

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

MINUTES

June 30, 2020

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

MINUTES

June 30, 2020

SPECIAL MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM, in honor of James Downs and his years of service on the Planning Commission.

COMMISSIONERS

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

Absent: Downs, Gage

OTHERS PRESENT: Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Senior Planner Mejia, Associate Planner Aguilo, Associate Planner Chen, Assistant Planner Vaughn, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gregorek.

ANNOUNCEMENTS

Ms. Wahlstrom stated that we are recommending Item B be continued to the next regular meeting, on July 28, 2020, due to concern over the number of COVID cases in the city and county that have ramped up and some of the members of the public wishing to speak on the item, have expressed that they feel uncomfortable coming to speak in person and this would give us time to give alternative ways for the public to voice their concerns and provide notice of those alternate ways. She stated that the applicant agreed to continue the item until the next meeting. She stated that this is the only item that we received this kind of accommodation request for.

PUBLIC COMMENTS

Diana Knabe, at 1358 S. Sultana Ave., stated she was upset with the commission's decision regarding the Pepe's towing yard at Belmont and Sultana, in their neighborhood. She stated they received minimal notice and there's a lot of hazards and traffic already and it's unsafe moving into our neighborhood and asked the commission to please reconsider.

Steven Knabe, at 1358 S. Sultana Ave., stated he was speaking regarding the Pepe's towing yard at Belmont and Sultana, and would like to have a second hearing. He stated he has been

knocking on resident's doors and majority of them are opposed to the idea of a tow truck there and they are worried about a decrease in property value, noise at night, rodents from the field when they start building, the pollution, the diesel tank and other different issues in regards to this situation and would like a second opportunity so more citizens can speak, would be appreciated, so the commission could hear the concerns, and re-evaluate the situation.

Celina Lopez at 3045 S. Archibald stated she is a member of and admin. for Ontario News Zone, an independent mom and a community advocate and work for a non-profit that works with versus communities. She explained that she is aware that the commission has already voted on Pepe's towing at Belmont and Sultana and that it is out of their hands and will be going to City Council on July 7. She expressed that many community members that tried to come today, were pushed away at the door because there was too many people already here and that it's their right to come and have their 3 minutes to express how they feel, no matter how many people are there. She stated that she doesn't think anyone wants to live next to a towing company. She stated she has a two-year-old and she wouldn't want a towing property next to her, no matter how many trees and sidewalk you put in. She stated that she hopes the city council overturns every one of their decisions and thanked Mr. Reyes for voting no and hearing the community and asking to postpone it during this pandemic, to give them an opportunity to speak and be heard. She expressed that she is frustrated that people were pushed away tonight and we aren't allowing them to speak, and that she didn't expect that today, as everyone has a voice, even if it's not an agenda item.

Mr. Willoughby asked Ms. Wahlstrom if people were being pushed away and she stated that to her knowledge everyone was allowed in and there is an overflow room and maybe people misunderstood that being directed there was being turned away. Our procedures provide the opportunity for any member of the public to speak.

Rosemary Ramos at 410 E. Phillips St. stated she is disappointed that the item was approved because nobody in the community wants this here. She feels like they weren't given a fair chance and thanked Mr. Reyes for understanding voting no and stated the kids walk to the schools and it's not going to be safe, with the train, that gets stuck, and other industrial buildings and semi-trucks with two beds, that are supposed to go a different way and they all take short cuts when the train gets stuck and go through her community, and she knows Pepe's will do the same. She stated it's not a nice place to put this there, for their health and with neighborhood kids playing. She hopes they would reconsider, overturn it, rezone it, since there is residential on three sides of it, or put something else and can the airport rezone this area, something else planned for this part of land. She stated she's lived there all her life and she's stuck in the middle and not a good place, has nothing against Pepe's towing, just doesn't want to live next to this.

Julie Hernandez 1323 S. Sultana Ave. stated she strongly feels against this towing yard here, and that it's not a good idea. She's lived there for a long time, not sure what the plan is everyone sell and turn it into industrial. She stated her home is her sanctuary, it's her place. The kids on a rainy day the traffic backs up and the trucks will add to this and the kids will be late to school and the pollution the truck would bring. She questioned the commission that if you were in an area like this would you want that for your neighborhood and your grandkids. She stated a lot of the neighbors have no idea what's going on and she thought maybe a park or something for the homeless, and the only reason she knew was because of a text sent to her daughter. She stated she doesn't understand why they are throw money into a towing place is ridiculous, you obviously don't have our interest at heart and this is a big mistake not good for our area or our

kids and she would hate to hear neighbors leave because of it. She stated no good will be brought by this, just imagine your place having a tow truck, what it would do to your community and give us what we want and what we need and reconsider this decision, and think about what you would feel. She stated she has lived here for 50 years and have seen things come and go and the congestion with the schools will only get worse, and nothing good will come with this.

Juana Gamez at 908 W. Elm St., wanted to thank Mr. Zeledon for giving them direction on how to come to this meeting, because she has never been to a meeting in this county and thank Mr. Reyes for voting no and understands it is out of their hands now and she is not sure what it will mean to have them come and speak and say she is very much against here. She stated she is an advocate for this community, and she works for the county, children's services, she is a translator for the community and volunteers and work with the community. She stated she went out in the neighborhood where it is going and got a good view of where it is. She found out the day after the last meeting found out talking to the community and talking more and more and if you would take the time to talk to there neighbors, in their language they don't know and what the plans are and what the notices were for and disappointed the way the last meeting was poorly handled and the way it was posted and advertised and she thinks COVID got in the way, it could have been prolonged so everyone could speak and say what they feel and she really believes it was an opportunity to vote when nobody could speak. She went to the last city council meeting and is learning a lot and really thinks they should let everyone speak.

Mr. Willoughby stated the city is not building a tow yard or putting any money into it and encouraged the community to come to the city council meeting and thanked the public for coming out to speak.

CONSENT CALENDAR ITEMS.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of May 26, 2020, approved as written.

It was moved by Ricci, seconded by Gregorek, to approve the Planning Commission Minutes of May 26, 2020, as written. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-036 AND PCUP19-015:

A Development Plan (File No. PDEV19-036) and Conditional Use Permit (File No. PCUP19-015) to construct and establish a 7,531 square foot religious assembly use (Gracepoint Brethren in Christ Church) on 1.87 acres of land generally located on the west side of Magnolia Avenue, approximately 85 feet north of Jacaranda Street, within the AR-2 (Residential – Agricultural - 0 to 2.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15532 (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: 1014-111-08) **submitted by Gracepoint Brethren in Christ Church.**

Ms. Wahlstrom stated this item is being asked to be continued to the next meeting.

PUBLIC TESTIMONY

Applicant Steve Airth stated he was ok to continue to the next meeting.

Becky Knight stated her family has been members of GracePoint church for 14 years. She told a personal story of why GracePoint is so important to her family. She stated their son was getting ready to go to college and had told them that when he graduated, he was not going to church anymore. She stated as parents of faith this worried them and she had heard church plant and talked about people and young adult group and wished my son could know people like this, but as parents of two younger daughters they were worried about making a change. She stated they prayed about it and decided to go and 14 years ago walked in and didn't look back. We were enveloped by people that loved them, and the kids asked to go to their groups, and she wanted to let you know the character of the people at Gracepoint and they have surrounded their kids and every step of the way they have been with their family. She stated that boy that didn't want to go is a youth pastor in Washington and she believes that her children are where they are today because of the people at GracePoint that loved them as they became adults. She stated she understands that a church in the neighborhood is a hard change, but asked that the neighbors look at the church, not as a building, but as people that want to be your neighbors and love them.

Lucy Vasquez stated it is nice to hear that church and God help all of us, but we don't need it in our neighborhood. She stated she doesn't want the traffic and don't want it in our neighborhood, because we are old and can't afford to go and buy another big house somewhere else. She asked them to build the church they want in another place and not in our neighborhood. She is not against church but why in our neighborhood, go to another place. She stated they asked about 5 blocks around our neighborhood and people signed a paper to say we don't want it there because the streets are narrow and we don't want to try. She stated they have lived there for 30 years, and there are enough churches around, we don't need to have it in front of our house. She stated we trust in God, but we trust the people around me and we don't need it, we are happy the way we are. She asked to have them please build in another place where they are welcome.

Gill Aldaco at 1403 S. Dahlia Ave. is within walking distance of the proposed site and is holding his public comments till next month.

Perry Engle at 306 E. Yale St., the Bishop of the Midwest & Pacific Conferences for Grace Brethren church for the past 18 years, and is the direct overseer of the pastor, Steve Airth, and of GracePoint church and has lived in Ontario for 17 years. He stated that Grace Brethren in Christ has been in the United States for almost 200 years and in California since 1906 and the first church in this area is still in existence - Upland Brethren in Christ church. He stated he is not offended if you hadn't heard of them before, because they are not self-promoters and don't grow huge churches. He stated when we outgrow our building we prefer start a new church in a new

community, because we prefer to be smaller and more neighborhood based. He stated he gives direct oversight to 40 churches and their pastors and he has three points that are expected from all the churches: to maintain a neighborhood feel and not become a mega church, to display the character, values and needs of the neighborhood around it, and take personal responsibility to maintain the grounds and care for the street it resides on and being the best neighbors possible. He stated he is making a commitment to love our neighbors as ourselves, but to live it out as a philosophy of life and the way we do ministry. He stated that the street he lives on is Yale which they say means "you are loved every day" and this is what we feel as the community and what we feel we want to personal commitment to every community where we have a church, that you are loved every day.

Jeff Keneaster at 2940 S. Cucamonga Ave. stated he and his wife have lived in the city for many years and is in favor of this project and is the worship pastor at GracePoint and GracePoint has been good to him and his family and would argue to the greater community and say a few words to the neighbors. He understands the concerns about who is coming into their neighborhood and he sat at the other community meetings and heard the concerns regarding traffic and noise and he gets it, but if they knew who GracePoint represents and the people that make up their church, it would make their concerns disappear. He would personally love for a church like GracePoint to be on our street - Cucamonga Ave. has cars racing up and down and noisy neighbors, and the reason he would want a church is because he would want a community of people that have my back and would be caring for my family and the neighborhood and gracious people that are a good example to the younger generation, watchful people who are an extra set of eyes, courteous people and people that are invested in supporting the local schools and individuals that are real, humble and gracious. He extended an invitation to go online and check them out or watch a service and stated it isn't their style to pester any of the neighbors, but even if they never connect directly with GracePoint, they will notice that GracePoint will make a positive impact on the community.

Zoila Bautista stated she is against the church in a residential area. She stated that with a pandemic their homes have become their sanctuaries, which makes it even more important to maintain the peaceful environment, but with the church coming in it will interfere with the peaceful feel in the residential area. She stated she has gone to many meetings and stated her opinion on several topics, but she feels that they have made a decision already, so she has a new proposal that they have an 8 foot ficus column to be placed in the horse trail in between Locust and the church, between the two buildings, to add privacy and help with the noise and pollution and be a sound barrier to help maintain their peaceful environment. She stated these trees are evergreen, drought tolerant and readily available and would like the trees planted prior to construction to reduce the dust and help with vehicle fumes and construction equipment fumes and if they are installed tall and dense enough, they will block the view of the church but not the view of the mountains and will prevent the homeless from making an encamping in that area.

Shira Seny at 1517 S. Magnolia Ave., which is across from the proposed project is very concerned about traffic and has added conditions that she sent to the planner with signatures of all the residents on Magnolia, who are opposed to the project. She stated she objects to this controversial project, but if you consider this controversial project, she wants the direction of traffic from church in only two directions, heading east on Jacaranda from Oak St. turn left on Magnolia, then traffic heading west on Jacaranda from Mountain, then turn right on Magnolia, close all traffic coming from Phillips heading south and close all traffic from Francis heading

north, to the church all traffic towards the church, because there is only one entrance and exit as well and Magnolia Ave is too narrow to accommodate the traffic, plus noise and pollution. She would like to add a condition for no parking signs or curbs painted red in front of all the residents on Magnolia, and traffic signals at all the interception. She stated she would like this postponed till after the pandemic, because workers will go in and out. She wanted to know about the incentives to the city or county in considering such a project and about the additional taxes posed to the residents to support this church. She wanted clear answers about zoning of the property and what category is the zoning for church and she needs serious answers regarding these questions. She then presented a letter with signatures of the residents opposed to this project.

Mr. Willoughby stated there will be no monetary value to the city and that staff was available to answer the questions.

Chairman Willoughby left the public testimony portion open

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was unanimously voted (5-0) to continue this item to the July 28, 2020 Planning Commission Meeting.

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-014 AND PDEV19-055**: A Tentative Parcel Map (File No. PMTT19-014 / TPM 20170) to merge 12 lots into one parcel in conjunction with a Development Plan (File No. PDEV19-055) to construct a 200,966 square-foot industrial warehouse building, on 8.6 acres of land, located on the southwest corner of Elm Street and Vineyard Avenue, within the IG (General Industrial) zoning district. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. 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: 0113-415-42, 0113-415-43, 0113-415-44, 0113-415-45, 0113-415-46, 0113-415-47, 0113-415-48, 0113-415-49, 0113-415-50, 0113-415-53, 0113-415-54 and 0113-415-55) **submitted by Duke Realty.**

Associate Planner Aguilo, presented the staff report. She described the current conditions of the property, the location and surrounding area. She described the site plan, the proposed building, parking, access point, office locations, yard area and the proposed development including the architectural, and landscape elevations. She described the parcel map proposed to consolidate the lots. She described the health risk assessment completed. She stated that staff is recommending the Planning Commission approve File Nos. PMTT19-014 and PDEV19-055, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to confirm that the truck routes main entry was on Vineyard and Locust and the entry on Elm would be secondary for emergency access only.

Ms. Aguilo stated that is correct.

Mr. Willoughby wanted to clarify that truck could not gain access to the dock area off Elm.

Ms. Aguilo stated that is correct.

Mr. Reyes wanted to know if on the NE corner at Vineyard and Elm there is extra architecture on the buildings and any monumentation signage on the corner or what is proposed for signage.

Ms. Aguilo stated to staff's knowledge only two offices proposed have signage.

Ms. DeDiemar wanted clarification that notification was sent to the 15 residences adjacent to the property. She stated that she understands the staff complies with notification requirements, but sometimes people don't understand what they are receiving and she wanted to know if it is possible to knock doors of these 15 residents and be certain residents understand what is being proposed.

Ms. Wahlstrom stated we follow our notification requirements and treat each project as equitable as possible and that we are looking at additional methods of notification as part of the environment justice requirements as part of the general plan update, but until those methods are researched and policies are adopted, we following best practices to meet state and development code requirements.

Attorney Graham stated the issue we face is ad-hock noticing where one project gets more notice than another and that we want to follow procedures and policies that are consistent throughout all projects.

Ms. DeDiemar stated as development continues within the city, we are becoming a lot more respectful of the needs of others.

Mr. Willoughby stated that he liked that the notices were sent out in English and Spanish and concurs with Mr. Graham that we have to be consistent across the board with every project.

PUBLIC TESTIMONY

Adam Schmid with Duke Realty stated they are really excited about this project with is their first one in Ontario and had a great experience with staff and we do have our team here to answer questions.

Mr. Reyes wanted to know about the architectural elements that showcase the building which you do with glazing and if at the intersection of Elm and Vineyard, what corner elevation and signage are they proposing and how many tenants will there be and how will they market it.

Mr. Schmid stated no tenant has been identified and typically they will use their signage, which would be vetted through city staff and be complimentary to the architecture and go through the regular signage process.

Mr. Colin Phillips with Duke Realty stated they don't have a potential tenant, but Duke Realty is a national company and is publicly traded with a wide variety of possible tenants from logistics and ecommerce, don't know who it will be today but will market it to a large broad audience to get a quality tenant for Ontario.

Mr. Mike Gill with RGA Architects referred to the elevations and stated the top elevation is facing Vineyard with the primary office, main entry and signage area at the southwest corner. The bottom elevation is facing west with the secondary office.

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

Mr. Reyes thanked the staff for the presentation and the applicant for showing detail and get more than a big box, residential area to the north we have all industrial around here and he is glad the building was positioned this way which bring trucking away from residential and the entry on Elm doesn't feed the residential streets and is excited about the landscaping proposed and hoping the applicant would work with staff for some sort of art in front of the building and signage so we are not seeing just industrial stuff , but strive as a city to really look at that.

Mr. Gregorek stated he appreciates staff working with the applicant and putting integrity in the design, the frontage and screening and that he is very pleased, and the elevations look good.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT19-014 and the Development Plan, File No., PDEV19-055, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs, Gage. The motion was carried 5 to 0.

- D. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-005 AND PDEV19-034:** A Variance (File No. PVAR19-005) to deviate from certain minimum Development Code standards, including a reduction in the minimum building and drive-aisle setback from an arterial street (Vineyard Avenue) property line, from 25 feet to 15 feet, and for a reduction in the minimum drive-thru lane setback from a street (G Street) side property line, from 20 feet to 15 feet, in conjunction with a Development Plan (File No. PDEV19-034) to raze an existing In-N-Out Burger drive-thru restaurant and construct of a new and expanded 2,291 square foot In-N-Out Burger drive-thru restaurant on 1.57 acres of land located at the northwest corner of G Street and Vineyard Avenue, at 1891 East G Street, within the CCS (Convention Center Support Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2, Replacement or Reconstruction) 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); (APNs: 0110-241-50 and 0110-241-54) **submitted by In-N-Out Burger.**

Assistant Planner Vaughn presented the staff report. She described the location and the surrounding area, and the history of the property. She described the site plan, ingress and egress, stacking design, surplus parking, patio area, floor plan and landscaping. She stated that staff is recommending the Planning Commission approve File Nos. PVAR19-005 and PDEV19-034, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to know if any off-freeway signage is proposed, or just building signage.

Ms. Vaughn stated the existing freeway pole sign stays as is but will be updated and refaced.

Mr. Ricci wanted site plan clarification regarding access from pickup area to patio, if there is a walk-way crossing, looks like closed landscaping on the elevations.

Ms. Vaughn stated the pedestrian landing site to pick-up has a striped crosswalk area to either exit the site or go to outside seating area.

PUBLIC TESTIMONY

Ms. Katie Sanchez with In-N-Out Burger stated her appreciation to staff, as this project took a while because they are high maintenance and this project is super important goes back to our roots and the owner was really involved and it meant a lot to the owner to have the retro look tiled roof brick around walkup area, the retro roof sign which represents their two lane stores three grills and 5 fryers, so the flow will be a lot quicker.

Mr. Reyes wanted to know if they are proposing any landscape lighting or lighting for the palms, as this is an important corner to city, which leads to the airport and a really good location and why no indoor seating is proposed.

Ms. Sanchez stated the two lane stores are really important to the owner and this store is #34 and they are really hesitant to get rid of two lane stores, but they are old stores and need to be updated, but they want to keep the respect of the original locations. She stated typically they put up-lighting on the palms and throughout the parking lot and planters.

Mr. Willoughby stated he is a big fan and appreciates sticking with old school look and nice way to improve it .

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

Mr. Reyes stated he is really happy with the expansion which makes it even better and the covered areas and umbrellas, larger seating and parking area, which makes it much easier to get in and out and the landscape plan provided and the heavy landscape offsets the variances.

Mr. Willoughby stated it is a great looking project with a much-improved traffic flow and stacking pattern.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to adopt a resolution to approve the Variance, File No., PVAR19-005, and the Development Plan, File No., PDEV19-034, subject to conditions of approval. Roll call vote: AYES, DeDiamar, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

- E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-067 AND PCUP19-028:** A Development Plan (File No. PDEV19-067) to construct a 265-room, 157,370 square foot dual branded hotel (Hyatt Place and Hyatt House) and a 5,000 square-foot restaurant pad in conjunction with a Conditional Use Permit (File No. PCUP19-028) to establish and operate the hotel and to conduct alcoholic beverage sales for consumption on the premises, including beer, wine, and distilled spirits (Type 70 ABC License) to the establishment's overnight guests or their invitees, on 4.94 acres of land located at the southeast corner of Inland Empire Boulevard and Archibald Avenue, within the OH (Heavy Office) 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); (APNs: 0210-191-29, 0210-191-30, 0210-191-31, 0210-191-32) **submitted by Ontario H Hotel LLC. City Council action is required.**

Associate Planner Aguilo, presented the staff report. She described the location, surrounding area, site plan, shared parking analysis required with the restaurant pad and the completed marketing demand analysis and the hotel meets the minimum amenity requirements and the CUP for the ABC license. She stated that staff is recommending the Planning Commission recommend approval to City Council of File No. PCUP19-028, and approve File No. PDEV19-067, 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

Mr. Gene Fong the architect for the project appeared and stated they are excited about the project dual hotel is popular now and makes sense for a property, and with the economy now it's ideal to have a dual hotel like this with a single check-in and administration, lobby, food and beverage and outdoor space, meeting space, with a beautiful outdoor area to break out into. He stated Hyatt is a strong brand and excited to be part of the location standards for a dual hotel are up to date and the name is well recognized. He stated his teams is here to answer any questions.

Mr. Gregorek wanted to know if they have any interest for the future restaurant pad at this time.

Mr. Fong stated nothing is secure yet, but the key is to get the hotel started and then the attraction will come.

Mr. Willoughby wanted to clarify if there will be a simple breakfast area.

Mr. Fong stated yes, the Hyatt Place and Hyatt House extended stay will have a shared kitchen breakfast together where they can even make an omelet for them slide through window. The idea is to have offerings to attract the guess and to provide what they need and when breakfast is over have a grab and go option.

Mr. Willoughby wanted to know if there would be a small bar.

Mr. Fong stated yes there will be one.

Mr. Willoughby wanted to clarify that the 315 parking spaces required includes those for the future restaurant.

Ms. Aguilo stated that is correct.

Mr. Willoughby wanted to clarify that 293 parking spaces were being provided for the hotels.

Ms. Aguilo stated that is correct.

Mr. Reyes wanted to clarify on the site plan if the area north of the plaza place with seating if that is the breakout area.

Mr. Fong stated that the front small outdoor area is a smoker area and the breakout area is to the left of the pool and the meeting space, which is typical for small gatherings or weddings.

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

Mr. Reyes stated he likes the layout and the site amenities in the pool area and the front of the hotel. He also likes the extra care in the outside lounge area with fire pits and fencing to the pool, and the separate areas will mix well and the landscape plan has parking lot trees to provide shade for guests, with the enhanced paving and the entrance is welcoming and these make a difference and he appreciate the efforts.

Mr. Willoughby stated the staff did a great job and he likes the dual brand.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by DeDiemar, to recommend adoption of a resolution to approve the Conditional Use Permit, File No., PCUP19-028, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs, Gage. The motion was carried 5 to 0.

It was moved by Ricci, seconded by DeDiemar, to adopt a resolution to approve the Development Plan, File No., PDEV19-067, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs, Gage. The

motion was carried 5 to 0.

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-026 AND PCUP19-010**: A Development Plan (File No. PDEV19-026) to construct a 6,000 square foot convenience store in conjunction with fuel sales, and a Conditional Use Permit (File No. PCUP19-010) to establish retail commercial land uses and alcoholic beverage sales for consumption off the premises, limited to beer and wine (Type 20 ABC License), on one-acre of land located at 1401 South 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 15332 (Class 32: In-Fill Development Projects) of the State 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); (APN: 0113-361-54) **submitted by Virender Jain.**

Mr. Reyes recused himself, as his company is working on the project.

Associate Planner Chen presented the staff report. He described the location and the surrounding area, the site plan including the subdivision, ingress and egress, landscape, floor plan, parking, architecture and design. He stated notifications were sent out and no responses were received to date. He stated that staff is recommending the Planning Commission approve File Nos. PCUP19-010 and PDEV19-026, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted to clarify if the parking to the south is required for the parking for this project.

Mr. Chen stated yes that area is required to meet the parking.

Mr. Willoughby wanted to know if the gas islands are included as part of the 36 spaces.

Mr. Chen stated that is correct.

Mr. Willoughby wanted to know where the 36 spots are coming from.

Mr. Chen stated they are part of a shared parking agreement and the spots go all the way down and to the east.

Mr. Willoughby wanted to know how that will impact the existing industrial to the south, that are currently using that parking area.

Mr. Chen stated he doesn't think it will as there is ample parking and the whole site has a shared parking agreement.

Mr. Willoughby wanted to clarify that all of the buildings seen on the site plan are part of the same shared parking agreement and those buildings have an excess of parking and this won't impact them.

Mr. Chen stated that is correct.

Mr. Willoughby wanted to clarify that the Acacia access was right in and out only.

Mr. Chen stated that is correct.

Mr. Willoughby wanted to know if a customer was going southbound on Grove and he gets his gas, how would he access southbound Grove Ave. again.

Mr. Chen stated the only way out would be to make a right out onto Acacia and then make a U-turn at some point on Acacia to come back to Grove to proceed southbound.

Mr. Willoughby wanted to know if traffic had looked at this, as it looks like a huge potential problem.

Mr. Zeledon stated that traffic engineering did review it and they restricted the left turn because of the closeness to the corner. He stated that most likely people will turn left, but they should go down further to make a U-turn to get back to Grove. He stated that Grove will also be right in and out, but in the center there is no median yet so they could go left to the center area for now and Grove is also designed for the fuel trucks to go in and out.

Mr. Willoughby stated that his bank is on the next corner and he sees cars making left turns all the time.

Mr. Zeledon stated originally the applicant wanted the driveway closer to the corner, but when working with traffic they pushed the Acacia driveway east as far as possible to avoid the queuing and the line of sight.

Mr. Willoughby wanted to know if they can put anything in the median to detour left turns.

Mr. Zeledon stated typically they don't like to do that but traffic engineering was comfortable with pushing the driveway east as much as possible and doing right only.

Assistant City Engineer Lee stated first satisfied our access guidelines so we thought this was the best we could do to push it to east of the project. He stated that people will probably make a safe left turn, but to put a porkchop or a physical barrier it creates its own problems with people hitting on the porkchop people complain about it. He stated they can look at the site plan again if you would really like to see a porkchop there.

Mr. Willoughby stated he understands that the barriers would bring their own problems and he was just trying to eliminate issues before they happen.

Mr. Ricci wanted to clarify that the intersection on Grove travelling north bound, that a U-turn at Acacia can be made.

Mr. Chen stated yes, they can make a U-turn at the corner on Grove.

PUBLIC TESTIMONY

Mr. Virender Jain with Gold nest, Inc stated they will be having the national brand 7-eleven and 76 for now but don't know what the other spots will be and that on the south side there is another spot to get out to go southbound so there are two exits and they have combined circulation around the building and parking.

Mr. Willoughby wanted to clarify that no other tenant is confirmed for the other units and that 7-eleven would be offering the normal hot food options.

Mr. Jain stated that is correct.

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 Gregorek, seconded by DeDiemar, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP19-010, and the Development Plan, File No., PDEV19-026, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, Reyes; ABSENT, Downs, and Gage. The motion was carried 4 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on June 11, 2020.

- Landmark designation and tier determination and discussion on resource report and Model Colony Awards

New Business

- Nominations for Chairman and Vice Chairman

DeDiemar nominated Willoughby to remain the Chairman. Willoughby recused. Nomination passed unanimously 4 – 0.

Ricci nominated DeDiemar to remain as Vice-Chairman. DeDiemar recused. Nomination passed unanimously 4 - 0.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

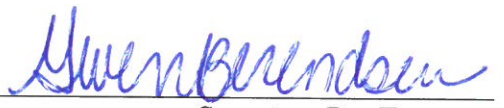
DIRECTOR'S REPORT

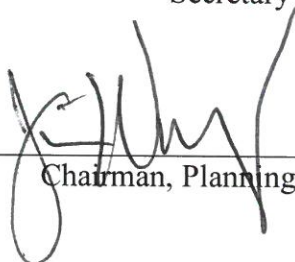
Ms. Wahlstrom stated she had received Mr. Downs' resignation letter on June 22 and wants to honor his time not only here but on the other boards as well, like the museum board and the years of announcing the 4th of July parade, at some point during this pandemic and she highlighted some comments from his letter that stated he really had fun and it gave him a sense of purpose and a source of pride to service on this commission.

Mr. Willoughby stated Mr. Downs will be missed and wished him well during his recovery, and we will find a way to honor him.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Ricci. The meeting was adjourned at 9:12 PM.


Secretary Pro Tempore


Chairman, Planning Commission