

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

MINUTES

May 22, 2018

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

MINUTES

May 22, 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, Gage, Gregorek, and Reyes

Absent: Downs

OTHERS PRESENT: Development Director Murphy, Planning Director Wahlstrom, City Attorney Rice, Senior Planner Batres, Senior Planner Noh, Assistant Planner Aguilo, Engineer Bryan Lirley, Building Official Pedro Rico, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Ms. Wahlstrom stated that there were additional items in front of the Commissioners relating to agenda Items C and F.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of April 24, 2018, approved as written.

It was moved by Gage, seconded by Gregorek, to approve the Planning Commission Minutes of April 24, 2018, as written. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT

REVIEW FOR FILE NO. PUD17-004: A Planned Unit Development establishing land use designations, and development standards and guidelines to facilitate the development of an 8-unit apartment project on 0.29 acres of land, located at 214 North Vine Avenue and 422 West B Street, within the MU-1 (Downtown Mixed Use) 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. 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: 1048-572-13 and 1048-572-11) **submitted by AB Holdings, LLC. City Council action is required.**

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-011:** A Development Plan to construct an 8-unit apartment project on 0.29 acres of land, located at 214 North Vine Avenue and 422 West B Street, within the MU-1 (Downtown Mixed Use) 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. 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: 1048-572-13 and 1048-572-11) **submitted by AB Holdings, LLC**

Assistant Planner, Jeanie Aguilo, presented the staff report. She described the location and the surrounding area. She described the 8 units proposed, including the parking, architectural design and textures, access and landscaping. She stated that staff is recommending the Planning Commission recommend approval of File No. PUD17-004, and approve File No. PDEV17-011, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification if the driveway for building A was deep enough for a car to park and if so was it included in the parking numbers.

Ms. Aguilo stated it is 18 feet deep and is not included in the parking numbers.

Mr. Gage wanted clarification regarding fractional parking.

Ms. Aguilo stated that for the one bedroom unit, 1.75 parking spaces are required and the .75 was included in the on-street parking.

Mr. Gage questioned if the fractional parking portion needed a Variance.

Ms. Wahlstrom stated the PUD allows for this type of parking provision and that all the parking is provided on site in covered garages, except for one guest parking spot and the .75 needed for the one bedroom unit, which both are included in the on-street parking. She stated that they were able to use the downtown parking tool to verify there was adequate parking available.

PUBLIC TESTIMONY

Brad Robertson, representing AB Holdings, appeared and stated he was available to answer any questions.

Mr. Reyes wanted clarification of how the project would be managed.

Mr. Robertson stated these units will be for lease and that AB Holdings takes pride in the ownership and the units will be managed in-house and be well taken care of.

Mr. Reyes wanted clarification if any of these units were for low income housing or would they be standard rental rates.

Mr. Robertson stated these will all be standard rental rates.

Mr. Gage wanted clarification on who would be regulating what automobiles are being parked within the garages, so that the garages don't get filled up and they use more on-street parking.

Mr. Robertson stated the city requires storage space in excess of the garage, and each unit has a laundry and additional storage within the garage. He stated AB Holdings would manage the parking and they won't allow for derelict cars to be parked on-site.

Mr. Willoughby wanted clarification that there is additional storage space built into the garage area.

Mr. Robertson stated yes, they had included the minimum square footage required for storage within the garage.

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

Mr. Gage stated this is a challenging site to put units here and he is glad to hear there is storage in each unit, which helps to keep the use of the garages for parking.

Mr. Reyes stated the design and landscaping looks nice and he is glad we are filling in these areas in the city. He stated that in the future he would like to see collaboration with the city to bring this type of quality project for low income families to qualify for.

Mr. Willoughby concurred with Mr. Gage's comments and stated he likes the design and use of materials and that it will be a nice addition to this downtown area.

Mr. Delman stated he likes this infill project and would like to see more like them.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by DeDiemar, to recommend adoption of a resolution to approve the Planned Unit Development, File No., PUD17-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none;

ABSENT, Downs. The motion was carried 6 to 0.

It was moved by Reyes, seconded by DeDiemar, to adopt a resolution to approve the Development Plan, File No., PDEV17-011, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT17-012:** A Tentative Parcel Map (TT 19910) to subdivide 0.52 acre of land into 3 lots, located at 419 East Maitland Street, within the MDR-11 (Low-Medium Density Residential - 5.1 to 11.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. 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); (APN: 1049-343-16) **submitted by CRC Investments, LLC.**

Assistant Planner, Jeanie Aguilo, presented the staff report. She described the location, surrounding area, and the lot sizes being proposed. She stated that staff is recommending the Planning Commission approve File No. PMTT17-012, 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 existing house on the site, if it is remaining or being demolished.

Ms. Aguilo stated it would be demolished.

Mr. Reyes wanted clarification on the sewer and water being provided to the lots.

Ms. Aguilo stated they will connect to existing lines.

PUBLIC TESTIMONY

Mr. Alcazar appeared.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Willoughby, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT17-012, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP & DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-017 (PM 19919) AND PDEV13-029:** A Tentative Parcel Map (File No. PMTT17-017/PM 19919) to consolidate 30-lots into 1-parcel in conjunction with a Development Plan (File No. PDEV13-029) to add 35,368 square feet to an existing 30,124 square foot industrial building for property on 4.9 acres of land, located at 617 E. Sunkist within the IL (Light 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) & Section 15315 (Class 15, Minor Land Divisions) 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: 1049-232-21) **submitted by Agrigold Joint Venture.**

Senior Planner, Luis Batres, presented the staff report. He described the location and surrounding area, and the proposed addition to the property. He described the screen wall, additional parking, the new trash structure, the widening of driveways, landscaping, the architecture and elevations. He stated the lots are being consolidated to meet the city requirement of buildings not crossing property lines. He stated that staff is recommending the Planning Commission approve File Nos. PMTT17-017 & PDEV13-029, 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 on the existing structures improvements.

Mr. Batres stated there would only be painting done to match the proposed addition.

Mr. Willoughby wanted to know if the existing chain link fencing is being replaced.

Mr. Batres stated all would be replaced with the metal decorative fencing, except along the railroad spur on the west property line.

Mr. Willoughby wanted to know if the railroad spur serves this building.

Mr. Batres stated no.

Mr. Willoughby wanted clarification if the 10 foot setback, on the northern side, meets the requirements for this area.

Mr. Batres stated yes

Mr. Willoughby wanted clarification on what water retention provisions are being proposed.

Mr. Batres stated yes and that the basin is accommodating for the new addition drainage. He stated a water quality plan needs to be submitted before permits will be issued and described other improvements required for the project that are included in the conditions of approval.

Mr. Willoughby wanted clarification on handicapped depressions at the corners.

Mr. Batres stated yes they are being required to be completed.

PUBLIC TESTIMONY

Steven Ibarra, the representative, appeared and stated he has some issues with the engineering and wants to work with them regarding the clarification of these issues, without holding up the process.

Mr. Reyes wanted clarification regarding the improvements being done to get existing to look more like what is being proposed.

Mr. Ibarra stated that yes just the paint to match and the ban that wraps around the whole facility.

Mr. Gage wanted clarification on the issues with engineering.

Mr. Ibarra stated he just wanted clarification.

Mr. Delman wanted to know if this item should be continued so that the applicant can work with engineering.

Ms. Wahlstrom stated that being that it is only clarification the applicant is seeking, there is no reason to continue the item.

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

Mr. Reyes stated he drove by the site and is glad to see the major street improvements along the perimeter streets and the landscaping that will enhance the streets. He stated this is a fitting project for the area.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to adopt a resolution to approve the Tentative Parcel Map, File No. PMTT17-017, and the Development Plan, File No. PDEV13-029, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

F. ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT FOR FILE NO. PCUP18-015, AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-051:

A Conditional Use Permit (File No. PCUP18-015) to establish three (3) drive-thru restaurants (1,800 square-foot, 3,000 square-foot and 3,320 square-foot) in conjunction with a Development Plan (File No. PDEV17-051) to construct a 94,782 square-foot commercial development on 10.06 acres of land located within the Retail district of Planning Area 10B of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and Haven Avenue. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. 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); (APN: 0218-412-02) **submitted by Frontier Real Estate Investments.**

Senior Planner, Henry Noh, presented the staff report. He described the project site and the surrounding area. He described the building area, parking, landscape coverage ratio and the ingress and egress, improvements required and the promotion of pedestrian mobility that is incorporated within the plan, to connect the surrounding residential areas. He stated the proposed concept includes reaching two customers bases, the retail and the entertainment, with unique food use areas. He described the unique landscape amenities proposed, the proposed elevations and the architectural ideas and textures and the story they tell, related to the history of the area. He stated murals are to provide articulation on the buildings. He stated that if in the future a tentative parcel map is proposed, a shared parking agreement would be required at that point. He stated that staff is recommending the Planning Commission approve File Nos. PCUP18-015 & PDEV17-051, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Willoughby wanted clarification on the parking reduction.

Mr. Noh stated the part of the conditions of approval is that a minimum percentage would be retail tenants so that they would meet the shared parking analysis.

Mr. Reyes wanted clarification on the conceptual landscape plan for the area behind the major retail building.

Mr. Noh stated there would be a 10 foot landscape planter area and the wall.

PUBLIC TESTIMONY

Gavin Reid, from Frontier Real Estate Investments, the developer for the site, appeared and spoke. He stated it has been a pleasure working with all the staff and he is very excited about this project and there is a strong interest in leasing for this project.

Mr. Gage wanted clarification regarding parking shortage.

Mr. Reid stated they have done other shared parking analysis and try to be conservative and he is comfortable this is going to function successfully.

Mr. Gage wanted to know if the tenants be comfortable with a future shared parking agreement and if there would be assigned parking.

Mr. Reid stated that he didn't have an answer at this time but it is something they will have to work through regarding the future shared parking agreement. He stated they will put CC&Rs in place for the parking as required by engineering.

Mr. Willoughby wanted to know the tenant interest.

Mr. Reid stated they are working with the major tenant Stater Bros. and he expects to be 75

percent pre-leased in the next couple of weeks.

Mr. Willoughby stated the community will be happy to have a grocery store and the design will fit in nicely for the area.

Mr. Gregorek wanted clarification regarding the fast food tenants

Mr. Reid stated Dunkin donuts and nothing else at this time.

Mr. Gregorek wanted clarification on if shops 1 & 2 would be food or retail, and would it be more fast food or sit-down restaurants.

Mr. Reid stated the intent is one hundred percent food, with the idea of more of a bar scene with outside patio areas.

Mr. Reyes wanted clarification on what is the marketing concept being used to secure leases.

Mr. Reid stated that what is really driving this project is the housing growth in the area and working with Brookfield and they feel this is an amenity to the community. He stated there is a two prong customer demand for the everyday retail customer and the entertainment customer, and the idea is to increase the amount of time they spend at the center by creating the instagrammable moments, and more intimate experiences. He stated those are the thoughts behind the landscaping and elevations.

Mr. Willoughby wanted clarification on areas 1 and 2 and the type of tenants they are looking for there and if the landscape area with the amphitheater would be used for some sort of entertainment.

Mr. Reid stated yes, that the idea is to get high-end tenants in those areas, especially those located closer to the landscaped area and have entertainment. He stated they want to make sure it is attractive and maybe even close some of the area down and have a farmer's market area.

Ron Graybill, appeared and stated he is the 2nd family to live in the community and he is a representative for the people who will be using this area. He stated this is a lot of good information and would like Mr. Noh or Frontier Real Estate Investments to come and share this information at their community meeting and ask the community for input on the design.

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

Mr. Gage stated he really loves this project and the quality of the design and architecture. He stated this is really in everyone's interest as it upgrades the center and attracts good businesses. He stated even though it is deficient in the parking by 47 spaces, he is willing to trade off for the upscale architecture and the center as a whole is a plus.

Mr. Gregorek stated he is pleased with the architecture and the old dairy aspect which brings in the history of the area. He stated he is glad the Stater Bros. and restaurants will be closer for people in the community and is comparable to what other cities in the area offer.

Ms. DeDiemar stated she is very pleased, interested and excited about the mural being

incorporated in the design. She asked the applicant to consider contacting the newest agency within the city; Community, Life and Culture, to see about getting a local artist to execute the mural.

Mr. Reyes stated he loves all the site amenities and this is those golden corners that lead into Ontario, and this is the kind of projects we need to be looking at in these areas within the city.

Mr. Delman stated he thinks this will be a great project.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gage, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP18-015, and the Development Plan, File No. PDEV17-051, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA17-004:** A Development Agreement (File No. PDA17-004) between the City of Ontario and Colony Commerce Center LLC, to establish the terms and conditions for the potential development of up to 1,379,501 square feet of industrial development on 57.58 acres of land generally located on the southeast corner of Merrill Avenue and Carpenter Avenue at 9467 East Merrill Avenue, within Planning Area 1 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001) that was certified by the City Council on October 3, 2017. All adopted mitigation measures of the related EIR shall be a condition of project approval 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 both the ONT Airport and Chino Airport Land Use Compatibility Plans. (APNs: 0218-292-05 and 0218-311-11); **submitted by Prologis LP. City Council Action Required.**

Senior Planner, Luis Batres, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA17-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification on the number of buildings this included.

Mr. Batres stated this is one building.

PUBLIC TESTIMONY

Tyson Chave, with Prologis, appeared and thanked the staff for all their hard work.

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

Mr. Gage wanted to know if the size of this building will be a record within the city.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Reyes, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA17-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 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

Mr. Reyes stated that Ramone's Cactus Patch Restaurant was changing uses and wanted to thank staff and photographer for coming out and help preserve the historic aspects that were found there.

Mr. Gage wanted clarification regarding the portables that are at the historic school on 6th Street.

Ms. Wahlstrom stated this is a temporary situation as they do improvements within the school for approximately two years and then they will relandscape the front of the school.

Mr. Murphy stated the plans are that the front are will be an expanded parking lot and drop off area, to eliminate all the excess street parking and traffic.

Mr. Gage and Mr. Delman shared about the California Preservation Foundation Conference in Palo Alto.

NOMINATIONS FOR SPECIAL RECOGNITION

- Wendy's Drive Thru – 590 E. Holt Blvd.
- Auto Zone – 570 E. Holt Blvd.
- Industrial Building – 231 South Pleasant Ave.

Mr. Reyes stated this project is a good example of what is to come within the city and the Wendy's modern design looks so good and the whole complex is well landscaped.

Mr. Willoughby stated hats off to the staff for a great project, using mixed uses.

Mr. Reyes stated the lighting is all natural in the industrial building, from the sky lights.

Mr. Delman stated this is a great project that will really spice up downtown.

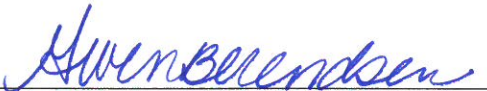
It was moved by DeDietmar, seconded by Reyes, to approve the Nomination for Special Recognition. The motion was carried 6 to 0.

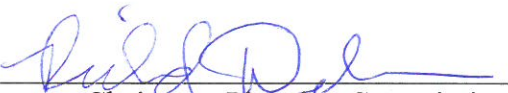
DIRECTOR'S REPORT

Ms. Wahlstrom stated the monthly reports are in their packet.

ADJOURNMENT

Willoughby motioned to adjourn, and the motion carried. The meeting was adjourned at 8:42 PM.


Secretary Pro Tempore


Chairman, Planning Commission