

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

MINUTES

March 19, 2015

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

MINUTES

March 19, 2015

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:30 p.m.

COMMISSIONERS

Present: Chairman Gage, Vice-Chairman Willoughby, Delman, Downs,
Gregorek, Mautz, and Ricci

Absent: None.

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Senior Planner Mercier, Senior Planner R. Ayala, Assistant City Engineer Lee, Engineer Williams, Traffic/Transportation Manager Danna, Engineer Tay, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gregorek.

ANNOUNCEMENTS

Mr. Murphy stated there is information on the dais for the Commissioners related to items A and B.

Mr. Delman stated the annual Ontario Heritage event will take place this Saturday, March 21, 2015, at the Graber Olive House.

PUBLIC COMMENTS

No one responded from the audience.

PUBLIC HEARING ITEMS

- A. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA13-005 & PSPA14-003:** A request for General Plan Amendment (File No. PGPA13-005) approval, which revises (1) the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) to change the land use on 148 acres of land generally located at the southeast corner of Vineyard Avenue and Fourth Street, from Mixed Use to Industrial, (2) the Policy Plan Future Buildout (Exhibit LU-03) projections for the Meredith growth area to be consistent with the proposed land use changes, and (3) the Generalized and Growth Areas (Exhibit LU-04)

to be consistent with the proposed land use changes; and a request for Specific Plan Amendment (**File No. PSPA14-003**) approval, which modifies the Meredith International Centre Specific Plan, originally adopted in 1981, to realize approximately 3 million square feet of industrial land uses, up to 600 hotel rooms and 1.1 million square feet of commercial land uses, and up to 800 residential units, all on approximately 257.7 acres of land generally located on the north side of Interstate 10 Freeway, between Vineyard and Archibald Avenues. The Specific Plan Amendment also includes planning guidance on land uses, circulation plans, utility and infrastructure plans, development standards and design guidelines, and specific plan implementation. The environmental impacts of this project were reviewed in conjunction with an Environmental Impact Report prepared for the Meredith International Centre Specific Plan Amendment. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC. City Council action is required.**

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT14-028 (PM 19612) & PDEV14-055:** A request for Tentative Parcel Map (**File No. PMTT14-028 (PM 19612)**) approval to subdivide approximately 238.5 (gross) acres of land into 22 lots, located within the Meredith International Centre Specific Plan area, generally bordered by Fourth Street and San Bernardino County Flood Control facilities on the north, Cucamonga Channel and Archibald Avenue on the east, Interstate 10 Freeway on the south, and Vineyard Avenue on the west; and a request for Development Plan (**File No. PDEV14-055**) approval to construct up to 8 industrial buildings totaling approximately 3,010,000 square feet, on an approximate 143-acre portion of the Tentative Parcel Map, generally bordered by Fourth Street on the north, Cucamonga Channel on the east, Inland Empire Boulevard on the south, and Vineyard Avenue on the west, within the Industrial land use district of the Meredith International Centre Specific Plan. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC.**

Senior Planner, Chuck Mercier, presented a combined staff report for items A and B. He stated that staff is recommending the Planning Commission recommend approval of File Nos. PGPA13-005 and PSPA14-003, and approval of File Nos. PMTT14-028 and PDEV14-055, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Planning Director, Scott Murphy, spoke about employment generation, retail, annual net income, and cumulative cash flow.

Mr. Willoughby asked about the projections regarding the buildout.

Mr. Murphy stated it takes into account the industrial, office, retail, and residential components.

Mr. Gregorek asked about the impact of the zone change.

Mr. Lee addressed the comments stating, at this time, they do not have that information due to the fact that it is in the plan check stage.

Mr. Gregorek asked if Archibald Avenue would be impacted.

Mr. Lee stated the majority of the traffic would be using Inland Empire Boulevard and 4th Street.

Mr. Gregorek asked about the requirements to review widening for the entire street.

Mr. Lee stated requirements would include 4th Street, Vineyard Avenue and Inland Empire Boulevard.

Mr. Downs and Mr. Danna spoke about the signalization of the streets.

Mr. Downs asked about a raised median.

Mr. Danna stated the majority of Vineyard Avenue will have a raised landscaped median.

Mr. Gregorek asked about the improvements deadline.

Mr. Lee stated, based on the conditions of approval, they are required to complete the improvements prior to occupancy.

Mr. Gage asked about the new configuration of 238 acres of the urban development. He asked for an idea of potential tenants.

Mr. Murphy stated it will depend on the type of development that will occupy that space. He stated retailers, commercial, auto dealers, and entertainment venues would be possible occupants.

Mr. Gage asked about the industrial area uses.

Mr. Mercier stated there are no restrictions in the Specific Plan for the industrial area uses.

PUBLIC TESTIMONY

Patrick Russell, representative, Saris Regis, appeared and spoke in favor of the item.

Mr. Downs asked about the projected plans for the Cucamonga Creek gold line.

Mr. Russell stated the Meredith Specific Plan Amendment does include a provision for the gold line.

Jeff Roberts, owner of City Rentals, appeared and spoke in favor of the item.

Tracy Zinn, T&B Planning, appeared and spoke in favor of the item.

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

Ms. Mautz stated that she is impressed with the amenities and the residents would be pleased that they will no longer be burdened with dust and wind in the area of the vacant lot. She would rather see this development than vacant land that has been existent for years.

Mr. Willoughby asked about a "stop" in the Meredith Specific Plan.

Mr. Murphy stated the current Meredith Specific Plan does not include a notation about "stop." The gold line came in well after the adoption.

Mr. Willoughby asked if there will be water retention basins in building five and six.

Mr. Murphy stated that is correct.

Mr. Ricci asked about the site elevations.

Mr. Mercier went back to the power point presentation and showed the previous elevation design.

Mr. Murphy spoke about the revised elevations stating the desire was to create more of an "office look."

Mr. Willoughby asked about the height of the building.

Mr. Murphy spoke about the vertical and horizontal changes and raises to set off the building design.

Mr. Delman stated he likes the office-look of the building.

Mr. Gregorek asked about the traffic study.

Mr. Murphy stated the traffic study that was conducted for this development is extensive, where they took into account the mobility of the area.

Mr. Gregorek asked further into the traffic study.

Mr. Danna spoke about the traffic study.

Mr. Willoughby asked about improvements to the on and off-ramps at Vineyard Avenue.

Mr. Murphy stated there are preliminary plans that have been done that show the configuration of the ramps. There are plans in the works but no timeline for the reconstruction of the interchange.

Mr. Danna stated the lead agency for the I-10 corridor project is SANBAG. We have an accurate geometric footprint of the I-10 Vineyard Avenue interchange and this site plan took that into account.

Mr. Willoughby asked about the eastbound exit.

Mr. Danna stated all of the on and off-ramps would be affected.

Mr. Willoughby asked about traffic congestion.

Mr. Danna stated the plans take into account buildout and landuses.

Mr. Willoughby asked if the six lanes will continue across the freeway on Vineyard Avenue.

Mr. Danna stated the city has assurance from SANBAG that the freeway interchange will be reconstructed and rebuilt but there is no definite date yet.

Mr. Gage asked about increased truck traffic and maintenance.

Mr. Danna stated he would be happy to do the research with CalTrans.

Mr. Gregorek spoke about his struggle with the development.

Mr. Downs spoke about when he first moved to Ontario and how this area looked at that time. He stated this project has merit.

Mr. Gage spoke about the freeway frontage of this site.

PLANNING COMMISSION ACTION - File Nos. PGPA13-005 and PSPA14-003

It was moved by Delman, seconded by Mautz, to recommend adoption of the CEQA Determination and Certification of an Environmental Impact Report, Roll call vote: AYES, Delman, Downs, Mautz, Ricci, Willoughby, and Gage; NOES, Gregorek; RECUSE, none; ABSENT, none. The motion was carried 6 to 1.

It was moved by Willoughby, seconded by Downs, to recommend adoption of a resolution to approve the General Plan Amendment and the Specific Plan Amendment, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Mautz, Ricci, Willoughby, and Gage; NOES, Gregorek; RECUSE, none; ABSENT, none. The motion was carried 6 to 1.

PLANNING COMMISSION ACTION – File Nos. PMTT14-028 and PDEV14-055

It was moved by Mautz, seconded by Willoughby, to recommend adoption of a resolution to approve the Tentative Parcel Map and the Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Mautz, Ricci, Willoughby, and Gage; NOES, Gregorek; RECUSE, none; ABSENT, none. The motion was carried 6 to 1.

Mr. Willoughby commended the City Staff.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on March 12, 2015.

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

None at this time.

ADJOURNMENT

The meeting was adjourned at 7:53 p.m. Mautz motioned to adjourn, seconded by Gage.


Secretary Pro Tempore


Chairman, Planning Commission