

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

MINUTES

February 27, 2018

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

MINUTES

February 27, 2018

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

COMMISSIONERS

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

Absent: Downs

OTHERS PRESENT: Assistant Development Director Murphy, City Attorney Pierucci, Assistant Planning Director Wahlstrom, Principal Planner Zeledon, Senior Planner Batres, Senior Planner Mejia, Senior Planner Noh, Associate Planner Chen, Assistant Planner Vaughn, Assistant City Engineer Do, Assistant Building Official Rico, and Planning Secretary Berendsen.

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gregorek.

ANNOUNCEMENTS

Mr. Murphy stated that Item B is being requested to be continued to the March 27, 2018 meeting and there are items regarding revisions for Items E and F, 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 January 23, 2018, approved as written.

It was moved by Gage, seconded by Willoughby, to approve the Planning Commission Minutes of January 23, 2018, as written. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PCUP17-021 AND PDEV17-046:** Development Plan (File No. PDEV17-046) to construct a 4,500 square-foot self-service carwash (Fast 5 Xpress) in conjunction with a Conditional Use Permit (File No. PCUP17-021) to establish and operate the drive-thru carwash, on 0.93 acres of land, within the Commercial land use designation of the Grove Avenue Specific Plan, located at 2345 S. Grove Avenue. 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); (APN: 0216-081-25) **submitted by Fast 5 Xpress Car Wash.**

Mr. Murphy stated staff is recommending that Item is being continued to the March 27, 2018 meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to continue PCUP17-021 and PDEV17-046 to the March 27, 2018 meeting. The motion was carried 6 to 0.

- C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-018 (PM 19827) AND PDEV16-032:** A Tentative Parcel Map (PMTT16-018/PM 19827) to subdivide 3.98 acres of land into 2 parcels in conjunction with a Development Plan (File No. PDEV16-032) to construct a 25,512 square foot industrial building on Parcel 1. The project is located at the southwest corner of State Street and Mountain Access Road, at 1121 West State Street 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 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-191-02 and 1011-191-03); **submitted by Chris Evans.**

Associate Planner, Denny Chen, presented the staff report. He described the location, and the current configuration of the parcel, and the new parcel map. He described the landscaping, architectural design, and parking. He stated that staff is recommending the Planning Commission approve File Nos. PMTT16-018 and PDEV16-032, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the

conditions of approval.

PUBLIC TESTIMONY

Shakil Patel, the architect and representative for the applicant Chris Evans, appeared and spoke. He stated it was a very challenging project and he has worked diligently with the staff to present this articulated project.

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

Mr. Reyes stated that he liked the elements that the building is projecting here. He also stated this is a unique sight and he is glad that the applicant worked diligently with the staff, as it is highly visible on Mountain Ave., to have these types of architectural elements of design. He stated he sees a lot of positive things in this project.

Mr. Delman stated that he agrees with Mr. Reyes comments, and that this is a hard area to put two suites of this size on, but the Planning department staff did a great job of pulling it together and making it work.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Reyes, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT16-018, and the Development Plan, File No., PDEV16-032, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR17-006 AND PDEV17-027:** A Variance (File No. PVAR17-006) to deviate from the Grove Avenue Specific Plan building setback standard along Grove Avenue, from 40 feet to 30 feet, and reduce the interior building setback, from 10 feet to 0 feet, in conjunction with a Development Plan (File No. PDEV17-027) to construct a 23,570 square-foot warehouse/office building on 1.27 acres of land located at 930 S. Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Minor Alterations to Land) and Section 15332 (In-Fill Development 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 Airport Land Use Compatibility Plans (ALUCP) for ONT, provided certain conditions are met; (APN: 1049-384-09) **submitted by The Heaton Company.**

Assistant Planner, Alexis Vaughn, presented the staff report. She described the location and the variance being proposed, and the warehouse size and architectural design, landscape, access and parking. She stated that staff is recommending the Planning Commission approve File Nos. PVAR17-006 and PDEV17-027, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the

conditions of approval.

Mr. Willoughby wanted clarification regarding the proposed setback of 30 feet and how it relates to other projects in the surrounding area.

Ms. Vaughn stated the project to the north has a setback of about 27 feet, which is already less than what is being proposed here and has no landscaping. She also stated the new project to the east will also have a 30 foot landscape setback.

Mr. Willoughby wanted clarification regarding the project they did not too long ago to the south and what type of setbacks are there.

Mr. Murphy stated to his recollection the setback is about 38 feet.

PUBLIC TESTIMONY

Ignascio Crespo, the architect and representative for the project, appeared and spoke. He stated this was a challenging project and that is why they are asking for the variance on the project.

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

Mr. Reyes stated he was glad the landscape was detailed in the presentation, which gives them a better understanding of what the open spaces are being used for. He stated that he is okay with the setback being requested, as he was looking at the setback to the property to the north. He thinks we have a nice looking building to go along this sight.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Reyes, to adopt a resolution to approve the Variance, File No., PVAR17-006, and the Development Plan, File No., PDEV17-027, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-002:** A Development Agreement (File No. PDA16-002) between the City of Ontario and CVRC Ontario Investments, LLC, for the potential development of up to 480 residential units (File No. PMTT16-004/TT 19966) on 111.10 acres of land within the Residential Single Family district of Planning Areas 2, 3, 4 and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (State Clearing House No. 2016111009) was adopted by the Ontario City Council on December 5, 2017. This project 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: 218-101-01, 218-101-02, 218-101-07, 218-101-08,

218-102-10, 218-102-11) submitted by CVRC Ontario Investments, LLC. City Council action is required.

- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-004 (TTM 19966):** A Tentative Tract Map (File No. PMTT16-004/TTM 19966) to subdivide 111.10 acres of land into 480 numbered lots and 92 lettered lots within the Residential Single Family district of Planning Areas 2, 3, 4 and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (State Clearing House No. 2016111009) was adopted by the Ontario City Council on December 5, 2017. This project 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: 218-101-01, 218-101-02, 218-101-07, 218-101-08, 218-102-10, 218-102-11) submitted by CVRC Ontario Investments, LLC.

Senior Planner, Lorena Mejia, presented the staff report. She described the history of the property and the location. She described the paseo and park areas and the proposed lot counts and descriptions. She explained the Development Agreement and the phases and the financial commitments it includes. She stated that staff is recommending the Planning Commission recommend for approval File No. PDA16-002 and approve File No. PMTT16-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Murphy explained the revisions within the items in front of the Commissioners. He stated that for Item E there is a change on page 13 with the addition of item E which refers to a 10 day written notice from the current owner to the city for the applicant owner to acquire the title of the property. The current property owner was concerned that if the applicant did not close on the property, they didn't want to be responsible to uphold the agreement. We have worked on some language that gives the property owner an out and basically states, if the property doesn't close the Development Agreement becomes null and void. Mr. Murphy stated the other item relating to Item F is a modification relating to section 1.1 3a, just the added phrase that the tentative tract map is contingent on the Development Agreement being reviewed and approved by the City Council.

PUBLIC TESTIMONY

Mike White, with CVRC, appeared and spoke. He wanted to thank the staff for their time and stated it was a pleasure working with them. He stated the staff report is great. He wanted to point out that within the overall specific plan for the parcels that they control, they are able to build up to 587 units, and they are coming in with 479 units, so they are not maxing the project. He stated that he thinks this is a great project and good for the area.

Mr. Willoughby stated it looks like a lot of work went into the project and he appreciates the larger lot sizes, which are needed and there are consumers that want those.

Mr. White stated they kept that in mind while doing this project, because they felt there was a need for it.

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

Mr. Reyes wanted to thank staff for working with the applicant and incorporating all the fine details into the project. He stated that he had lived off Riverside and Campus and that Riverside is used as an alternate to the 60 freeway, to commute between Eastville, Corona, and in the future South Ontario. He stated what is being seen on Riverside is going to become even more important and he wants to make sure that as we work with builders in the future, that we get them to look at monument signs, especially at Vineyard.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Agreement, File No. PDA16-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Gregorek, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT16-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA05-001:** A Development Agreement Amendment (Second Amendment – File No PDA05-001) between the City of Ontario and Edenglen Ontario, to clarify and update the timing of the construction of public infrastructure, the development impact fee provisions, and the extension of the term of the agreement to serve Tract Map No's 17392, 17558, 17559, 17560, 17561, 17562, 17563, 17564, 18789, 18790, and 18791, generally located north of Chino Avenue, south of Riverside Drive, east of Mill Creek Avenue, and west of the SCE utility corridor, within Planning Areas 1 through 8 of the Edenglen Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan Environmental Impact Report (SCH# 2004051108) that was adopted by the City Council on November 5, 2005. This project 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: 0218-171-15; 0218-921-07, 08, 16, 19, 22, and 30; 0218-931-01 through 25; 218-931-75 through 89; 0218-932-01 through 21; 0218-933-01 through 17; 0218-934-01 through 24; 0218-935-01-through 04; 0218-935-12 through 19; 0218-935-22 through 38; 0218-941-01 through 39; 0218-941-55 through 93; 0218-951-01 through 70; 0218-952-19 through 82; 0218-954-01 through 42; 0218-955-01 through 42; 0218-956-01 through 58; 0218-961-07 through 88) **submitted by Edenglen Ontario, LLC. City Council action is required.**

Mr. Willoughby recused himself, as he is a resident in this area.

Assistant Development Director, Scott Murphy, presented the staff report. He described the history of the Development Agreement and how Brookfield continued development in this area even during the great recession and after NMC Builders stopped their infrastructure improvements. Staff worked on interim solutions with Brookfield so things could continue to move forward during this time. However, at this time some of the terms of the Development Agreement have expired and clarification and timing of the infrastructure elements, especially sewer, storm drains and recycled water, needed to be worked out. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA05-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Tim Roberts with Brookfield, appeared and spoke. He stated that even though this project predates him joining Brookfield, they are honored that Mr. Murphy would recognize them for the effort in continuing the project during the great recession. He also stated that Brookfield has great appreciation for staff working with them on this project and they support the terms of this agreement completely.

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

Mr. Gregorek stated that the development has progressed in a positive way and thinks it is good that we can get this project close to completion. He stated he would be supporting this development agreement.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA05-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, and Reyes; NOES, none; RECUSE, Willoughby; ABSENT, Downs. The motion was carried 5 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. Gage stated that while driving on Euclid in the downtown area during the evening, he noticed semi-trucks parked bumper to bumper overnight and wants to know about posting

no overnight parking signs in this area.

Mr. Murphy stated that at a previous City Council meeting Councilman Bowman raised the same point and Traffic Engineering and Police are looking at what we need to do to be able to enforce that and prevent it from occurring. He stated he will let the Commission know once an action has been reached.

Mr. Reyes stated that over the weekend he drove over to Beaumont and he has read a few articles about Caltrans working with cities to improve off ramps areas. He stated he had brought this up years ago and was told that off ramps are not city but Caltrans domain. He stated that he likes the idea of cities reaching out and working with Caltrans to develop nicer off ramps. He cited examples in the surrounding area and with the airport back in our domain, he just wanted to know what direction staff is getting from the City Council on this. He also wanted clarification on entry monuments and signage compared to other cities signage in the area. He stated he wants to be updated on these type of items and kept in the loop. He thinks these areas are important to keep looking at as our development grows and how are we, as a planning commissioner and planning department, setting ourselves up to do a great job for our city.

Mr. Murphy stated that within Ontario Ranch there is a streetscape master plan that does identify a hierarchy of entry monumentation into the city. He stated that if you are driving north on Archibald into the city, in the medium there is a 26 foot tall entry tower that will give you an idea of what we can expect to see, as the development continues. He stated that if it is the commission's desire he can certainly put together something that shows them the hierarchy and examples of what is coming. He addressed the issue of the off ramps and stated that the Archibald and Haven ramp improvements were a project between the city and Caltrans. He stated that there is an emphasis on the part of the city to enhance those areas as much as we can. He described the 10 freeway improvements coming and the treatment along the I10 corridor are being addressed and looked at, and he could show them those at the next briefing. He stated the new Caltrans director of district 8 seems to be more ready to work with cities on improvements within their right-a-way, which may help us with the outdoor café seating we are looking to do on Euclid.

Mr. Gregorek wanted an update on the truck stops in the Ontario Ranch area, as it is becoming a safety issue in the area.

Mr. Murphy stated there are 29 properties that are in various stages of enforcement activity and the direction given is that we are to continue going after those individuals and if need be getting court orders to shut them down. He stated they are working with BB&K to keep it moving forward.

Mr. Delman stated the Ontario Heritage is having its 2nd Annual St. Patty's Day Golf Tournament which will be on Friday March 16th and invited everyone to attend.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy stated the Monthly Activity Reports are available in their packet.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Willoughby. The meeting was adjourned at 7:39 PM.


Secretary Pro Tempore


Chairman, Planning Commission