

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

MINUTES

September 24, 2019

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

MINUTES

September 24, 2019

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

COMMISSIONERS

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

Absent: Chairman Willoughby

OTHERS PRESENT: Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Principal Planner Mercier, Senior Planner Batres, Senior Planner Mejia, Senior Planner Noh, Associate Planner Aguilo, Planning Intern Lopez, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Ms. Wahlstrom stated there are four changes to the Agenda as follows, on the consent calendar Item A-03 an environmental clarification within the staff report and revised Planning and Engineering Conditions of Approval, which are before them, Item B there is a memo within their packet stating that no action is required, as staff has evaluated that the Variance is no longer needed, Item C has revised Engineering Conditions of Approval, which are before them, and Item F no CEQA action is required, as the project was analyzed with a previous EIR.

Mr. Gage put out an invitation to all to the Ontario Heritage 10th Annual Historic Preservation Cemetery Tour, at Bellgrave Cemetery, on October 12th.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Agenda item A-04 was pulled by Mr. Reyes for separate discussion.

A-01. MINUTES APPROVAL

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-013: A Development Plan to construct a 33,408 square foot commercial building on 3.96 acres of land, located at 1623 and 1625 East Holt Boulevard, within the BP (Business Park) 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 Developments) 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: 0110-081-03 and 0110-081-10) **submitted by Holt Boulevard, LLC.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-022: A Development Plan to construct a 124,777 square foot industrial building on 5.47 acres of land, located at 1650 South Vineyard Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 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); (APN: 0113-394-31) **submitted by Vineyard Avenue Industrial, LLC.**

It was moved by Gregorek, seconded by Downs, to approve the Consent Calendar, including Planning Commission Minutes of August 27, 2019, as written and the Development Plans, File No. PDEV19-013 and PDEV19-022. The motion was carried 6 to 0, with Gregorek abstaining from the Minutes vote as he was not at the last meeting.

PUBLIC HEARING ITEMS

A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-008: A Development Plan to construct 432 conventional single-family homes on 86.64 acres of land located south of Eucalyptus Avenue, between Archibald Avenue and Cucamonga Creek Channel, and north of Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics;

(APN: 0218-271-22) **submitted by LS-Ontario LLC.**

Senior Planner Noh presented the staff report. He described the project site and the surrounding area. He described the product types proposed and the clubhouse/recreation center and pocket parks, parking, and the floor plans and architecture. He described the proposed transitional architectural styles which includes five design styles. He stated that staff is recommending the Planning Commission approve File No. PDEV19-008, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to know if this is going to be a gated community.

Mr. Noh stated no.

Mr. Reyes wanted clarification if there are three parks.

Mr. Noh stated there are two parks, the Clubhouse/Recreation area and a pocket park.

Mr. Reyes wanted to know if there was any pedestrian connection to the future commercial.

Mr. Noh stated there are no pedestrian connections, but there are paseos that take you to the multipurpose trail and sidewalk, which can be taken to the commercial center. He stated that when the commercial does come, staff will look at opportunities for pedestrian connectivity.

Mr. Reyes wanted clarification of material on last elevations fussy

Mr. Noh stated the applicant is proposing a smoother stucco, recessed hardy board siding, stone and brick veneer, some vertical siding, as well as shed roofs.

Mr. Reyes wanted clarification if the clubhouse is just for the community.

Mr. Noh stated yes.

Mr. Reyes wanted to know if residents would have a special key.

Mr. Noh stated yes.

Mr. Ricci wanted clarification on the roof's materials and variation of color.

Mr. Noh stated there would be Spanish S tiles and flat concrete type roofs and the color blends will compliment the architecture for the materials proposed, based on the colorist palette for the elevations.

Mr. Ricci wanted to know if the fire pits would be gas or wood burning.

Mr. Noh stated they would be gas.

Mr. Ricci wanted to know if the barbecues would be charcoal or gas.

Mr. Noh stated they would be gas.

Mr. Ricci wanted clarification on how residents would have access to gas for fire pits.

Mr. Noh stated the landscape architecture could answer that. Key fob set on a timer.

Mr. Gage wanted clarification on the parking analysis table on page 5 that stated 864 two-car garage spaces and total garage spaces provided, if the difference comes from the three car garages proposed.

Mr. Noh stated yes that includes the three car garages the applicant is proposing.

Mr. Gage wanted clarification on how many of the three car garages are the tandem style.

Mr. Noh stated he didn't have an exact number, but the amount of tandem spaces had one plan for two of the product types.

Mr. Gage wanted clarification that all the products have two car driveway spaces.

Mr. Noh stated yes that is correct.

PUBLIC TESTIMONY

Shannon Lang appeared and thanked staff for working with them and they are excited about this project. She stated they have 432 homes proposed and they brought on three architects and a colorist, because they different styles to offer diversity throughout the site. She explained they gave a lot of thought into the recreation center because they wanted to make it something all types of homeowners would enjoy.

Mr. Gage wanted to know how many garage spaces are tandem.

Ms. Lang stated two plans of the PA3 and PA2 areas have the tandem garages which is approximately 30 percent of the total. She clarified that all the garages are two car side by side, that there is no skinny one car garage with a tandem in front of it.

Mr. Reyes wanted clarification on the parks and amenities and thought process that went into them, and how the detention basins work and if the grass area is usable.

Mr. Denny Smithgall the landscape architect described the recreation center basins and stated they were unable to grass the bottom so there is a perimeter sidewalk and cut through area that gets residents to the usable space of the rec center. He described the perimeter space and the depressed fence, shade structure that is parallel to the pool which allows views to the mountains and the barbecue structure at top frames the whole site, and in the background the clubhouse looks more like a farmhouse, which sets the feel of the area. He stated there is a dining pavilion, spa and kiddy pool, which allows for different parties to happen at the same time. He stated the overall look is very geometric for the hardscape and plant theme has a loose feel to it. He described the park areas that will have the pedestrian bridge that breaks up the basins, picnic opportunities at the bottom and hammocks and the dog park and other fun details that are evolving.

Mr. Reyes wanted clarification on the depressed basins and if it was usable space.

Mr. Smithgall stated the basins won't be usable space.

Mr. Downs wanted clarification regarding adequate park parking for events, deliveries and handicap spaces.

Ms. Lang stated yes there is adequate parking for deliveries, as well as curb and handicap parking.

Mr. Noh showed the site plan and stated on street parking is around the perimeter of the park and indicated where the handicap stalls were located.

Ms. Lang stated the basins are clay material, so they had to do a bio filtration for them.

Ms. DeDiemar asked if Ms. Lang agreed to the Conditional of Approval.

Ms. Lang stated yes, she agrees with them.

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

Mr. Gage stated he was glad they showed it to the public in depth. He stated he is not a fan of tandem parking, but the parking is great. He stated he loves the architecture and applauds what they did and loves the clubhouse and recreation center, which allows for several parties at once which is great.

Mr. Reyes stated he wanted to look at the overall picture of what is going on, especially with the size of the project and the new architectural styles to the area. He likes the size of floor plans and cost for younger buyers. He complimented the landscape architecture and thinks it will be great for this community and hopes to work out the connectivity to the commercial in the future. He stated it looks like a great project and looking forward to it.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gage, to approve a resolution to approve the Development Plan, File No., PDEV19-008, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- B. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-001 AND PDEV19-003:** A Variance (File No. PVAR19-001) to exceed the maximum fence height within a portion of the street landscape setback area, from 3 feet to 6 feet, and a Development Plan (File No. PDEV19-003) to construct a 2,886-square foot industrial building on 0.18 acre of land located at the southeast corner of Ontario Boulevard and Bon View Avenue, at 902 East Ontario Boulevard, within the IG (General 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 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); (APNs: 1049-193-01 & 1049-193-02) **submitted by HDC Construction, Inc.**

PLANNING COMMISSION ACTION

No Action Required

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-002 (PM 20126)**: A Tentative Parcel Map to subdivide 0.47 acre of land into two single-family residential lots located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) 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: 1050-341-06) **submitted by Fernando Valenzuela.**

Planning Intern Lopez presented the staff report. She described the project site and surrounding area and the history of the project which the entitlements had expired, and the applicant resubmitted. She described the location of the lots and the access. She stated that staff is recommending the Planning Commission approve File No. PMTT19-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification on what expired and is this all new.

Ms. Wahlstrom stated the application has been resubmitted, because the entitlements have expired and is proposing the same project as originally proposed.

PUBLIC TESTIMONY

Mr. Fernando Valenzuela appeared and stated he agrees to the Conditions of Approval.

Ms. DeDiemar asked applicant if he has read and agrees with the Conditions of Approval.

Mr. Valenzuela stated yes.

Mr. Reyes wanted to know how soon they are ready to build.

Mr. Valenzuela stated they are ready to go.

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

Mr. Reyes stated he was glad they are willing to move forward and looks like a good project

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT19-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-006 AND PDEV19-018:** A Variance (File No. PVAR19-006) to reduce the front drive aisle setback from 20 feet to 2.5 feet, in conjunction with a Development Plan (File No. PDEV19-018) to construct a 3,033-square foot fast-food restaurant with drive-thru, on 0.34 acres of land located at 624 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and 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); (APN: 1048-591-30) **submitted by Holt-San Antonio LLC.**

Senior Planner Mejia presented the staff report. She described the location and the surrounding area and history of the site. She described the reason for the variance and the new use. She stated that staff is recommending the Planning Commission approve File Nos. PVAR19-006 and PDEV19-018, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to know if additional site lighting would be needed for this building.

Ms. Mejia stated just to the site itself, but not to the whole center.

PUBLIC TESTIMONY

Mr. Youssef Ibrahim appeared and thanked staff for working with them. He stated he purchased the site in 2003 and the whole building been vacant for 3 years, so this project will be a great addition to the center.

Ms. DeDiemar asked if he has read and agrees to the Conditions of Approval.

Mr. Ibrahim stated yes.

Mr. Reyes wanted to know if the other tenants in the center are happy with project.

Mr. Ibrahim stated yes and there are new CCR's with Stater Bros. and DD's.

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

testimony

Mr. Gage stated the project will compliment the center and community.

Mr. Downs stated he is interested in Habit Burger and looking forward to trying it.

Mr. Reyes thanked staff for working with applicant on a new look and he is looking forward to the project.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Variance, File No. PVAR19-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

It was moved by Ricci, seconded by Downs, to adopt a resolution to approve the Development Plan, File No., PDEV19-018, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-006:** A Development Plan for the construction of an 88-unit apartment complex on 3.5 acres of land located south of Sixth Street and west of the San Bernardino County Flood Control channel, at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) 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); (APNs: 1047-432-22 & 1047-443-01) **submitted by SC Property Fund LLC.**

Senior Planner Batres, presented the staff report. He described the location and the surrounding area. He described the 35-foot easement needed to allow for 88 units to be developed. He explained the structures, parking, access, the number of units to each building and floor plans and the clubhouse and amenities it will offer. He stated that staff is recommending the Planning Commission approve File No. PDEV18-006, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know if they will provide elevators for the 3 and 4 story buildings.

Mr. Batres stated yes.

Mr. Gage wanted clarification regarding the density.

Mr. Batres stated the zoning is HDR-45, which requires 25.1 to 45.0 dwelling units per acre and

this is a special area that the city wants high density.

Ms. Wahlstrom stated the city is required to have certain housing elements that are certified by the State of California and this was a critical site to meet those requirements and a difficult site to include the open space and amenities.

Mr. Gage wanted clarification regarding what happens if we don't abide by state rules.

Ms. Wahlstrom stated through the TOP findings, we are required to meet the requirements.

Attorney Graham stated the city would run into legal issues, if the requirements were not met.

Mr. Downs wanted clarification regarding fire department access to site and if it would be a two-way drive isle.

Mr. Batres stated yes it will be a two-way drive isle and that the buildings are fire sprinkled and there is a turnaround in case of emergency.

Mr. Gage wanted to know if there are any rules or regulations for the outside balconies.

Mr. Batres stated they have a public nuisance ordinance and code enforcement added a condition to the COAs which requires a property manager on site to regulate.

Ms. Wahlstrom stated staff would work with the applicant regarding the wording in the lease agreement to waylay any public nuisances.

Attorney Graham stated that doing this through the lease agreement rather than the COAs is better to protect the city.

Mr. Reyes wanted clarification if there is a letter regarding the easements from San Bernardino County to the city.

Mr. Batres stated yes.

Mr. Reyes wanted to know if this would be a gated project.

Mr. Batres stated no.

PUBLIC TESTIMONY

Michael Cirrito appeared and addressed the balconies and house rules that would be enforced to maintain the look of the building. He stated this was a challenging site and has taken 3 years to get to this point. He stated it has been a pleasure working with staff.

Ms. DeDiemar asked if he has read and agrees with the Conditions of Approval.

Mr. Cirrito stated yes.

Mr. Downs wanted to know what the rents would be for the units.

Mr. Cirrito stated they would probably be around \$1400 – 1600.

Mr. Reyes wanted clarification on the getting an easement for access from the west.

The applicant's engineer stated that there is a private gated community to the west.

Mr. Reyes asked if the fire department had submitted comments regarding access on the project.

The engineer stated yes.

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

Mr. Reyes stated overall good site design, but he does have some concerns with the fire department access, security, lighting and management on site.

Mr. Gregorek stated that with the site condition, he feels they did the best they could design and hopes it is built per plans.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Gage, to adopt a resolution to approve the Development Plan, File No. PDEV18-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-007:** A Tentative Tract Map (TM 20198) to subdivide 9.57 acres of land into 18 single-family lots, located at 1103 South Benson, within the AR-2 (Residential-Agriculture - 0 to 2.0 DU/Acre) zoning district. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-431-01 & 1011-521-06) **submitted by TK Management Services LLC.**

Ms Wahlstrom noted that no CEQA action is required as this project was evaluated under the TOP EIR.

Senior Planner Batres presented the staff report. He described the location and the surrounding area. He explained the lot sizes are due to the zoning which allows for horses on the property. He described the reasoning for private streets and the conceptual site plan and the division into 18 lots and the equestrian trail required. He stated that staff is recommending the Planning Commission approve File No. PMTT18-007, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Downs wanted clarification on the bottom cul-de-sac on the map.

Mr. Batres stated it was an existing cul-de-sac and as part of the project they will be required to improve the curb radius and provide the sidewalk for pedestrian connection.

PUBLIC TESTIMONY

Mr. Kevin Kent appeared and thanked staff for their help.

Ms. DeDiemar asked if he had read and agreed to the Conditions of Approval.

Mr. Kent stated yes.

Mr. Reyes wanted to know when he intended to move forward with the project.

Mr. Kent stated the owner is ready to move forward to develop the tract map but might sell to a builder to complete the project.

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

Mr. Downs asked if these sites are similar to the ones on Oaks.

Mr. Batres stated yes.

Mr. Reyes stated he was glad staff worked with applicant to work on streets and that it's gated, and they completed the connection to the cul-de-sac to the east.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT18-007, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, and Ricci; NOES, none; RECUSE, Gregorek; ABSENT, Willoughby. The motion was carried 5 to 0.

- G. ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD18-001 AND PDEV18-035:** A Planned Unit Development to establish development standards and guidelines to facilitate the development of a high density residential apartment project (30.3 dwelling units per acre); and a Development Plan to construct a three-unit apartment building on 0.102-acre of land located at 418 East Transit Street, within the MU-1 (Downtown 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, 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); (APNs: 1049-067-04) **submitted by Richard Southerland. City Council action is required for File No. PUD18-001.**

Principal Planner Mercier presented the staff report. He described the location and surrounding area, the reason for the PUD and the layout and architectural design of the project. He stated that staff is recommending the Planning Commission recommend for approval File No. PUD18-001, and approve File No. PDEV18-035, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Mr. Richardson Southerland appeared and stated he was available to answer any questions.

Ms. DeDiemar asked if he had read and agreed with the Conditions of Approval.

Mr. Southerland stated yes.

Mr. Gage asked if there was an idea yet of what rent would be.

Mr. Southerland stated that they would be lower than most because of the lack of amenities, so maybe \$1000 or a little lower.

Mr. Gage wanted clarification on the average unit size.

Mr. Southerland stated just under 700 – a little over 800 square feet.

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

Mr. Gage complimented this project as a good infill development and hopes it will bring in millennials to the downtown.

Ms. DeDiemar stated it was in the Arts District and is hoping they get tenants that will contribute to that area.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Ricci, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD18-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

It was moved by Downs, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV18-035, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on September 12, 2019.

Mr. Gregorek stated they removed a structure from the historic resource list. He stated they continued the discussion regarding Emporia Place and the condition of the Guasti site buildings was brought up as a concerning item.

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

Assistant Director Zeledon presented the presentation for the nominated sites.

- Les Schwab Tire Center – 1044 N. Milliken Ave.
- Fashion Alley SW entrance at Ontario Mills – 1 Mills Circle

Mr. Gregorek stated he was in support of Fashion Alley but has reservations about Tire Center special recognition because it doesn't go above any other tire center.

Mr. Downs stated Fashion Alley looks nice and agrees with Mr. Gregorek regarding the tire center.

Mr. Reyes visits both places and this vacant and make it into a function that works well with the use of the mall and architecturally it is much better than that top-notch tire center the best in the city. Mr. Reyes stated Ontario Mills is still impressive even after time.

Gregorek motioned to nominate Fashion Alley SW entrance; seconded by Downs. It was nominated 6 – 0.

DIRECTOR'S REPORT

Ms. Wahlstrom commented that many housing bills are moving through the legislature that will continue to streamline housing approvals. She stated that in addition the housing crisis is prompting diverse and innovative housing types that will come before the Planning Commission in the future.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Downs. The meeting was adjourned at 9:04 PM.

Gwen Berends
Secretary Pro Tempore

Manay L. Chellima
Vice-Chairman, Planning Commission