

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

**MINUTES**

**January 22, 2019**

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

**MINUTES**

**January 22, 2019**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Delman at 6:30 PM

**COMMISSIONERS**

**Present:** Chairman Delman, DeDiemar, Downs, Gage, Gregorek, and Reyes

**Absent:** Vice-Chairman Willoughby

**OTHERS PRESENT:** Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Duran, via videoconference at 6:43 PM, Senior Planner Batres, Assistant Planner Aguilo, Development Administrative Officer Womble, Assistant City Engineer Lee, Building Official Rico and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gage.

**ANNOUNCEMENTS**

Ms. Wahlstrom stated that additional language has been added to clarify Item C and the revision is in front of them.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of November 27, 2018, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP**

**EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050):** A one-year Time Extension of the expiration date for the approval of File No. PMTT16-013, a Tentative Tract Map (TM 20050) to subdivide 3.47 acres of land for condominium purposes, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to

18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) 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 (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by 1902 Euclid Property LLC**. This item was continued from the adjourned December 17, 2018 special meeting.

### **PLANNING COMMISSION ACTION**

*It was moved by Downs, seconded by DeDiemar, to approve the Planning Commission Minutes of November 27, 2018, as written and Time Extension, File No. PMTT16-013. The motion was carried 5 to 0. Gregorek abstained*

### **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS., PMTT18-006 AND PDEV18-014:** A Tentative Parcel Map No. 19904 (**File No. PMTT18-006**) to subdivide approximately 85 acres of land into nine (9) parcels and six (6) letter lots, and a Development Plan (**File No. PDEV18-014**) to construct nine (9) industrial buildings totaling 1,685,420 square feet, for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park (Planning Area 1) and Industrial (Planning Area 2) land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003) Environmental Impact Report (SCH# 2017031048) certified by City Council on May 1, 2018. This project 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 both policies and criteria of the Ontario International Airport Land Use Compatibility Plans (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. (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by Colony Commerce Ontario East LP, a Delaware Limited Partnership**. This item was continued from the November 27, 2018 Planning Commission meeting to the December 17, 2018 special meeting, which was subsequently adjourned to the regular meeting of January 22, 2019, due to lack of quorum.
- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA18-002:** A Development Agreement (**File No. PDA18-002**) between the City of Ontario and Colony Commerce Ontario East LP, a Delaware Limited Partnership, to establish the terms and conditions for the development of a Tentative Parcel Map No. 19904 (**File No. PMTT18-006**), for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park

(Planning Area 1) and Industrial (Planning Area 2) land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003) Environmental Impact Report (SCH# 2017031048) certified by City Council on May 1, 2018. 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 both policies and criteria of the Ontario International Airport Land Use Compatibility Plans (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. (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by Colony Commerce Ontario East LP, a Delaware Limited Partnership.** This item was continued from the November 27, 2018 Planning Commission meeting to the December 17, 2018 special meeting, which was subsequently adjourned to the regular meeting of January 22, 2019, due to lack of quorum. **City Council Action is required.**

Senior Planner Batres, presented the staff report. He described the location and surrounding area, and the planning areas included in this project. He described the proposed site plan including the ingress, egress, parking, size of buildings, screen walls, architectural style and features, and landscaping. He stated the key points of the Development Agreement: 10 years with five year option, establishes the development impact fees, and states the infrastructure required. He stated that staff is recommending the Planning Commission approve File Nos. PMTT18-006 and PDEV18-014, and recommend for approval to the City Council File No. PDA18-002, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Reyes wanted clarification regarding exhibit U, which showed the PA 1 use as business park and PA 2 as industrial, and if business park is still allowed in industrial use area.

Mr. Batres stated that is correct, because business park use is a less intensive use than the industrial use.

Mr. Reyes wanted to know if there would be outdoor places for lunch or break areas for employees.

Mr. Batres stated yes there are several patio leisure locations between buildings.

Mr. Gage wanted clarification regarding the water utility improvements and water tank system, changes in the PDA.

Mr. Womble stated the changes are only clarification points giving the applicant the option to either construct an onsite water storage facility or the construction of the Eucalyptus water loop, but do not change the scope of service, and they are acceptable to the city and staff.

### **PUBLIC TESTIMONY**

Brent Caldwell, the representative for the applicant, appeared and spoke. He stated they have been working with staff for quite a while and it has gone well. He clarified that the business park along Merrill and Archibald was to provide better frontage because there is residential to the north and the east. He also clarified that because we are in the lower portion of the city and all the infrastructure isn't in place, the water clarifications enables them to move forward, before all the infrastructure is completed.

Mr. Delman asked if Mr. Caldwell if he accepted all the conditions of approval.

Mr. Caldwell stated that he did.

Mr. Downs wanted clarification regarding employee parking.

Mr. Caldwell stated that this would be determined by the owners and more specific on the map that shows the lot lines.

Mr. Hayes, owner of Planning Area 3, spoke regarding his property that is bounded on two sides by this proposed project, then Remington and Cucamonga Creek. He stated that this project will be eliminating Remington and he noticed they will be providing an access road, but wanted to look to the future and is concerned with long-term maintenance of the access road all the way to their access point and by the drainage pond. He stated he wanted to make sure the road is maintained so it is suitable for full trucks the whole length of the road. He also wants signage for them on the Archibald access to the road. He wanted to request care be taken on the CC & R's, as that will affect them the most, and wants to be part of this process.

Mr. Zeledon stated it is proposed that CC&R's would include maintenance and ingress and egress. He stated that fire is requiring emergency secondary access and the maintenance for this will also be in the CC&R's. He stated that both parties are going to need to work together regarding the maintenance and the city will facilitate this process through the CC&R's. He stated that with regards to signage, they will be allowed a monument sign along Archibald Ave.

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

There was no Planning Commission deliberation.

#### **PLANNING COMMISSION ACTION**

*It was moved by Reyes, seconded by Gage, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT18-006 (PM 19904), and the Development Plan, File No., PDEV18-014, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

#### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Gregorek, to recommend City Council adopt a resolution to approve the Development Agreement, File No., PDA18-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, and Reyes; 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 January 10, 2019

- Tier 3 Determination of 115 West C Street.
- Tier 2 Determination of 123 West D Street which is the old phone company building.
- Discussed Model Colony Awards and it was mentioned that the subcommittee is asking for recommendations from the Planning Commission.

**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**

None at this time.

## **DIRECTOR'S REPORT**

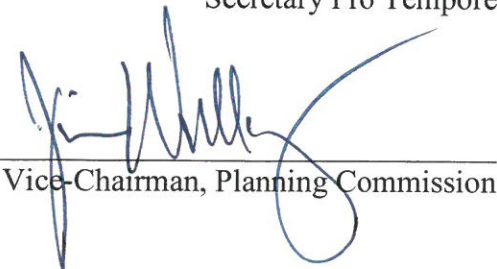
Ms. Wahlstrom stated the Monthly Reports are in their packet.

## **ADJOURNMENT**

Gregorek motioned to adjourn, seconded by Downs. The meeting was adjourned at 7:10 PM.



Secretary Pro Tempore



Vice-Chairman, Planning Commission