

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

MINUTES

September 25, 2018

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of August 28, 2018	2
A-02. File No. PDEV18-013	3
A-03. File No. PDEV18-020	4
A-04. File No. PDEV18-018	5
PUBLIC HEARINGS	
B. File No. PDCA18-004	7
MATTERS FROM THE PLANNING COMMISSION.....	7
DIRECTOR’S REPORT.....	8
ADJOURNMENT	8

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

MINUTES

September 25, 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,
Downs, Gage, Gregorek, and Reyes

Absent: None

OTHERS PRESENT: Planning Director Wahlstrom, City Attorney Egger, Assistant
Planning Director Zeledon, Senior Planner Mejia, Senior Planner
Noh, Assistant Planner Aguilo, Assistant Planner Vaughn,
Principal City Engineer Lirley, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Ms. Wahlstrom stated that staff is requesting that Item B be continued to the next meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Reyes requested Items A-02, A-03, and A-04 be pulled off the Consent Calendar.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of August 28, 2018, approved as written.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to approve the Consent Calendar including Planning Commission Minutes of August 28, 2018, as written. The motion was carried 6 to 0. Delman abstained.

PUBLIC HEARING ITEMS

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-013: A Development Plan (File No. PDEV18-013) to construct 79 single-family dwellings on approximately 19.30 gross acres of land located at the southeast corner of Eucalyptus and Celebration Avenues, within Planning Area 22 of the Subarea 29 Specific Plan. The environmental impacts of this project were reviewed in conjunction with the Subarea 29 Specific Plan Environmental Impact Report (File No. PSP03-003, SCH# 200411009), certified by the City Council on October 17, 2006. The 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). 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: 0218-014-03 and 0218-014-04) **submitted by Richmond American Homes of Maryland, Inc.**

Ms. Vaughn, Assistant Planner, gave her staff report. She described the location and the surrounding areas and uses. She described the proposed parking, lot size, elevations, and pocket park with its amenities. She stated that staff is recommending the Planning Commission recommend approval of File No. PDEV18-013, 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 regarding who's responsible for the maintenance of landscape areas along the wall, if it is the HOA or homeowner.

Ms. Vaughn stated HOA will maintain these areas.

Mr. Reyes wanted clarification if the landscaping will be consistent throughout the site.

Ms. Vaughn stated yes it would be consistent throughout the site.

Mr. Reyes asked if the end lots would have some sort of decorative masonry material.

Ms. Vaughn stated that all the walls and fencing, within public view of the right-of-way would be decorative

PUBLIC TESTIMONY

Ms. Rola Nicasio, representing Richland American Homes, stated they are happy to be building for the first time within the city of Ontario.

Mr. Willoughby stated he likes that the project are single stories and asked if there was a time

frame to start the project.

Ms. Nicasio stated they are projecting starting the beginning of November.

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

Mr. Gage stated he likes the lot size and the parking it allows for.

Mr. Reyes stated he likes the design of the architecture and the elements of the pocket park that allow for various age groups and activities and sees it as an asset to the project.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gage, to approve a resolution for the Development Plan, File No., PDEV18-013, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-020:** A Development Plan (File No. PDEV18-020) to construct 48 single-family homes (6-Pack Cluster), 126 multi-family homes (Rowtowns) and 91 multi-family homes (Townhomes) on 23.66 acres of land located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan Environmental Impact Report (SCH# 2005071109), certified by the City Council on June 17, 2014. 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). 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: 0218-201-18) **submitted by Brookfield Homes Southern California.**

Mr. Noh, Senior Planner, presented the staff report. He described the location and surrounding area. He described the proposed various products, elevations, styles and parking provided. He described the landscaping and amenities offered in the park area. He described the existing SCE substation and the mitigating measures proposed. He stated that staff is recommending the Planning Commission recommend approval of File No. PDEV18-020, 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 regarding the screening portion to the SCE substation, if there will be a block wall surrounding it and the height of it.

Mr. Noh stated an 8 foot block wall will be surrounding the perimeter of the SCE substation.

Mr. Reyes wanted clarification regarding the landscape conditions of approval letter written to the applicant regarding the types of trees to surround the area.

Mr. Noh stated that staff is working with the applicant to find the appropriate trees and that there are also some maximum height restraints for the trees from SCE. He also stated that the applicant would like to plant the trees as soon as possible so when the models open, it will show prospective buyers the buffer around the substation.

Mr. Willoughby wanted to know if the park was ever thought to go around this area as a buffer to help mitigate the substation.

Mr. Noh stated no they had always planned on a maximum landscape buffer.

Mr. Willoughby wanted clarification regarding trash can placement.

Mr. Noh stated the trash cans would be kept in the garages and described the areas set aside for the trash cans to be placed on trash days.

Mr. Reyes wanted clarification on lighting in the alleys and street walkways.

Mr. Noh stated that decorative streetlights will be placed along the streets and some of the walkways, and within the paseo areas lighted bollard, and within the lanes and garage access, photo cells are required.

PUBLIC TESTIMONY

Mr. Mark Deschenes representing Brookfield Residential, appeared and stated he was excited about the project and the enhancements they have made.

Mr. Reyes wanted applicant to expand on the amenities offered within the park and at the pool site.

Mr. Deschenes described the plunge area that is for residents only and will have pool and an area with a TV and barbecue area, with restrooms. He then described the forest park area that was designed to bring neighbors together, which will have tables and nice shade trees and a tot lot which will have organic elements and will blend in with the area, but there will also be areas to relax and read. He stated they are excited to build that portion of the project because it is so unique.

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

Mr. Reyes stated he pulled the item to display the project to the public and show how well the project was done, with the park area and added architectural elements.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Downs, to approve a resolution for the Development Plan, File No., PDEV18-020, subject to conditions of approval.

Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-018: A Development Plan (File No. PDEV18-018) to construct 47 single-family dwellings on 8.9 acres of land located near the southwest corner of Celebration Avenue and Eucalyptus Avenue, within PA 21 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (File No. PSPA14-002, SCH #2004011009), certified by the City Council on April 21, 2015. 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). 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: 0218-014-02) **submitted by Pulte Homes.**

Ms. Aguilo, Assistant Planner, presented the staff report. She described the location and the surrounding areas. She described the proposed lot size, elevations, architectural styles, pocket park, and parking. She stated that staff is recommending the Planning Commission recommend approval of File No. PDEV18-018, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification whether any one-story homes were proposed.

Ms. Aguilo stated they are all proposed as two-story homes.

PUBLIC TESTIMONY

Mr. Matt Matson, representing Pulte Homes, appeared and stated he was available to answer any questions.

Mr. Reyes wanted to know if they had thought about any one-story style homes.

Mr. Brent Bowman, stated the project was always envisioned as two-story product.

Mr. Willoughby stated that this was their first project in Ontario and wanted to welcome the applicant.

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

Mr. Reyes stated this has a great park design and good style of architecture.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gage, to approve a resolution for the

Development Plan, File No., PDEV18-018, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA18-004:** A Development Code Amendment to increase the allowable building/structure height from 55 feet to 80 feet within the IH (Heavy Industrial) zoning district. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (File No. PGPA06-001, SCH# 2008101140), certified by the City of Ontario City Council on January 27, 2010. 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). **City Initiated. City Council action is required.**

Ms. Wahlstrom stated they are recommending this item be continued to the October 23, 2018 Planning Commission meeting.

PUBLIC TESTIMONY

Chairman Delman opened the public hearing

No one responded.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to continue the Development Code Amendment, File No., PDCA18-004, to the October 23, 2018 Planning Commission meeting. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on September 13, 2018.

- One Parcel (Grove and 7th Street) wanted to be pulled from registry was denied
- Presentation regarding Historical trees and policy to replace them.

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 Activity Report is included in their packet.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Gage. The meeting was adjourned at 7:24 PM.


Secretary Pro Tempore


Chairman, Planning Commission