

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

**MINUTES**

**September 26, 2017**

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

**MINUTES**

**September 26, 2017**

**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, Downs, Gage, Gregorek, and Reyes

**Absent:** DeDiemar

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Pierucci, Senior Planner Batres, Senior Planner Noh, Senior Planner Mercier, Senior Planner D. Ayala, Assistant Planner Antuna, Assistant City Engineer Do, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gregorek.

**ANNOUNCEMENTS**

Mr. Murphy stated there are two items of note. Item D is being requested to be continued to next month's meeting and Item E is being requested to be continued indefinitely, and will be re-notified when the applicant is ready to move forward.

Mr. Gage made an announcement regarding Ontario Heritage having the 8<sup>th</sup> Annual Historic Cemetery Tour at the Bellevue Memorial Park, on October 14 at 10 AM., where historical characters are being depicted. He stated this is a great historic event and encouraged everyone to attend.

**PUBLIC COMMENTS**

Mr. Gary Reitsman came forward regarding Item D, which is being continued. He stated that he has lived in the dairy portion of Ontario for the last 45 years and he was happy to hear that something is happening on the west side of the flood channel and wanted to give his support to the Armstrong Ranch project.

## **CONSENT CALENDAR ITEMS**

### **A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of August 22, 2017, approved as written.

### **A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-044:** A Development Plan (File No. PDEV16-044) to construct a residential apartment complex consisting of 6-units on 0.3 acres of land located at 1444 W. Stoneridge Court, within the MDR-25 (Medium Density Residential - 18.1 to 25.0 DUs/Acre) 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1010-551-06); **submitted by Brother Home Trading Corp.**

### **A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV17-023:** A Development Plan (File No. PDEV17-023) approval to construct 75 single-family residential dwellings on 10.87 acres of land located within the Conventional Small Lot Residential district of Planning Area 24 of the Subarea 29 Specific Plan, located at the southeast corner of Celebration Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. 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 Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. (APNs: 0218-033-01, 0218-033-02, 0218-033-03(POR) & 0218-033-04(POR)); **submitted by The New Home Company Southern California, LLC.**

### **A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV17-025:** A Development Plan to construct 102 single-family dwellings on 10.39 acres of land, located at the northeast corner of Merrill and Celebration Avenues, within Planning Area 26 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 EIR (SCH #2004011009), which was prepared in conjunction with File No. PSPA14-002, and was adopted 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); (APNs: 0218-033-03, 0218-033-04, 0218-033-05, and 0218-033-06) **submitted by Christopher Homes**

## PLANNING COMMISSION ACTION

*It was moved by Downs, seconded by Gregorek, to approve the Planning Commission Minutes of August 22, 2017, as written and the Development Plans for File Nos., PDEV16-044, PDEV17-023, and PDEV17-025, subject to conditions of approval. The motion was carried 6 to 0.*

## PUBLIC HEARING ITEMS

### HISTORIC PRESERVATION ITEMS

- B. LOCAL LANDMARK DESIGNATION FOR FILE NO. PHP17-018:** A request for a Local Landmark designation for a 1,218 square foot, one story, California Ranch style single-family residential building, a Non-Contributor to the College Park Historic District within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District located at 318 East Princeton Street. The designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-33); **submitted by Mark Rivas. City Council action is required.**

Assistant Planner, Elly Antuna, presented the staff report. She stated that the property has been designated as a Non-Contributor to the College Park Historic District because there is no street frontage. Ms. Antuna stated the residence is likely one of the first California Ranch style houses in the city, being built in 1920 (est.). She described the architectural character-defining features, including the horizontal orientation, cross-gable roof, single-story, board and batten siding, full width front porch and wood framed multi-pane casement windows features and expressed the integrity that remains on this site. The landscaping is tranquil and remains the same as in the 1920s, including mature Redwood and Olive trees. She described some of the changes that have been made like windows, additions, and doors, but that they do not detract from the value of the historic resource. She described the past owners of the property. Ms. Antuna stated the Historic Preservation Subcommittee met on September 14, 2017 and determined the property was eligible for individual listing on the Ontario Register of Historic Resources, was a Tier II Historic Resource, and recommended the historic resource be designated as Local Landmark No. 97. She stated that staff is recommending the Planning Commission recommend approval to the City Council of File No. PHP17-018, 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

No one responded.

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

Mr. Gage stated it is wonderful that they want to designate this property. The historic designation will help the house, owners and neighborhood. Being over 50 years old makes it eligible and that it is a good depiction of a California Ranch style. Mr. Gage

stated we definitely don't want these type of structures taken down from our neighborhoods. He stated that any time you get a feeling of being transported into another time and era, that is what historic structures are all about and he will be in support of this.

Mr. Willoughby stated he echoed Mr. Gage's comments and that this is a beautiful example of a historic property, and he loves the trees and setting. He stated this is one of the hidden gems of Ontario.

**PLANNING /HISTORIC PRESERVATION COMMISSION ACTION**

*Acting as the Historic Preservation Commission, it was moved by Willoughby, seconded by Gage, to recommend adoption of a resolution to approve the Landmark Designation, File No., PHP17-018, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, DeDiemar. The motion was carried 6 to 0.*

**C. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-021:**

A request for a Certificate of Appropriateness to allow for a façade and storefront replacement of an existing 28,635 square foot, single-tenant, commercial building, a Non-Contributor to the Euclid Avenue Historic District, on approximately 1.74 acres of land located at the northwest corner of G Street and Euclid Avenue, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). 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: 1048-271-19); **submitted by Dillway Associates, LLC.**

Assistant Planner, Elly Antuna, presented the staff report. She described the surrounding area and businesses and stated that the commercial building was a Non-Contributor to the Euclid Avenue Historic District. She stated that the Ontario Development Code requires a Certificate of Appropriateness for any exterior work done to a non-contributor in a Historic District. Ms. Antuna described what the proposed new, more contemporary commercial towered façade would look like. She stated that staff received calls from three adjacent property owners regarding the project, but once the details of project were explained, those owners did not oppose the project. The Historic Preservation Subcommittee met on September 14, 2017 and reviewed this project and recommended it to the Planning Commission. She stated that staff is recommending the Planning Commission approve File No. PHP17-021, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked if there has been any discussion regarding dividing the building.

Ms. Antuna referred this question to the applicant.

Mr. Reyes asked about upgrades to immediate sidewalk areas, benches, trash cans, or

other site amenities.

Ms. Antuna stated no, that those were not proposed with this project.

### **PUBLIC TESTIMONY**

Mr. Eddy Sutiono representing Dillway Associates, appeared and spoke. He stated they have been working diligently with Planning to work on all the requirements. He stated they have no tenants at this time to take the space. However, once the project is complete then they will find tenants. He stated that three tenant spaces would be the maximum if they divided the building, but ideally one is what they are looking for.

Mr. Gage asked if there were any plans to improve landscaping on the parkway and parking areas.

Mr. Sutiono stated no that for now just the facade improvements to help attract a tenant and then they will look at the other items when they do a tenant improvements plan.

Mr. Gage asked if they are planning on doing continued maintenance to keep it clean and nice.

Mr. Sutiono stated they plan to restripe the parking lot and improve the accessibility to parking and public right-of-way.

Mr. Downs asked if the improvements were only for their properties parking lot area or all together with other tenants in the complex, to improve the property as a whole.

Mr. Sutiono stated they are planning on working together with property owners, but the parking for this site is very limited and getting all owners to agree can be difficult.

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

Mr. Reyes made some comments regarding when the tenant improvement plan is submitted can we add some street trees or tree wells and encouraged the Planning Department to suggest amenity improvements like benches or trash cans, to make it an area people can utilize when they visit.

Mr. Gage stated he was happy that some improvements are being done to attract tenants. He stated this is good being that this strip mall is at the entrance to our downtown and it is important to have it done nicely. He wondered if our Economic Development Department could help by working with downtown businesses to help find tenants.

Mr. Murphy stated that Economic Development is very active in trying to attract businesses and we can definitely contact them to add this property to their available inventory.

Mr. Downs expressed that he liked the unique design and architecture and is hoping the fallout would be that the other tenants will want to make improvements as well.

**PLANNING /HISTORIC PRESERVATION COMMISSION ACTION**

*Acting as the Historic Preservation Commission, it was moved by Downs, seconded by Gregorek, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP17-021, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, DeDiemar. The motion was carried 6 to 0.*

**PLANNING COMMISSION ITEMS**

- D. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002:** A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, for File No. PSP15-002, a Specific Plan (Armstrong Ranch) request to establish land use designations, development standards, and design guidelines for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site. The project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west. 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:0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45 0218-111-49 and 0218-111-50); **submitted by CVRC Ontario Investments, LLC. City Council action is required.**

Mr. Murphy stated that Item D is being requested to be continued to the October 24, 2017 meeting.

No one responded.

**PUBLIC TESTIMONY**

No one responded.

There was no Planning Commission deliberation.

**PLANNING COMMISSION ACTION**

*A motion was made by Delman, to continue File No., PSP15-002. The motion was carried 6 to 0.*

- E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CERTIFICATE OF APPROPRIATENESS AND VARIANCE REVIEW FOR FILE NOS. PDEV17-008, PHP17-014 & PVAR17-003:** A Development Plan (File No. PDEV17-008) and a Certificate of Appropriateness (File No. PHP17-014) to allow for construction a 10,487 square foot commercial building on 0.88 acres of land and a Variance (File No. PVAR17-

003) request to deviate from the minimum parking street setback, along Euclid Avenue, from 20 to 9 feet, and to reduce the required parking from 42 to 40 spaces, for property located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) zoning district and EA (Euclid Avenue) Overlay district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations of Land Use Limitations), 15332 (Class 32, In-Fill Development Projects) and 15331 (Historical Resource Restoration/Rehabilitation) 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: 1050-281-01, 1050-281-02 and 1050-281-03); **submitted by Clarkson Properties, LP.**

Mr. Murphy stated that Item E is being requested to be continued indefinitely.

### **PUBLIC TESTIMONY**

No one responded.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*A motion was made by Delman, to continue File Nos. PPDEV17-008, PHP17-014 & PVAR17-003. The motion was carried 6 to 0.*

### **MATTERS FROM THE PLANNING COMMISSION**

#### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on September 14, 2017, and the items were already discussed.

#### **New Business**

### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

### **DIRECTOR'S REPORT**

Mr. Murphy stated Monthly Reports are available

### **ADJOURNMENT**

Mr. Delman motioned to adjourn. The meeting was adjourned at 7:06 PM.



Gwen Beundersen  
Secretary Pro Tempore

Richard W. [Signature]  
Chairman, Planning Commission