

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

MINUTES

January 28, 2020

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of December 16, 2019	2
PUBLIC HEARINGS	
B. File No. PGPA20-001	2
C. File No. PDCA20-001	4
MATTERS FROM THE PLANNING COMMISSION.....	6
DIRECTOR’S REPORT.....	6
ADJOURNMENT	6

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

MINUTES

January 28, 2020

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

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Executive Development Director Murphy, Planning Director Wahlstrom, City Attorney Graham, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

ANNOUNCEMENTS

Ms. Wahlstrom stated the items before them are the updated redline version of the Buildout Table, for Item B.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of December 16, 2019, approved as written.

It was moved by Gregorek, seconded by Downs, to approve the Planning Commission Minutes of December 16, 2019, as written. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA20-001: A General Plan Amendment (File No.

PGPA20-001) to modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change for the approved Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district, on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district. The proposed modification to the Future Buildout Table (Exhibit LU-03) will be updated to reflect the addition of the 925 multi-family units. The environmental impacts of this project were previously reviewed in conjunction with an Addendum, to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH# 2014051020), approved by City Council on December 17, 2019. 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: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by City of Ontario. City Council action is required**

Planning Director Wahlstrom, presented the staff report. She described the history of the addendum to the Meredith International Centre SP, which required changes to the Buildout Table and the Buildout Methodology. She stated that staff is recommending the Planning Commission recommend approval to the City Council for File No. PGPA20-001, 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

No one responded.

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

Mr. Gage wanted clarification if the only change to the buildout methodology was to the Meredith area.

Ms. Wahlstrom stated yes, it will only be changing the Meredith Mixed-use area and the totals at the bottom of the buildout table.

Mr. Willoughby clarified that the changes were from 800 to 1725 residential units and the reduction of the square footage was for non-residential.

Ms. Wahlstrom stated that is correct.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA20-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA20-001**: A request to amend Ontario Development Code Section 4.02.010.D.2.f, Billboard Relocation Agreements, Interagency Relocation Exception, to revise the locational criteria and the number of billboards to be eliminated within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) (General Rule). 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). **City Initiated. City Council action is required.**

Executive Director of Development, Mr. Murphy, presented the staff report. He described the history of the original billboard relocation agreement code amendment. He stated that SBCTA is getting ready for the 10 freeway expansion and the billboard north of the 10 freeway between Vineyard Avenue and Fourth Street needs to be relocated, which would require a revision of the billboard relocation agreement language within the Development Code. He stated that staff is recommending the Planning Commission approve File No. PDCA20-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wants clarification on the language “outside”, if that meant outside the map of the city.

Mr. Murphy stated it was outside the map of the city.

Mr. Reyes wanted clarification on why that would include us.

Mr. Murphy described the 10/215 billboard relocation from outside the city.

Mr. Downs wanted to clarify that these are digital billboards.

Mr. Murphy stated that is correct.

Mr. Down wanted to know if we are allowing digital billboards to come into the city.

Mr. Murphy stated that we did for the billboard at Mountain and the 10 freeway, which was the billboard that was relocated from the 10/215 area in Colton.

Mr. Downs wanted clarity about what Caltrans would do at Fourth Street, after the billboard was removed.

Mr. Murphy stated they will be expanding the underpass at Fourth Street from 2 to 4 lanes.

Mr. Willoughby wanted to know if this billboard would be digital.

Mr. Murphy stated yes.

Mr. Willoughby wanted to know how many billboards Ontario has along the freeways within our city limits.

Mr. Murphy stated only about 3 or 4 actual billboards.

Mr. Willoughby wanted clarification about the ones on the 15 freeway, if they are in Eastvale.

Mr. Murphy stated there are a couple in Eastvale and as you go north on the 15 freeway there are a couple in Rancho Cucamonga.

Mr. Willoughby wanted to know how it would work if they wanted to replace the older billboard on the 10 freeway with a digital billboard.

Mr. Murphy stated without a relocation agreement with the city, it is against our ordinance to relocate or replace the existing billboards, as they are legal non-conforming.

Mr. Willoughby stated he liked the change in wording to inside or outside, as that is much better for the city.

PUBLIC TESTIMONY

No one responded.

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

Mr. Reyes stated he thinks the intent is correct to get rid of old billboards and clean up the city. He wanted clarification that the wording “they have to exchange” is referring to the owner of the billboard.

Mr. Murphy stated that is correct.

Mr. Downs wanted to know if the city could regulate the content that is displayed on the billboards.

Mr. Murphy stated we have to be careful regulating language and from time to time we can try to negotiate with the owner, regarding content.

Mr. Downs wanted to know if the billboards advertise our own city offerings.

Mr. Murphy stated absolutely, we can usually work with the company and get public service announcements incorporated into the content.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA20-001, with the revised language and subject to the conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

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

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

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

New Business

Mr. Willoughby stated the Sam Maloof Exhibit VIP event at the Ontario Museum was phenomenal and encouraged everyone to go see it.

NOMINATIONS FOR SPECIAL RECOGNITION

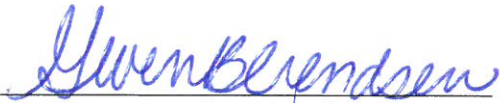
None at this time.


DIRECTOR'S REPORT

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

ADJOURNMENT

Mr. Willoughby motioned to adjourn and all agreed. The meeting was adjourned at 6:57 PM.


Secretary Pro Tempore


Chairman, Planning Commission