

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

MINUTES

October 23, 2018

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

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October 23, 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,
Downs, Gregorek, and Reyes

Absent: Gage

OTHERS PRESENT: Planning Director Wahlstrom, Assistant Planning Director
Zeledon, City Attorney Duran, Principal Planner Mercier, Senior
Planner Mejia, Associate Planner Burden, Assistant Planner
Antuna, Assistant Planner Vaughn, Assistant Building Official
Rico, Assistant City Engineer Do, and Planning Secretary
Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Willoughby.

ANNOUNCEMENTS

Ms. Wahlstrom stated there are a few minor resolution revisions for Item B and Item G and also an updated monthly report, before them.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Reyes requested Agenda Item A-02 be pulled for separate discussion.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of September 25, 2018, approved as written.

*It was moved by Willoughby, seconded by Gregorek, to approve the Planning
Commission Minutes of September 25, 2018, as written. The motion was*

carried 6 to 0.

PUBLIC HEARING ITEMS

A-02. ENVIRONMENTAL ASSESSMENT AND SIGN PLAN REVIEW FOR FILE NO. PSGN18-112: A Sign Plan to construct a Freeway Identification Sign for the Meredith International Centre Specific Plan, generally located at the southerly terminus of QVC Way, within the Urban Commercial land use district of the Meredith International Centre Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15311 (Class 11, Accessory Structures) 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: portion 0110-321-72 and portion 0110-321-79) **submitted by Craig Development Corporation.**

Senior Planner, Chuck Mercier, presented the staff report. He described the location and the design of the sign. He stated that staff is recommending the Planning Commission approve File No. PSGN18-112, 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 as to what would be illuminated on the sign.

Mr. Mercier stated the “M” and the letters identifying the City of Ontario would be illuminated.

Mr. Reyes wanted clarification on what would be proposed on the art side of the sign.

Mr. Mercier stated it has been discussed that it would have a historical aspect, but that nothing specific has been looked at.

Mr. Reyes wanted to know if it could be brought to the commission for review, or maybe the Historic Preservation Subcommittee.

Mr. Mercier stated that it could be, if that was the desire of the commission.

Mr. Willoughby wanted clarification that the north facing panel that shows the City of Ontario, would be the panel that displays the designed artwork and that no advertisement will be there. He stated he would be good with staff approval.

Mr. Mercier stated yes that is the correct location for the artwork.

Mr. Willoughby wanted clarification if the panels along the bottom will be illuminated.

Mr. Mercier stated they will be.

Mr. Willoughby wanted clarification if there would be one sign per panel.

Mr. Mercier stated yes, that there would be a total of six businesses advertised.

PUBLIC TESTIMONY

No one responded.

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

Mr. Reyes stated he thinks historic preservation should have a weigh-in on the artwork. He stated he likes the sign in general and knows the importance of Meredith in Ontario. He stated he would rather see something other than an M.

Mr. Willoughby stated that this is not a historic sign, so the Historic Preservation Subcommittee would not be looking at it. He stated he is comfortable with staff reviewing the artwork and thinks the sign will fit in, once everything around it is in place.

Ms. Wahlstrom stated that the artwork could be presented to the commissioners at briefing.

Mr. Gregorek stated he would like to look at something at the briefing.

Mr. Reyes agreed with Mr. Gregorek that a quick view at briefing would be great.

Planning Commissioners agreed that bringing the artwork before them at briefing would be sufficient.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Downs, to adopt a resolution to approve the Sign Plan, File No., PSGN18-112, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

- B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP18-027:** A Mills Act Contract for a 1,618 square foot Prairie style residential building, a Contributor within the El Morado Court Historic District, located at 122 East El Morado Court, within the LDR5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-242-02); **submitted by Tara Jessup. City Council action is required.**

Assistant Planner Antuna, presented the staff report. She explained Mills Act Contracts and the Condition of Approval for this property regarding the landscaping and driveway. She reviewed the improvements and the tax reduction and city revenue reduction. She stated that staff is recommending the Planning Commission recommend approval of File No. PHP18-027, 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 wishing to speak, Chairman Delman closed the public testimony

Mr. Delman stated he likes the house and the project.

Mr. Gregorek stated it is always good that this program keeps interest in the historical properties within the city.

PLANNING / HISTORIC PRESERVATION COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP18-027, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP18-031:** A Mills Act Contract for a historic olive processing plant and associated buildings on 1.66 acres of land, a Contributor within the College Park Historic District, located at 315 East Fourth Street, within the LDR5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-31); **submitted by Clifford C. Graber. City Council action is required.**

Ms. Wahlstrom stated this application has been withdrawn and no action is needed.

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT AGREEMENT, TENTATIVE PARCEL MAP & DEVELOPMENT PLAN REVIEW FOR FILE NOS. PDA18-002, PMTT18-006 & PDEV18-014:** A Development Agreement (**File No. PDA18-002**) between the City of Ontario and Colony Commerce Ontario East LP, a Delaware limited partnership, to establish the terms and conditions for the development of a Tentative Parcel Map No. 19904 (**File No. PMTT18-006**) which proposes to subdivide approximately 85 acres of land into nine (9) parcels and two (2) letter lots, and a Development Plan (**File No. PDEV18-014**) to construct nine (9) industrial buildings totaling 1,685,420 square feet, for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park and Industrial land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003) Environmental Impact Report (SCH# 2017031048) certified by City Council on May 1, 2018. This project introduces no new significant environmental impacts, and all previously-adopted mitigation measures shall be a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with both policies and criteria of the Ontario International Airport and Chino Airport Land Use Compatibility Plans (ALUCP); (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by CapRock Partners. Development Agreement requires City Council action.**

Ms. Wahlstrom stated this item is being recommended to be continued to the November 27, 2018 Planning Commission meeting.

PUBLIC TESTIMONY

No one responded.

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Willoughby, to continue the Tentative Parcel Map, File No., PMTT18-006, the Development Plan, File No., PDEV18-014 and the Development Agreement, File No., PDA18-002 to the November 27, 2018 Planning Commission meeting. The motion was carried 6 to 0.

E. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA18-005, AND ZONE CHANGE REVIEW FOR FILE NO. PZC-18-002:

A General Plan (Policy Plan) Amendment (PGPA18-005) and Zone Change (File No. PZC-18-002) for 2.4 acres of land to [1] modify The Ontario Plan (TOP) Exhibit LU-01- Land Use Plan to establish a land use designation of Industrial (0.55 FAR); [2] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [3] establish a zoning designation of IG (General Industrial) to bring the property zoning into consistency with the Policy Plan. The project site is located within North Loop Circle, generally west of Etiwanda Avenue and south of the Interstate 10 Freeway, and currently does not have a land use designation, zoning designation, or APN assigned to the parcel. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This project 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: N/A) **City-initiated. City Council action is required.**

Assistant Planner Vaughn, presented the staff report. She described the location, history and surrounding area. She stated that staff is recommending the Planning Commission recommend approval the Addendum and File Nos. PGPA18-005 and PZC18-002, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

No one responded.

PUBLIC TESTIMONY

No one responded.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Downs, to recommend adoption of a resolution to approve the Addendum. Roll call vote: AYES, DeDietmar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Downs, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA18-005, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Downs, to recommend adoption of a resolution to approve the Zone Change, File No., PZC18-002, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

F. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA18-006:

A General Plan Amendment to add text to The Ontario Plan (TOP) Exhibit LU-01 - Land Use Plan regarding parkland in the Ontario Ranch area. The environmental impacts of this project were previously analyzed in conjunction with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This project 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: N/A) **City initiated. City Council action is required.**

Associate Planner Burden, presented the staff report. She described the area that would be effected by the amendment and wording to be added. She stated that staff is recommending the Planning Commission recommend approval of File No. PGPA18-006, 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 wishing to speak, Chairman Delman closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Downs, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA18-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA18-004:** A Development Code Amendment to increase the allowable building/structure height from 55 feet to 80 feet within the IH (Heavy Industrial) zoning district. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140), certified by the City of Ontario City Council on January 27, 2010. This project 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). **City Initiated. City Council action is required. (Continued from the September 25, 2018 meeting)**

Senior Planner Mejia, presented the staff report. She described the location and the surrounding area and the area that would be effected by the proposed changes. She described the history of the height in the area. She stated that staff is recommending the Planning Commission recommend approval of File No. PDCA18-004, 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 regarding new buildings coming in and are there any in the area that are that height

Ms. Mejia stated yes there are new structures that are being built at that height.

Mr. Willoughby wanted clarification if the height met the FAA regulations for the area.

Ms. Mejia stated yes it does.

PUBLIC TESTIMONY

No one responded.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gregorek, to recommend adoption of a resolution to approve the Addendum, Roll call vote: AYES, DeDietmar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

It was moved by Reyes, seconded by Willoughby, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA18-004, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Downs, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on October 11, 2018

- Reviewed Mills Act Contract
- Discussed historic tree replacements
- Made Tier Determination

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

Mr. Gregorek asked staff regarding the front yard landscaping for the DR Horton tract on Riverside Drive. He stated it doesn't look as nice as some of the other areas in Ontario Ranch and that the residents don't seem to be taking care of it. He wanted clarification if this is in the conditions of approval and who is required to make sure they are maintained.

Ms. Wahlstrom stated the landscape plans are reviewed and there are a lot of new requirements regarding drought tolerant plants, so it may not look as lush as other areas in Ontario Ranch.

Mr. Zeledon stated that staff are making regular site visits and meeting with the developers regarding this. He stated the HOA is required to make sure the landscape is maintained and that the yards do have less grass, because of drought tolerant requirements and small front lot areas. He stated that they are losing some trees because of the placement of the utility boxes and that is being worked on with OMUC.

Mr. Willoughby asked regarding the parking lot at Haven and Jurupa.

Mr. Zeledon stated UPS is going to be using it for employee parking, as they have added 1500 more employees.

Mr. Willoughby wanted clarification if it was supposed to be used without it being complete and that there is portable lighting.

Mr. Zeledon stated he will check on it, as it should be close to completion.

Mr. Willoughby asked about all the dirt being moved at Whispering Lakes.

Mr. Zeledon stated that it was being used to fill in old pit that has been there for years.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.


DIRECTOR'S REPORT

Ms. Wahlstrom stated the revised Monthly Activity Report is in their packets.

ADJOURNMENT

Willoughby motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:38 PM.


Secretary Pro Tempore


Chairman, Planning Commission