

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

MINUTES

June 22, 2021

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

MINUTES

June 22, 2021

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:30 PM

COMMISSIONERS

Present: Chairman Gage, Dean, DeDiemar, Gregorek, Lampkin, and Ricci

Absent: Vice-Chairman Willoughby

OTHERS PRESENT: Planning Director Zeledon, City Attorney Otto, Senior Planner Batres, Senior Planner Hutter, Associate Planner Aguilo, Assistant Planner Vaughn, Traffic Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Dean.

ANNOUNCEMENTS

Mr. Zeledon stated revised conditions for Items E & F and that Items C & D will be taken together and we received a letter from Supporters Alliance for Environmental Responsibilities (“SAFER”), withdrawing their appeals for this project. He also welcomed Commissioner Ken Dean and gave a little background regarding his experience and history within the city.

Mr. Lampkin arrived at 6:37 PM.

Mr. Gregorek stated this would be his last meeting as a Commissioner and he had served for 25 years.

Mr. Gage thanked Mr. Gregorek

Mr. Ricci stated he had attended the California Preservation Conference online and gave a briefing on sessions he attended regarding restoration of terra cotta buildings, stain glass restoration, and podcasting for Historic Preservation. He also stated concerts in the park is coming back to Town Square, for the summer.

PUBLIC COMMENTS

Ms. Rita Nelson, on the Parks and Recreations Commission, appeared and talked about Ken Dean, who is a friend and co-commissioner and expressed how he has meant so much to her and has a way of making everyone feel important and made everyone’s opinion feel like it mattered. She stated she was on Parks and Recreations Commission for about 27 years and has a property in Eastvale that she will be donating to the Wounded Warriors Project. She stated he has meant so much to us, such a good chairman and made us feel valued and she will miss him not being there, and that he is a man of detail and thinks things through, and he will do his due diligence in his role here. She wished Bob Gregorek well and thanked Chairman Gage.

Mr. Marselas McMillan wanted to thank the commission for the hard work that you do and people are taking note of the work that is being done. He stated he wanted to thank the Mayor or anyone who is responsible for D'Andre Lampkin being put in this position as he is the first African American to sit on this committee and this reflects the entire city. He stated he is grateful Mr. Lampkin is sitting on the commission as he is a very capable and well qualified individual and the entire community will stand behind him and with him.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of May 25, 2021, approved as written.

It was moved by Gregorek, seconded by Ricci, to approve the Planning Commission Minutes of May 25, 2021, as written. The motion was carried 6 to 0.

After the vote was completed it was noted that Commissioner Dean was not at the previous meeting and recused himself from the vote. The motion was carried with the remaining votes of 5 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-016:** A Development Plan to construct a 74-foot collocated monopine wireless communications facility (T-Mobile and Verizon) on 0.176-acre of land located at 617 East Park Street 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) 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) provided certain conditions are met; (APN: 1049-233-13) **submitted by Joel Taubman, Crown Castle Towers. This item was continued from the April 27, 2021 Planning Commission hearing.**

Assistant Planner Vaughn, presented the staff report. She described the location and surrounding area and the history of the location. She described the revised site plan and the conditions surrounding the project, access and drive isle location, fencing relocation, landscaping, and lease area. She described the Tier 3 review required and the design of the monopine, and the FAA additional conditions required. She showed the propagation maps and conceptual site lines from the public right of way. She stated that staff is recommending the Planning Commission approve File No. PDEV20-016, 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

Ms. Rachel Davidson works with Jacobs presenting on behalf of Crown Castle spoke and stated she was available to answer additional questions.

Mr. Gregorek wanted to know if they can taper the branches longer towards the bottom, so it doesn't look like a bottle brush.

Ms. Davidson stated yes and she can talk to the designer.

Mr. Ricci wanted to know if this would have a co-location use.

Ms. Davidson stated yes there are two proposed and if another carrier wished to be added there is room below, but this is currently just for two but with room for more.

Mr. Gage asked if Ms. Davidson agreed with the Conditions of Approval.

Ms. Davidson stated yes.

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

Mr. Gregorek stated that the applicant can work with the staff to taper the branches.

Mr. Zeledon stated that in the Conditions of Approval, Item B page 29 of 24, covers the item regarding the tapering.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV20-016, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Gage, Gregorek, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA20-003:** An Amendment to the California Commerce Center Specific Plan, changing the land use designation on 10.64 acres of land from Commercial/Food/Hotel to Light Industrial, to be consistent with The Ontario Plan Policy Plan (General Plan) Industrial (0.55 FAR) land use designation, located at the northeast corner of Haven Avenue and Airport Drive, within the California Commerce Center Specific Plan. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140), certified by City Council on January 27, 2010. This application 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: 0211-222-66) **submitted by Vogel Properties, Inc. This item was continued from the May 25, 2021 Planning commission meeting. City Council action is required.**
- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-008:** A Development Plan to construct a 200,291-square foot industrial building on 10.64 acres of land located at the northeast corner of Haven Avenue and Airport Drive, within the proposed Light Industrial land use district of the California Commerce Center Specific Plan. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140), certified by City Council on January 27, 2010. This application 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: 0211-222-66) **submitted by Vogel Properties, Inc.**

Associate Planner Aguilo, presented the staff report. She described the location and the need for a Specific Plan Amendment and the current and surrounding zoning. She described the history of the property, the site plan, circulation, landscape, and elevations. She stated that staff is recommending the Planning Commission recommend approval for the Addendum and File No. PSPA20-003 and approve File No. PDEV20-008, pursuant to the facts and reasons contained in the staff report and attached

resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to clarify if they are providing more than the 15% minimum landscape requirement.

Ms. Aguilo stated they are providing the required 15 %.

Ms. DeDiemar wanted to clarify that the present use as a parking lot and the capacity and percentage of utilization.

Mr. Zeledon stated they don't have that information but that the Park and Fly, ceased operation about a year ago and the business accommodated over 200 cars.

Ms. DeDiemar wanted to know if there is sufficient parking at the airport.

Mr. Zeledon stated that the Park and Fly business wasn't affiliated with the airport, as it was a private business and the airport has plenty of parking, to accommodate their current needs.

Mr. Lampkin stated that the maps don't accurately reflect what is at the north of the property and how well the hotels are doing.

Mr. Zeledon stated the current site is currently zoned industrial, to the north is the railroad track is the commercial Costco business and retail center and Mercedes Benz and two major hotels, which have access into those properties from the freeway and Haven Ave. He stated this site isn't easy for access, as there is no access from Haven Ave. and there is only right in and right out from Airport Drive which is why during the general plan update it went from commercial to industrial to be consistent.

PUBLIC TESTIMONY

Mr. Will Vogel the president of Vogel Properties appeared and stated the Park and Fly couldn't operate since COVID and the number of flights went down, and they have had other plans come forward, but nothing penciled out and that this is the best use for the land.

Mr. Lampkin wanted to clarify truck access would be from east Airport Drive.

Mr. Vogel stated that is correct.

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

Mr. Ricci stated with the lot being vacated it is consistent with what's in the area and is a good project for this area and he will be approving this project.

Mr. Lampkin stated this is consistent with what is around there and the hotels are successful and he likes the way the area is progressing and there is a good mixed use in the area.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Lampkin, to recommend adoption of resolutions approving the Addendum and the Specific Plan Amendment, File No. PSPA20-003. Roll call vote: AYES, Dean, DeDiemar, Gage, Gregorek, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

It was moved by Ricci, seconded by Lampkin, to adopt a resolution to approve the Development Plan, File No., PDEV20-008, subject to conditions of approval. Roll call

vote: AYES, Dean, DeDiemar, Gage, Gregorek, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-031: A Development Plan to construct a five-story, 49-unit apartment building (Magnolia Apartments) on 1.58 acres of land located at 890 South Magnolia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 du/ac) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1011-371-15 and 1011-371-16) **submitted by Pedro Maltos**

Senior Planner Batres, presented the staff report. He described the location, surrounding area and history of the area. He described the site plan, landscaping, including setbacks provided, the floors with their amenities, access and egress, parking, and private and common open space in the parking lot, floor plans, architectural design and the conceptual elevations. He stated that staff is recommending the Planning Commission approve the Mitigated Negative Declaration and File No. PDEV19-031, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to clarify the rendering of the playground and if there are any plans to include safety features.

Mr. Batres stated he had talked with the applicant and added conditions to the project that include speed bumps, to slow traffic and a decorative fence element in the parking lot area and security access structure during the plan check review process and to work with solid waste to relocate trash enclosures to open up the open space area.

Mr. Gage wanted to clarify that this project includes 1 and 2 bedroom apartments and wanted to know how many 1 bedroom apartments there would be.

Mr. Batres stated this is in the staff report, 12 one bedroom and 37 two bedroom apartments.

Mr. Gage wanted to know if there would be any tandem parking.

Mr. Batres stated there is no tandem parking in this project.

Mr. Ricci wanted to clarify the parking spaces are 108 and if they will be assigned to tenants and guests.

Mr. Batres stated there will be 13 guest parking spaces, and during the plan check review process they will designate where these will go and that the parking structure and outdoors spaces will be part of a parking plan for parking space allocation, and each unit gets so many spaces.

PUBLIC TESTIMONY

Mr. Chuck Steichen, the architect for the project, appeared and thanked staff and was available to answer questions.

Mr. Lampkin wanted to know how tall the towers would be and if there would be roof access.

Mr. Steichen stated there would be central penthouse stair access.

Mr. Lampkin wanted to know if there would be any amenities up there with the roof access.

Mr. Steichen stated no, there would be mostly solar and mechanical up there.

Mr. Ricci wanted to clarify the site plan access and egress of the parking structure, with Magnolia ingress only and exit out of the garage in the same area and is there any plans to mitigate any possibly collisions there like an entrance gate for the exit.

Mr. Steichen stated the drive isle is wide enough for two way traffic and there will be a sensor activated gate exiting the parking structure.

Mr. Ricci wanted to clarify they would have to go through the gate for exit only.

Mr. Steichen stated they would follow the traffic pattern.

Mr. Ricci wanted to know in the community area with the tot lot and the speed cars could go through, if they had looked at speed bumps or something to slow traffic.

Mr. Steichen stated they are going to work with staff regarding the speed bumps and a security gate around the common area.

Ms. DeDiemar wanted to know if there would be storage for the residents.

Mr. Steichen stated that there would be storage directly adjacent to each unit and outside the unit to meet the storage requirement.

Ms. DeDiemar wanted to clarify it would be within the building.

Mr. Steichen stated it would be within the building and on the same floor.

Mr. Lampkin wanted to know if there were residents on the property and if they have been notified and the applicant has had a discussion with them of when they would need to vacate the property.

Mr. Steichen stated the applicant owns the property and was leasing it to a landscape company and they are fully aware of this project.

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

Mr. Gregorek stated he likes the architecture, and this is a good project and work with staff to get the trash enclosures moved and to make the playground area safe and wanted to know if there would be a property management company.

Mr. Batres stated that with 40 units or more a property manager must live on site, to manage the property.

Mr. Gage thanked Mr. Batres who worked really hard and appreciates the applicant for working with staff.

Mr. Lampkin stated the Landmark project has already been built, for anyone who wanted to get an idea of what this project will look like, and commended staff for coming back 5 years later and how well it blends in with what already exists, and expressed that we are doing far better than other area cities.

Mr. Dean wanted to know if the trash enclosure is moved it would be nice to see a recycle container included in that.

Mr. Zeledon stated it typically is. He stated that this project is on our housing inventory list and regional needs assessment and getting the density and the units to fit and making the parking work, Mr. Batres did

an amazing job.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by DeDiemar, to adopt a resolution approving the Mitigated Negative Declaration and the Development Plan, File No. PDEV19-031, subject to the amended Conditions of Approval. Roll call vote: AYES, Dean, DeDiemar, Gage, Gregorek, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-010:** A Development Plan to construct a 1,400,000 square-foot industrial building on 70.44 acres of land (0.47 FAR) located at the southwest corner of Vineyard and Eucalyptus Avenue, within the Industrial and Business Park land use districts of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with PGPA18-003 and PSP18-001, for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. 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 Areas of Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP) and the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics for Chino Airport; (APNs: 1054-171-01, 1054-171-02, 1054-171-03, 1054-171-04, 1054-181-01, 1054-181-02, 1054-191-01, 1054-191-02, 1054-361-01, 1054-361-02, 1054-161-02) **submitted by Prologis.**

Senior Planner Hutter, presented the staff report. She described the location and surrounding area, the Merrill Commerce Center specific plan and the uses. She described the background of the property and the site plan, including the building (5 floors) and office areas, parking, landscaping, access, circulation and truck access and egress on Baker, the architectural design and elevations. She stated that staff is recommending the Planning Commission approve File No. PDEV21-010, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to clarify the ongoing work with staff regarding the enhance the building to make it more appealing, if this include more glazing on the north and south ends at the top.

Mr. Zeledon stated that the conditions state we will work with them to make it more appropriate, and that the renderings don't show the texturing, which makes it a lot softer and we will work with them on key areas, with color blocking or different materials. He stated there is a lot of movement in the building with the textures and design, but we will look at the scale and masking and work to add some softness to it, since it is such a big building.

Mr. Lamkin wanted to know if the design of the windows will include a tint.

Mr. Zeledon stated that typically they will be tinted and reveal patterns and the color blocking and give an idea of the texture.

Mr. Lampkin wanted to clarify on Exhibit E of the conceptual landscape plan, the south east corner of property, where the egress for trucks is, there is a small shaded lot, if this means a different type of material is being used.

Ms. Hutter stated this is shaded because it will be concrete material, for truck trailer parking and beneath will be the storm drain retention compartments.

Mr. Lampkin wanted to clarify along Merrill Ave. if there would be a monument signs entering the property for employees and others to know they are entering Ontario from Chino.

Ms. Hutter stated the project is required to submit a master sign programs prior to development finishing, and that will be part of the conversation.

Mr. Dean wanted to clarify that the developer has a similar building in San Diego.

Ms. Hutter stated yes.

Mr. Dean wanted to know if the other building has the kind of green space area that is proposed here for employees.

Mr. Zeledon stated no, this is such a unique area and they are still working with landscaping to make sure that the grading is correct and to make it a more passive area and the safety for the employees to get to the area, and we also have the large setback area from the streets. He stated this area from Eucalyptus will soften the building and provide an amenity that is really unique and he commended the applicant for working with staff on this.

Mr. Dean stated he is excited to see that amenity.

Mr. Gage wanted to clarify there would be parking lot trees, to soften the look of the building and wanted to know if there are any specifics yet.

Ms. Hutter stated yes there will be parking lot trees about every 4 or 5 stalls throughout the parking lot.

Ms. DeDiemar wanted to clarify this is a 24 hour use and that the parking will be lit accordingly.

Ms. Hutter stated yes, the parking lot will have lighting and the Police Department will be part of the review during plan check, to make sure it meets the lighting requirements.

Mr. Lampkin wanted to know if the plan includes a call button in the south lot, to the Police Department, since it is such a big parking lot.

Mr. Zeledon stated it isn't a requirement, however the business would have on site security and referred the question to the applicant. He also stated Police will make sure it meets the requirements, with 1 foot candle to make sure it is well lit.

Mr. Gage wanted to know with the truck traffic coming and going and restrictions going through the residential areas.

Mr. Zeledon stated when the Specific Plan was done an EIR was completed and total build out was looked at as well as truck trips and where those will go, and the infrastructure needed for that. He stated that Archibald was widened to accommodate truck trips and the current truck routes are Merrill Ave., Ontario Ranch Rd., Edison, Euclid and Hamner Ave., and for this project the ingress/egress will be off of Merrill from either Euclid or Archibald and they will either go east and west on Merrill to Archibald or to Euclid to go north and south, as Grove and Vineyard are not truck routes.

Mr. Gage wanted to know if there would be signage to indicate where trucks are allowed.

Mr. Zeledon stated signage will mark where trucks are not allowed and in the southwest area as it develops the pattern will be Merrill, as it will be easier and Eucalyptus is not a truck route and we are not encouraging the use of it.

PUBLIC TESTIMONY

Mr. Tom Donahue with Prologis appeared and thanked the commission for listening to project Abbey, work in the best city Prologis is global and other jurisdictions and the project in Ontario run really smooth thanked specific staff in all the departments and it is a pleasure to work with the team in Ontario. He stated they are still working on the north portion of the project, which has gone very fast and hasn't given time to get construction drawings rolling and they are going to be sensitive to what on the north side of Eucalyptus and because of the buildings height and the building edge sitting back, with the appropriate planting in the green belt, you may not see the building, and that is very intentional. He stated they have gone through to make sure to respect what truck is a sensitive for them and have tried to keep it on east side of the building with a 14 foot screen wall and focus on being good stewards. Merrill Commerce Center has 19 other buildings coming and the market is on fire right now with people are excited to be in Ontario.

Mr. Lampkin stated it is nice to be in a city where you can say a name like Prologis and know that they are stakeholders in the city. He also wanted to know if there are any ideas to place monument signs on the south end, as Ontario is a city to live, work and play in, and the space you are creating is a place for the employees and you're not just thinking of them as coming to work, but also thinking about their mental health and creating a special space here in Ontario.

Mr. Donahue stated the design has been going on for three years and within the specific plan dictates the signage, and at the corner of Carpenter Ave. and Merrill Ave. there will be a large monument sign and special landscape treatment and planting that will make it pop and the signage will welcome them to Ontario and also at the corner of Grove and Merrill Ave.

Mr. Ricci wanted to know the number of employees.

Mr. Donahue stated that non season 500 – 1000 and seasonal about 1700 which is what the parking accommodates.

Mr. Ricci wanted to make sure the parking has a buffer for seasonal employees.

Mr. Gage the truck traffic direction to the trucks

Mr. Donahue stated they are working with Engineering on the signage and working with PD and keeping trucks off Grove Ave. and streets not work with tenant to make sure they know the truck route, and where they are filtering and this project has a huge queuing of three lanes which accommodates about 33 truck trailers queuing on site to get them off street and specifically designed the site for the truck flow and truck routes were taken into consideration with the design, right hand turns into the site.

Mr. Marselas McMillan wanted to know on Merrill as you exit into Eastvale is currently down to one lane and are there any plans to expand the lanes leaving the city, as you go into Eastvale.

Mr. Zeledon stated Merrill doesn't go into Eastvale, but asked if he is referring to Archibald.

Mr. McMillan stated yes it would be Archibald as it goes towards Eastvale from Merrill.

Mr. Zeledon stated that Archibald will be fully improved from Merrill to the city limits and the new development south of Limonite is going to be improved by Eastvale. He stated that eventually it will be three lines each way on Archibald.

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

Mr. Gage stated that the monument sign was addressed very well, and feels it is important for people to know they are in Ontario.

Mr. Lampkin stated he thinks this is definitely important and it's nice to make people feel like they are home, when they get off the freeway and welcome them to the city and taking pride in what we are doing.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Gregorek, to adopt a resolution to approve the Development Plan, File No., PDEV21-010, subject to the amended Conditions of Approval. Roll call vote: AYES, Dean, DeDietmar, Gage, Gregorek, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee didn't meet on the regular date; however, they are having a special meeting on June 24.

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

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports would be included next month's packet and we will be acknowledging Mr. Gregorek's service on the Commission at the next Planning Commission meeting.

ADJOURNMENT

Ricci motioned to adjourn the meeting in honor of Mr. Gregorek's 25 years of service, seconded by Lampkin. The meeting was adjourned at 8:33 PM.


Secretary Pro Tempore


Chairman, Planning Commission