

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

MINUTES

April 24, 2018

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

MINUTES

April 24, 2018

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

COMMISSIONERS

Present: Chairman Delman, DeDiemar, Gage, Gregorek, and Reyes

Absent: Vice-Chairman Willoughby, Downs

OTHERS PRESENT: Development Director Murphy, City Attorney Rice, Assistant Planning Director Wahlstrom, Principal Planner Zeledon, Senior Planner Noh, Associate Planner Burden, Assistant Planner Vaughn, Assistant City Engineer Do, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

SPECIAL CEREMONIES

Plaque presentation to Mr. Scott Murphy, by the Planning Commission, for his service in the Planning Department for the last 22 years.

Mr. Delman expressed his thanks and listed the accomplishments under his service in the planning department. He also stated Jerry Blum was not able to be here tonight but Mr. Blum wanted to express his heartfelt gratefulness to Mr. Murphy.

Mr. Gage expressed how it's been good to see Mr. Murphy progress throughout the years. He applauds Mr. Murphy for always being real truthful, making it look easy, and for the job he has done

Mr., Reyes expressed that it has always been enjoyable working with him and appreciated how Mr. Murphy gave the Commission a clear picture of what was going on and respects how he managed the Planning Department and thanked him for what he has done in the city.

Mr. Gregorek stated he's known Mr. Murphy for a very long time and always felt that he could talk to him at any time. He stated things always worked smoothly and efficiently under Mr. Murphy and he is sorry to see him leave the Planning Department, but is glad Mr. Murphy is stepping up into his new role and thinks the city made a great decision. He stated that he knows Mr. Murphy will keep things flowing and staying the course.

Ms. DeDiemar, being the newest member and the only female, expressed her personal thanks for her training on the dos and don'ts of what a commissioner should do. She stated she is confident in the staff, because it has filtered down from Mr. Murphy and commended him for the knowledge he displayed at the meetings. She stated she is so glad he was moved up and will miss him.

Mr. Delman read the plaque and presented it to him.

Mr. Murphy thanked the Commissioners for their kind words and stated he isn't really losing the Planning Department but he is gaining the Engineering and Building Departments and hopes to continue the work.

There was a break for cupcake reception.

ANNOUNCEMENTS

Ms. Wahlstrom stated a correspondence received for Item C is before them.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Gage pulled Item A-02 from the Consent Calendar

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of March 27, 2018, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-005: A Development Plan (File No. PDEV18-005) to construct 60 single-family homes on 8.9 acres of land located at the northeast corner of Parkplace Avenue and Parkview Street, within Planning Area 19 (single-family lane loaded residential district) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR, for which an Environmental Impact Report (SCH# 2004011009) was adopted by the City Council on November 7, 2006. This project introduces no new significant environmental impacts. All previously adopted mitigation measures 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 was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT; (APN: 0218-014-05) **submitted by KB Home Southern California.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-060: A Development Plan (File No. PDEV17-060) to construct 62 single-family homes on 7.65 acres of land located within the Low Density

Residential (LDR) district of Planning Area 11 of The Avenue Specific Plan, located on the west side of Haven Avenue and approximately 700 feet south of Ontario Ranch Road. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. This project introduces no new significant environmental impacts. All previously adopted mitigation measures 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-412-02) **submitted by Brookfield Waverly, LLC.**

It was moved by Gregorek, seconded by Reyes, to approve the Consent Calendar Items: Planning Commission Minutes of March 27, 2018, as written and File No. PDEV17-060. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

Ms. Alexis Vaughn gave the staff report and described the location, the surrounding area, the proposed dwellings and the passive pocket park. She described the parks in the surrounding area and the elevations being proposed.

Mr. Gage wanted clarification regarding the parking on the streets and what the traffic flow would be look like with the placement of the extra parking.

Mr. Zeledon explained that the on-street parking is for guest parking, as the residents are provided with 2 car garages. He stated there are paseo connections provided for the connection between on street parking and the residents. He stated the driveways are meant to be short, at 5 feet to prevent residents from parking there instead of using the garage provided. He stated this project does meet the parking requirement.

Mr. Gage asked if there were any mitigating things that the HOA would put into play so the garage is only used for car parking, or if storage shelves were included in the garage to help encourage parking cars and not using the garages as storage.

Mr. Zeledon stated yes when they review the CC&R's they state the garages are to be used for parking, and the HOA is really good about enforcing that.

Mr. Reyes wanted clarification regarding the parks in the area and the exact play equipment and amenities they would have in this tract.

Ms. Vaughn described the equipment proposed in the two area parks and the themes and equipment.

PUBLIC TESTIMONY

Heidi McBroom from KB Homes, described that the paseos would be the frontage of the residents, being as these are alley loaded products, and that she would be working with the staff to make sure it was more passive and slightly active, without being intrusive to the homeowners.

Mr. Reyes wanted clarification regarding how many blocks away the others parks are.

Heidi McBroom stated 1 ½ blocks and 3 blocks away.

Mr. Gage wanted clarification regarding the parking and mitigated items to assist in assuring residents use their garages for parking.

Heidi McBroom stated the CC&Rs are the strongest enforcement that they have and there is quite a bit of oversight from the HOA.

Mr. Gage wanted clarification regarding parking with lanes and how it has worked in past products that KB Homes has done with this parking situation.

Heidi McBroom stated that it does require persistence in the oversight and typically there is an issue in the beginning as people are moving in, but the CC&Rs usually have a time line for when people need to be moved in and start using their garages. She stated that the off track parking really helps with this issue.

Mr. Reyes wanted clarification regarding the landscaping on the paseos and who is responsible for maintaining the alleyways.

Heidi McBroom stated these are all private lots maintained by the homeowner, except for the paseos, which will be maintained by the HOA.

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

Mr. Reyes stated his concern is there not being enough play equipment for families with young children, ages 2 – 5. He commented on item #8 of the COAs, regarding how the play equipment shouldn't duplicate what is already in the area and he stated his confidence in the applicant working with staff to come up with something for younger children that is not too active and keeps in mind the noise for the residence.

Mr. Gage stated he has a problem with no parking on the street or the driveway, especially as there is no limit regarding number of cars per household, and these are large size homes. He stated he would like storage on the back of the garage to assist in encouraging the homeowners to use the garage. He stated his opinion that the homeowners won't be happy with the parking conditions.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to adopt a resolution to approve the Development Plan, File No., PDEV18-005, subject to conditions of approval. The motion was carried 5 to 0.

- B. ENVIRONMENTAL ASSESSMENT AND REVIEW FOR GENERAL PLAN AMENDMENT FILE NO. PGPA16-002, SPECIFIC PLAN FILE NO. PSP16-002 AND WILLIAMSON ACT CANCELLATION FOR FILE NOS. PWIL17-009 (#73-406) AND PWIL18-004 (#70-219):** A public hearing to consider certification of the

Environmental Impact Report (SCH#2017041074), including the adoption of a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations, for the following: 1) A General Plan Amendment (File No. PGPA16-002) to modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 47.06 acres of land from Business Park (0.60 FAR) to Industrial (0.55 FAR) and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; 2) A Specific Plan (File No. PSP16-002 - West Ontario Commerce Center) request to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 119 acres of land, which includes the potential development of up to 2,905,510 square feet of industrial and business park development; and 3) A petition to cancel Williamson Act Contracts 73-406 and 70-219. The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west. The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT. 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: 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV. City Council action is required.**

Senior Planner, Henry Noh, presented the staff report. He described the location and existing uses. He described the reasons for the proposed General Plan Amendment and he described the specific plan and the proposed planning areas, and the conceptual site plan. He described the design guidelines, landscape design, circulation requirements, infrastructure requirements, domestic water plan, recycled water plan, sewer plan, and storm drain requirements. He stated the reason the Williamson Act Contracts needed to be cancelled. He described the EIR notifications and the three impacts that were remaining and unavoidable; air quality, agricultural, and transportation. He stated that staff is recommending the Planning Commission recommend approval for the Certification of a EIR with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan and File Nos. PGPA16-002, PSP16-002, PWIL17-009 and PWIL18-004, pursuant to the facts and reasons contained in the staff report.

Mr. Reyes wanted clarification regarding the right-away setback along Carpenter Ave.

Mr. Noh stated there would be a sidewalk, a 10 foot landscape buffer and then the wall.

PUBLIC TESTIMONY

Bill Golterman appeared and spoke thanking the staff for all the hard work they have put in.

Thomas Ruiz, representing Labors International Union Local #783, stated he wanted to show their support of the project, as it brings jobs to local laborers.

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

Mr. Reyes wanted to comment on the reduction of the business park area as a whole. He understands the current market needs and wants to keep in mind that the need may change in the future, as the city gets built out.

Mr. Gage stated he is in favor of things that can help people live and work in the same area.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to recommend adoption of the Certification of a EIR with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan, Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Downs, Willoughby. The motion was carried 5 to 0.

It was moved by Gage, seconded by DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA16-002, the Specific Plan, File No. PSP16-002, the cancellation of Williamson Act Contracts, File Nos. PWIL17-009 and PWIL18-004; subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Downs, Willoughby. The motion was carried 5 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR17-008 AND PDEV17-055:** A Variance (File No. PVAR17-008) to reduce the: 1) Rear building setback from 15 feet to 10 feet; 2) Front parking setback from 20 feet to 10 feet; and, 3) Setbacks from the building to the parking and drive aisles from 5 feet to 3 feet in conjunction with a Development Plan (File No. PDEV17-055) to construct a 4,100 square-foot commercial building, on 0.46 acres of land, within the Neighborhood Commercial zoning district, located at 1440 E. Fourth Street. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0110-202-46) **submitted by Atabak Youssefzadeh.**

Assistant Planner, Alexis Vaughn, presented the staff report. She described the area surrounding the proposed project. She explained reasons for the reduction in setbacks. She described the elevations design and landscape proposed. She described the correspondence received. She stated that staff is recommending the Planning Commission approve File Nos. PVAR17-008 and PDEV17-055, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification regarding the setbacks and the third variance from the building to the parking / drive aisles and how this variance works.

Mr. Zeledon stated the requirement is that there is 5 feet buffer between the drive aisle and a

building, but in this case they needed the parking space, so they proposed the variance.

Mr. Gage wanted clarification where El Dorado Avenue was.

Mr. Zeledon stated the concerns from the correspondence would be forwarded to the traffic department to look at the El Dorado Avenue concerns.

Ms. DeDiemar wanted clarification as to when the correspondence was received and if staff has had time to respond.

Mr. Zeledon stated the first several concerns were regarding the construction and staff would respond to those and the concerns regarding the pathway to school would be discussed with the traffic department.

Ms. Wahlstrom requested that Mr. Zeledon go through the correspondence question by question and explain them to the Commissioners.

Mr. Zeledon read each question and described how the concerns were addressed in our municipal code or by the Engineering department.

Ms. DeDiemar wanted to validate the homeowners concerns regarding the school traffic and asked that staff be respectful of these concerns.

Mr. Do stated the first comments are related to traffic control and the encroachment review will be required before permits are issued, that includes a traffic control plan, which would include that the construction hours, which would work around school times. He stated the street work is minimal and the patchwork will be repaired to our standards.

PUBLIC TESTIMONY

Atabak Youssefzadeh the architect on the project appeared and spoke, and thanked the staff for all their hard work.

Mr. Reyes wanted clarification why the third variance request couldn't be eliminated if they shortened the building.

Mr. Youssefzadeh stated the project was already a very challenging property to work with the shape and still make it profitable for the owner. He stated they needed that parking space. He also stated that the history of the property was a gas station and the traffic generated by this new use will be much less than the gas station generated.

Mr. Reyes asked if the applicant would be willing to work with staff to make sure there is a fence around the construction and a walk way during construction, for children walking to school.

Mr. Youssefzadeh stated yes they would make sure the project was fenced and a walkway was provided.

Ms. DeDiemar stated the traffic would be felt being as the gas station hasn't been there for many

years and therefore there hasn't been any traffic. She stated the landscape buffer would help the visual look of the area, and appreciated the effort to make a good use of this property. She encouraged the applicant to work with staff to form a good relationship with the resident and address the concerns.

Mr. Youssefzadeh stated he would like to work with staff to address the concerns with the resident in a certified letter, if that was allowed. He wants to be a good neighbor to the residents.

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

Mr. Reyes stated his appreciation for all the hard work the applicant and staff have put in to have something there with nice architectural features. He stated that there should be a screening of trash enclosure.

Mr. Delman stated he is pleased to see this project going there to help improve the area.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to adopt a resolution to approve the Variance, File No., PVAR17-008, and the Development Plan, File No. PDEV17-055, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Downs, Willoughby. The motion was carried 5 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA18-001 AND A SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA18-002:** A General Plan Amendment (**File No. PGPA18-001**) request to: 1) modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designation shown on the Land Use Plan Map (Exhibit LU-1) for one 2.05 acre parcel located at the southeast corner of Haven Avenue and Francis Street from Office Commercial to Industrial; and 2) modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change; and a Specific Plan Amendment (**File No. PSPA18-002**) request to change the California Commerce Center Specific Plan land use designation of the property from Commercial/Food/Hotel to Rail Industrial. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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). (Related File PSPA18-002) (APN: 0211-281-56); **submitted by SRG Archibald, LLC. City Council action is required.**

Associate Planner, Clarice Burden, presented the staff report. She described the location and surrounding area. She described the history of the zone change on the property. She stated that staff is recommending the Planning Commission recommend approval of an Addendum to a previous EIR and File Nos. PGPA18-001, and PSPA18-002, pursuant to the facts and reasons contained in the staff report.

Mr. Reyes wanted clarification of what exactly they are looking at tonight and if variances were part of that.

Ms. Burden stated there were no variances at this time.

Mr. Reyes wanted clarification of how we can guarantee the requirements of upscale architecture.

Ms. Burden stated that when the development plan comes in it will need to coordinate with the area and staff would be looking at that, and specific requirements stated within the specific plan.

PUBLIC TESTIMONY

Patrick Russell with SRG appeared and spoke, thanking the staff. He clarified the reason for the zone change and how they won a design award from the city. He stated they have an innovated plan to bring forth the quality needed for that corner and same image as the design award project.

Mr. Reyes wanted to know if there was an idea of what type of industrial building this would be.

Mr. Russell stated it's a small building so most likely a local business with a couple offices and smaller delivery trucks and there is no specific user at this time.

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

Ms. DeDiemar stated that since it is taking this land use back to what it originally was it seems a reasonable request.

Mr. Reyes stated with the 10 freeway to the north and 60 freeway to the south, there aren't very many corners left. He stated we don't have a lot of office that is in the middle class, it's either at the high end or the low end, which makes it hard to work with. He stated he thinks there will be a need for more office buildings in the future, because of the airport. He expressed that this is a hard sell for him, for small business owners.

Mr. Gregorek stated it is a tough site but the staff make the best of the situation.

Mr. Gage thanked Ms. Burden for her presentation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of an Addendum to a previous EIR, Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Downs, Willoughby. The motion was carried 5 to 0.

It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA18-001, and the Specific Plan Amendment, File No., PSPA18-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, and Gregorek; NOES, Reyes; RECUSE, none; ABSENT, Downs and Willoughby. The motion

was carried 4 to 1.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA07-001:** A Development Agreement Amendment (Second Amendment) between the City of Ontario and Western Pacific Housing, Inc., File No. PDA07-001, to extend the term of the agreement to serve Tract Map No. 18419. The project is located within the Low Density Residential district of Planning Area 6A of The Avenue Specific Plan, located at the southeast corner of Archibald Avenue and Schaefer Avenue. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on December 9, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures 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 was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-201-15 and 0218-201-44) **submitted by Western Pacific Housing, Inc., DBA: D.R. Horton. City Council Action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA07-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

No one responded.

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

It was moved by Gage, seconded by Reyes, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA07-001, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Gage, Gregorek, and Reyes; NOES, none; RECUSE, none; ABSENT, Downs and Willoughby. The motion was carried 5 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003:** A Development Agreement Amendment (Second Amendment) between the City of Ontario, GDC Investments 6 L.P., and Lennar Homes of California to amend Development Agreement, File No. PDA14-003, to extend the term of the agreement to serve Tract Map No's. 17931, 17932 and 17933. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Esperanza Specific

Plan Environmental Impact Report (SCH# 2002061047) that was adopted by City Council on September 2, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P. City Council Action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA14-003, pursuant to the facts and reasons contained in the staff report and attached resolution.

No one responded.

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

It was moved by DeDiemar, seconded by Gage, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA14-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, and Reyes; NOES, none; RECUSE, Gregorek; ABSENT, Downs and Willoughby. The motion was carried 4 to 0.

- G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004:** A Development Agreement Amendment (Second Amendment) between the City of Ontario, GDC-RCCD, L.P., and Lennar Homes of California to amend Development Agreement, File No. PDA14-004, to extend the term of the agreement to serve Tract Map No's. 17749, 17935, 17936, 18876 and 18878. The project is located on the northwest and southwest corners of Hamner Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Esperanza Specific Plan Environmental Impact Report (SCH# 2002061047) that was adopted by City Council on September 2, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 0218-332-11 and 17); **submitted by GDC-RCCD, L.P. City Council Action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending

the Planning Commission recommend approval of File No. PDA14-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

No one responded.

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

It was moved by DeDiemar, seconded by Reyes, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA14-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, and Reyes; NOES, none; RECUSE, Gregorek; ABSENT, Downs and Willoughby. The motion was carried 4 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on April 12, 2018 and tiered several properties on West Holt Blvd. rating them all Tier 2. They had several discussion items of events coming up and repairs on Frankish and WCTU fountains.

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

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

Mr. Reyes shared about the Planning Commissioner Academy he attended in Monterey.

New Business

ELECTION OF NEW OFFICERS

Mr. Delman stated that he would like to stay for one more year as the Chairman of the commission.

Ms. DeDiemar recommended Mr. Delman remain Chairman.

Mr. Delman was unanimously voted to remain Chairman, 5 to 0.

Ms. DeDiemar stated that she would like to nominate the current Vice-Chairman Mr. Willoughby, to remain.

Mr. Willoughby was unanimously voted to remain Vice-Chairman, 5 to 0.

City Attorney, Mr. Rice stated that being this is both Mr. Delman and Mr. Willoughby's second term in their positions as Chairman and Vice-Chairman, they would be termed out at the end of this year.

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Reyes stated he would like to nominate Wendy's & Auto Zone and the whole center project on Holt for special recognition. He stated he really likes the look of the center.

DIRECTOR'S REPORT

Ms. Wahlstrom stated the monthly activities reports are in their packets.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Gage. The meeting was adjourned at 8:49 PM.


Secretary Pro Tempore


Chairman, Planning Commission