

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

MINUTES

December 16, 2019

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

MINUTES

December 16, 2019

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: Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Principal Planner Mercier, Senior Planner Batres, Senior Planner Mejia, Associate Planner Chen, Development Administrative Womble, Traffic Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

SPECIAL CEREMONIES – DESIGN AWARD PRESENTATION

Mr. Zeledon described the Ontario Mills – Fashion Alley entrance remodel and explained the specifics, history, and architecture changes in design and openness, that were embraced. He stated Mark Smith and Jocelyn Goobler were present to receive the award.

Mr. Reyes stated this is a smart design with great architecture and all the elements play well together and patrons are excited to come to this area.

Mr. Gage stated he applauded this addition to the mall, and their forward thinking.

Mr. Willoughby stated they were celebrating 23 years and complemented them on the great job they are doing.

Ms. Wahlstrom read the Design Award certificate into the record.

Ms. Jocelyn Goobler stated she is honored to be recognized and appreciates the city's innovation and forward thinking and that other cities are not as receptive to these types of changes. She stated she appreciates the great partnership with the City of Ontario and an honored to be recognized and proud to be a part of this community.

ANNOUNCEMENTS

Ms. Wahlstrom stated there are revised landscape conditions for Item A-03, with a change from 15% to 10% and the developer has agreed to the change.

PUBLIC COMMENTS

No one responded.

CONSENT CALENDAR ITEMS

Mr. Reyes stated he would like to pull Item A-03 from the Consent Calendar.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of November 26, 2019, approved as written.

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-021:** A Development Plan to construct a 21,952-square foot industrial building on 0.92-acre of land located at 1613 S. Baker Avenue, within the IG (General Industrial) zoning district. 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: 0113-414-14) **submitted by Robert Riggio.**

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to approve the Consent Calendar including the Planning Commission Minutes of November 26, 2019, as written, and the Development Plan, File No., PDEV19-021, subject to the conditions of approval. The motion was carried 7 to 0, with Downs abstaining from the minutes vote as he was not present at the meeting.

PUBLIC HEARING ITEMS

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-033:** A Development Plan to construct a 79,220 square-foot industrial building on 3.38 acres of land, located at 540 East Maitland 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: 1049-501-12, 1049-501-13 and 1049-501-14) **submitted by Lake Creek Industrial,**

LLC.

Associate Planner Chen, presented the staff report. He described the location, surrounding area and current zoning. He described the circulation, parking, landscape, design and architecture. He stated that a notice was mailed to the surrounding residential property owners and no comments were received to date. He stated that staff is recommending the Planning Commission approve File No. PDEV19-033, 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 of the fencing and placement of the landscaping, along the railroad to the east, of the project.

Mr. Chen stated that a 10-foot tubular iron fence is proposed, and the landscaping will be located inside the property line.

Mr. Reyes wanted clarification if there would be any block walls around the property.

Mr. Chen stated there would be just the 10-foot tubular iron fencing and then from the 8 dock areas to the gate, approximately 100 feet, there will be a solid 10-foot screen wall, with a 5-foot landscape buffer in front of it.

Mr. Willoughby wanted to know if the parking spaces on the west side of the screen wall, are for the church.

Mr. Chen stated yes that is existing parking for the church.

Mr. Willoughby wanted clarification on the height of the screen wall and landscaping.

Mr. Chen stated that a 10-foot screen wall with 5-foot landscape buffer is proposed.

Ms. Wahlstrom stated page 13 of 16 of the staff report, shows the parking spaces and the landscaping.

Mr. Willoughby wanted to know if the trees on the plans reflect the revised landscape standards.

Ms. Wahlstrom stated that is correct.

Mr. Gage wanted to verify that no comments from the residents or surrounding businesses had been received.

Mr. Chen stated that is correct.

Mr. Gage wanted clarification on the east residential area, regarding the current zoning, future zoning and any impacts the airport would have.

Ms. Wahlstrom stated that in 2011 an Airport Land Use Compatibility Plan was adopted, and during this process impacts to the surrounding area were analyzed. She stated that this location was part of a stable residential area that is impacted by noise from the airport. She stated the residents wanted their zoning to remain residential so improvements could be made to their

property. Therefore, an industrial overlay was added with the 2010 TOP adoption.

Mr. Reyes wanted to know if this residential area is different from the housing to the west.

Ms. Wahlstrom stated that is correct, to the west is medium residential and due to less noise impacts, it was not enough to change the zoning there.

Mr. Willoughby wanted to verify that the west area was across Sultana.

Mr. Wahlstrom stated that is correct and there is the buffer from the railroad spur as well.

PUBLIC TESTIMONY

Ms. Christine Saunders appeared and stated they have worked through issues with staff and appreciates the work that has been done.

Mr. Willoughby asked if the applicant agreed to the conditions of approval, with the landscaping change.

Ms. Saunders stated yes.

Mr. Willoughby wanted to know if they were building it for themselves or as a spec building.

Ms. Saunders stated it was a spec building.

Mr. Reyes wanted to know if anything environmentally historical was found on the property.

Ms. Saunders stated yes in Phase I and Phase 2 that was addressed.

Mr. Reyes wanted to know if there were any conversations with the church regarding the screen wall height and ivy.

Ms. Saunders stated the property owner spoke with the church and talked with the pastor and told him they would paint their side, and he seemed good with it.

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

Mr. Reyes explained the reason he pulled it, is because he feels we need to look at sites in proximity to existing residents and that it was on social media talking about it, and he wanted to get all the facts and hear from staff and make sure there weren't any issues with the church and there would be a tubular wall on the railroad side, so it won't be tagged.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV19-033, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- B. REQUEST TO RESCIND TENTATIVE TRACT MAP FILE NO. PMTT16-004 (TTM 19966):** Consideration of a request to rescind the approval of File No. PMTT16-004 (TT 19966), a Tentative Tract Map subdividing 111.10 acres of land into 480 numbered lots and 92 lettered lots generally located at the southwest corner of Riverside Drive and Ontario Avenue, within the Residential Single Family district of Planning Areas 2, 3, 4, and 5 of the Armstrong Ranch Specific Plan. Staff has determined that the project does not require any environmental action under California Environmental Quality Act (CEQA); (APNs: 0218-101-01, 0218-101-02, 0218-101-07, 0218-101-08, 0218-102-10, and 0218-102-11) **submitted by CVRC Ontario Investments, LLC.**

Senior Planner Mejia, presented the staff report. She described the location and history of the approval decision for the tract map, that was attached to a development agreement. She explained the condition that terminates the development agreement, regarding the purchase of the property, which CVRC was unable to do. She stated that staff is recommending the Planning Commission approve rescinding the approval for 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. Reyes wanted clarification that with this map being rescinded should a new tract map be proposed it would be a new design.

Ms. Mejia stated that was correct.

Mr. Willoughby wanted to verify that Planning Area 1 was not part of this project.

Ms. Mejia stated that is correct.

Mr. Willoughby wanted to know if anything was happening on Planning Area 1.

Ms. Mejia stated no.

PUBLIC TESTIMONY

Mr. Mike White appeared and stated he was available to answer any questions.

Mr. Willoughby wanted to clarify that CVRC has elected to not move forward at this time.

Mr. White stated they are just completing the process to get the refund as stated within the Development Agreement.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Downs, to adopt a resolution to approve the rescinding of approval of a Tentative Tract Map, File No., PMTT16-004 (TTM

19966), 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 AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA15-003**: A First Amendment to the Development Agreement (File No. PDA15-003) between the City of Ontario and BrookCal Ontario, LLC, modifying requirements for the commencement and completion of the Deferred Frontage Improvements associated with Tract Map 18937 (File No. PMTT17-002) located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an amendment to The Avenue Specific Plan (File No. PSPA13-003), for which an addendum to the EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Airport. (APNs: 0218-972-01, -02 through -81; 0218-973-01, -02 through -16; 0218-974-01, -02 through -93; and 0218-975-01, -02 through -52) **submitted by BrookCal Ontario, LLC. City Council action is required.**

Development Administrative Officer Womble, presented the staff report. He described the location and the amendment regarding the deferred frontage improvements, which requires the right-of-way approval from SCE. He stated the applicant has been doing their due diligence to gain these approvals from SCE, but they don't want to impede the development, so the best option is to modify the agreement. He described the key points of the amendment. He stated that staff is recommending the Planning Commission recommend approval of the Amendment of File No. PDA15-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Ms. DeDiemar wanted to know the possibility of SCE not giving the approvals.

Mr. Womble stated they don't see any issues at this time and the applicant has completed all the steps and are just waiting.

Ms. DeDiemar asked if it is a bureaucratic delay.

Mr. Womble stated yes.

PUBLIC TESTIMONY

Mr. Womble stated that the applicant wanted to be here, but he had a family issue and apologized for not being here tonight.

No one responded.

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

Mr. Gage stated this seems like a reasonable solution.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA15-003, subject to conditions of approval. Roll call vote: AYES, DeDietmar, 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

NOMINATIONS FOR SPECIAL RECOGNITION

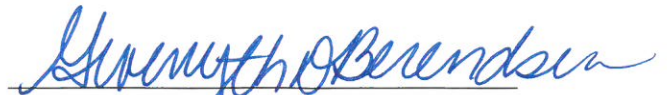
None at this time.

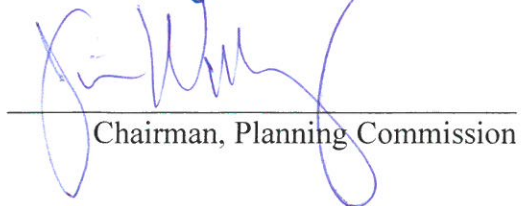
DIRECTOR'S REPORT

Ms. Wahlstrom stated the Monthly Activity Report is in their packet.

ADJOURNMENT

Mr. Willoughby motioned to adjourn, all agreed. The meeting was adjourned at 7:26 PM.


Secretary Pro Tempore


Chairman, Planning Commission