and the Commissions concerns.

Ms. Antuna said she would.

Mr. Willoughby stated for the Commission and record that at the subcommittee hearing, where the applicant was present, the Commissioners made sure the applicants understood going forward that anything being done had to be checked with the Planning Department. He said they acknowledged that. He said they were put on notice and they acknowledged it.

Mr. Gregorek said that was good to hear, he knows that staff puts in a lot of time and City Council does as well.

PUBLIC TESTIMONY

No one responded.

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

There was no Planning Commission deliberation.

PLANNING /HISTORIC PRESERVATION COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by Gregorek, seconded by Reyes, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP17-008 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Delman, Downs and Gage. The motion was carried 4 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Special subcommittee Meeting on May 9, 2017

- *The subcommittee recommended approval for File No. PHP17-008, the Certificate of Appropriateness which came before the Commission tonight.*

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

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

New Business

- Mr. Gregorek wanted to congratulate Ms. DeDiemar who was named “Tiger of the Year” from Chaffey High School for 2017.
- Mr. Reyes stated he attended the 2017 California Preservation Conference hosted by CPF in Pasadena. He said he felt like he was back in school, but it was fun. He

stated he took a couple of sessions, one on fire, development and gentrification. He said the biggest thing that he learned was in the gentrification session. He stated that the folks who spoke were from different perspectives and how they were all dealing with it in their respected areas like downtown San Francisco, Boyle Heights, Little Tokyo and East Los Angeles. He said they all do it through different events and outreaches, but with passion by all. He said the other really cool class he attended was by a landscape architect who wrote a book on Ruth Shellhorn who was a landscape architect in the 1940s-50s who worked at Disneyland early on and also did a lot of the work at the original Bullocks and Buffum's. He shared that he didn't realize that these were the first retailers that included trees and landscapes in their parking lots. He said she was an innovator in that respect. He stated he remembered one of the early one's they discussed which was in Santa Ana where he grew up.

NOMINATIONS FOR SPECIAL RECOGNITION

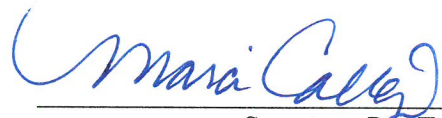
None at this time.

DIRECTOR'S REPORT

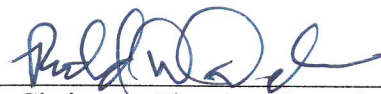
Mr. Murphy stated that in addition to the Monthly Activity Report, he wanted to make the Commission aware earlier in the month he was able to attend the National American Planning Association Conference in New York City where Huerta del Valle, our Community Garden received a National Award for their Grass Roots effort. He stated they were one of twelve national recipients. He said it's pretty remarkable of where the idea started and where they are today.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Reyes. The meeting was adjourned at 7:33 PM.



Secretary Pro Tempore



Chairman, Planning Commission