

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

MINUTES

July 25, 2017

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

MINUTES

July 25, 2017

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

COMMISSIONERS

Present: Chairman Delman, Vice-Chairman Willoughby, DeDiemar, Downs, Gage, Gregorek, and Reyes

Absent: None

OTHERS PRESENT: Development Agency Director Haghani, Principal Planner Zeledon, City Attorney Rice, Senior Planner R. Ayala, Senior Planner Noh, Assistant City Engineer Do, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Mr. Zeledon announced that there were revised Conditions of Approval for item B presented before them. Also, item D, which was the Colony Commerce Center West Environmental Impact Report and Specific Plan, was being requested for continuance until the August 22, 2017 Planning Commission meeting. He said that there was correspondence and comments regarding the EIR before them as well. Mr. Zeledon stated that when they get to item D the Chairman should open the public hearing for comment for any public who will not be available to comment on August 22nd.

Mr. Delman announced that the historic St. George's church in Ontario which has fallen into some disrepair, will be having a fundraiser for the restoration on the church building. He said for \$5 a ticket, they would be raffling off a new 2017 Toyota Corolla SE. He stated second place is \$500 and third place is \$300 and fliers were available on the back table with the agendas. He encouraged everyone to please contribute to this great project.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Gregorek stated he would need to abstain from voting on item A-02 since he has a conflict; his firm has been doing work on the proposed project.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of June 27, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-009: A Development Plan (File No. PDEV17-009) approval to construct 330 single-family residential dwelling units (104 conventional units and 226 cluster units) on 48.82 acres of land located within the Low Density Residential district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Turner Avenue. The environmental impacts of this project were previously analyzed in the EIR (SCH#2012061057) prepared for the Grand Park Specific Plan (File No. PSP12-001) and adopted by the City Council on January 21, 2014. All adopted mitigation measures shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT Airport. (APNs: 0218-241-37, 0218-241-38 and 0218-241-40); **submitted by Lennar Homes of California, Inc.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-024: A Development Plan (File No. PDEV17-024) approval to construct 88 single-family residential dwellings on 14.35 acres of land located within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. (APN: 0218-022-15); **submitted by CalAtlantic Group, Inc.**

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Reyes, to approve the Planning Commission Minutes of June 27, 2017, as written. The motion was carried 6 to 0 for the Minutes, with Commissioner Downs Abstaining, and File No., PDEV17-009 with Commissioner Gregorek Abstaining. File No., PDEV17-024 was approved with the motion of 7 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-001/TT 20076: A Tentative Tract Map (File No. PMTT17-001/TT 20076) to subdivide 7.65 acres of land into 62 numbered lots and 29 lettered lots within the Low Density Residential (LDR) district of Planning Area 11 of The Avenue Specific Plan, located on the west side of Haven Avenue, 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. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. (APN: 0218-412-02); **submitted by Brookcal Ontario, LLC.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh gave background on the project site and surrounding areas. He stated the community north of Ontario Ranch Road which is being developed by Brookfield is New Haven Community which currently has model and projection homes, as well as the existing recreation center and park. Mr. Noh shared that the previously approved Tract Map had a dog park and open space which will be shared with this project to meet The Ontario Plan (TOP) requirements. He explained the proposed Tentative Tract Map will subdivide 7.65 acres of land into 62 numbered lots and 29 lettered lots with 62 dwelling units that are a six-pack cluster. He stated that Brookfield currently has been selling these homes in New Haven and they're known as the Waverly product. Mr. Noh went over the ingress/egress plans for the site and also the lot sizes for the planned development. He stated the Development Plan has not yet been formally submitted, but will be coming at a later time to the Planning Commission for review and approval. He stated that staff is recommending the Planning Commission approve File No. PMTT17-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval, which included the revisions by the Engineering department.

Mr. Willoughby asked if the emergency access off of Haven Avenue will be open to public, landscaped and/or gated.

Mr. Noh stated that it will be landscaped with a gate.

Mr. Willoughby asked if the five lots outside of the main site would be a different than the Waverly product.

Mr. Noh stated no, they will have just a slightly different configuration than the others.

Mr. Reyes asked about the park which was mentioned. He wanted to know if it was shown on the exhibit slide presented of the tract map.

Mr. Noh said it was not on the exhibit presented; it would be west of New Haven Drive.

Mr. Reyes confirmed that these homes would have access to the park.

Mr. Noh stated yes and would include a pool, restrooms and a dog park.

Mr. Reyes asked about Lot R [entry to right], which is noted as open space. He asked if there were any special amenities planned for that location.

Mr. Noh said he believed there was landscaping planned for that area.

PUBLIC TESTIMONY

Tim Roberts, Director of Land Entitlement for Brookfield appeared and spoke. Mr. Roberts said he wanted to take the opportunity to introduce himself and the Commissioners may have known his colleague previously, Derek Barbour, who recently left Brookfield and he has taken his place. Mr. Roberts stated he appreciated staff's excellent report and working with them on the revised conditions. He said he would answer any questions.

Mr. Reyes asked if he would like to elaborate on the entry to the two projects and how they envision people walking over to the park.

Mr. Roberts stated this is a master plan and association, as well as a resort to the north. He said all of the homeowners would have access to these facilities as part of a master association. He stated it is part of their planning to increase and promote residential pedestrian access throughout the area, including a project that is not before them yet, which is a commercial piece, just to the north. He shared they see the value in pedestrian connectivity between the areas. He referred to the question about Lot R said that although they don't have the plans in yet, they anticipate signage, similar to the New Haven community with natural planks and bold lettering. He said their goal is make it feel like one master plan.

Mr. Willoughby stated that since he mentioned the commercial area, are there any plans for a pedestrian walkway so individuals don't have to go out onto New Haven or Haven Avenue.

Mr. Roberts said that they looked at it, but it was voted down because some of the area will be used for commercial truck loading and unloading.

Mr. Gage asked about the common driveway for the six-home cluster. He asked how they envisioned the pavement for the driveway.

Mr. Roberts said, honestly being new to Brookfield in general, he didn't have a great sense of what would be done. He said he knew they were decorative pavers, but didn't know the detail himself. He referred to Lindsey Simpson from K&A who could address it more specifically.

Lindsey Simpson with K&A Engineering came up to the podium to address the Commission. She said she doesn't know the particulars at this time, but they are the enhanced pavers but she will make sure they are approved by Landscape, Planning, Engineering and Building departments to meet the satisfaction of the City.

Mr. Gage asked if there would be HOA rules for the use of the common driveway.

Mr. Roberts said he doesn't know right off, regarding the CC&Rs. He said the project to the north has CC&Rs and enforcement for garages being used for parking and not storage. He would be happy to get back to the Commission on the rules for that common space.

Mr. Gage stated he answered the question.

Mr. Reyes asked about the open lot. He wanted to know if it would be gated and if it would have pedestrian access.

Ms. Simpson stated yes; it would be a combination of sidewalk and fire department access. She said they are looking at “grass creek”, so it looks like a walk with grass growing out of it so it’s aesthetically pleasing. She either down the center or next to it would be pedestrian access which would be available at all times.

Mr. Reyes said that would be a good way to get out to Haven.

Ms. Simpson said yes and there would also be the regional trail.

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

Mr. Gage said he liked the project as far as six clusters goes, but doesn’t want to see it everywhere in Ontario Ranch. He said it looks like it’s done well, especially that the common driveways will be decorative pavers and hopefully it will turn out nice. He stated obviously six homeowners are going to use them and it will make a big difference in the project. He said everything looked fine to him.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Willoughby, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT17-001, subject to the revised conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PMTT17-007 (TT17624), PDEV17-022 & PVAR17-007:** A Tentative Tract Map (File No. PMTT17-007/TT 17624) to subdivide 3.47 acres of land into 31 single family lots and common areas, in conjunction with a Development Plan (File No. PDEV17-022) to construct a 31 single family homes (Cluster Product) and a Variance (File No. PVAR17-007) to deviate from the minimum building arterial street setback, along Mission Boulevard, from 30 feet to 5 feet and 9 inches. The project is located on the south side of Mission Boulevard, between San Antonio and Oakland Avenues, within the MDR-11 (Low-Medium Density Residential 5.1 to 11.0 du/ac) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Minor Alterations in Land Use Limitations) and 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 ONT Airport Land Use Compatibility Plan (APNs: 1049-323-06, 1049-323-07, 1049-323-08, 1049-323-12 & 1049-323-13); **submitted by North by Northwest Capital Inc.**

Principal Planner, Rudy Zeledon, presented the staff report. Mr. Zeledon gave a brief background on the project and surrounding areas. He stated 31 single-family units are being proposed with three 2-story floor plans to choose from ranging from 1,600 to 1,900 square

feet. He shared 21 of the units will be designed in a cluster courtyard configuration and the units along the south side will be designed in a more traditional style with garage access off a private drive. Mr. Zeledon went over the landscape design which included arbors, architecture and pedestrian connectivity for the project, including private and public areas including a park for the residents. He explained each unit has two parking garage spaces and an additional 23 guest parking spaces which met the required parking condition per the Development Code. He explained proposed floor plan and each application of the development plan, tract map, variance which was request to reduce the setback along Mission Boulevard from 30-feet to 5-feet due to the narrow width of the property. He stated that staff is recommending the Planning Commission approve File Nos. PVAR17-007, PMTT17-007 and PDEV17-022 pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gregorek had questions regarding the Variance; asking if it was because of the one unit very close to the setback.

Mr. Zeledon stated that was correct. He said there were units setback from 5 to 20 feet.

Mr. Gregorek wanted to be sure the setback was from the green area [on the slide] and not the curb and gutter.

Mr. Zeledon stated that was correct; there was a parkway and then the curb so the total would be about 17-feet.

Mr. Gregorek asked what the beige area was on the landscape plan. He asked if that was supposed to represent grass.

Mr. Zeledon stated those were backyards; which will be the responsibility of the homeowner. He said everything outside of that, courtyards and front yards will be installed by the developer and maintained by the HOA.

Mr. Gregorek asked if the southern units would have their own private driveways.

Mr. Zeledon stated that was correct; with an exception of two units [which he pointed out on the slide].

Mr. Gregorek asked if the “lettered” streets were to be private.

Mr. Zeledon stated that was correct, they will be private.

Mr. Reyes asked about the entry monuments stated on the plans. He questioned if that was just on the San Antonio Avenue side or on both sides.

Mr. Zeledon stated he believed it was on the San Antonio Avenue side, but they can confirm with the applicant.

Mr. Reyes asked if there planned shade or covered areas within the park for people to sit.

Mr. Zeledon said it doesn't at this point, but during the plan check process it's typical to

look at the furniture and talk with the applicant at that point.

Mr. Reyes asked about the proposed stone wall on Mission Boulevard. He wanted to know if there were going to be decorative caps or pilasters especially since the variance was going to be reduced.

Mr. Zeledon said yes, it is a condition of approval that it will have a decorative cap.

Mr. Gage asked if there will be anything on the wall that faces Mission Boulevard which will discourage graffiti.

Mr. Zeledon said that when the project comes in for landscape plan check, there should be vine pockets and accent trees.

Mr. Willoughby asked if the guest parking will all be located in front of the park area.

Mr. Zeledon stated no; there are a few areas and pointed them out on the slide.

Mr. Willoughby confirmed there are about four different areas and 23 spaces.

Mr. Zeledon stated yes.

PUBLIC TESTIMONY

Alex Espinoza, from North by Northwest Capital Inc. appeared and spoke. Mr. Espinoza stated he had his business and developed properties in the City for over 36 years and one of the biggest considerations he deals with is affordability and providing entry level housing. He stated this is was a stellar project which he was proud to put his name on. He said he was there to encourage their approval and would answer any questions which the Commission might have. He stated this project would be something that would establish the neighborhood and add increase value to the entire community.

Mr. Willoughby asked about the affordability of the homes. He asked if there was a proposed price range.

Mr. Espinoza stated they were in the low \$400,000s, which in the current real estate market is a good price rate for entry level houses.

Mr. Downs asked if the project was under the flight path.

Mr. Espinoza stated it was, as much of Ontario is and the homes are being built to the standards to help mitigate any noise.

Mr. Downs asked if there were gates or if the entry ways were to be left open.

Mr. Espinoza stated that at this point, they are to be open and they are not planning to be gated.

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

Mr. Reyes stated this a good project for this location and there's a real need for these in-fill projects in this part of town to be utilized in this fashion. He said they don't always have to be multi-family too, there are people to want to own their little home and have the American dream and this project meets that. He said that area really needs something like that. He said it was a tough area to figure out what goes in there, but the applicant did a great job finding the right product which fits the region well.

Mr. Downs asked if Mission Boulevard came about because of traffic off of Holt from his history lessons when it was the former Highway 60.

Mr. Delman stated he believed California Avenue was Highway 60.

Mr. Downs said thank you for the reminder.

Mr. Delman thanked Mr. Espinoza for the project and it will spruce up the neighborhood.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Downs, to adopt a resolution to approve the Variance, File No., PVAR17-007, Tentative Tract Map, File No., PMTT17-007 and Development Plan, File No., PDEV17-022, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-001:** A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations, for File No. PSP15-001 and a Specific Plan (Colony Commerce Center West) request (File No. PSP15-001) to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 123.17 acres of land, which includes the potential development of 2,951,146 square feet of industrial development. The project site is bounded by Merrill Avenue to the north, Remington Avenue to the south, Carpenter Avenue to the west and the Cucamonga Creek Flood Control Channel to the east. 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 (ALUCP). (APNs: 0218-261-24, 0218-292-05, 0218-311-11, 0218-292-12, 0218-292-09, 0218-292-13, 0218-292-10, 0218-292-14); **submitted by Cap Rock-Partners. City Council action is required.**

Principal Planner, Rudy Zeledon, stated that the item was being requested to be continued to the August 22, 2017 meeting. He asked the Chairman to open the public hearing to allow anyone who would like to make a comment on the item who may not be able to make the meeting in August to have the opportunity.

PUBLIC TESTIMONY

Josh Bourgeois, from Golden State Environmental Justice Alliance appeared and spoke. He said since the item is being continued he would hold his comments until the meeting of August of 22nd.

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 Gage, to continue the continue the Certification of an EIR, including the adoption of a Statement of Overriding Considerations, and Specific Plan, File No., PSP15-001, to the meeting of August 22, 2017.

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. Willoughby stated several of the Commissioners attended the “Planning Commission Matters” event at Sierra Lakes in Fontana earlier in the month with many other Planning Commissioners across the Inland Empire. He said it was very informative and many of the other Commissioners stated they also deal with many of the same issues they face. He said again it was very information and it was good to sit across from other Commissioners and hear what their cities are going through and their issues.

Mr. Gage stated he also attended and it was nice to see all the other planners and Planning Commissioners from the immediate area. He said it was really nice to hear a lot of positive comments about the City of Ontario and the Planning Department. He stated that the City was spoke of highly and was used as a model often from neighboring cities. He stated a big part of the meeting was sharing what the future would look like; less commercial and more residential. He said they stated there may be fewer cars so less parking might be needed. He questioned since the program was sponsored by a residential developer if those comments were true for more residential and less parking, but nevertheless, that’s what the future predicts. Mr. Gage shared rapid transit was also brought up as a mitigating factor for the future and fewer cars thirty or forty years looking forward. He said he hoped the planning goes well and that they do get rapid transit to get less cars.

Mr. Reyes said he agreed with Mr. Gage and had mixed feelings going to that event. He stated he thought the main speaker did a good job keeping a balance being a planner, landscape architect and the projects his firm is working on and how traditional retail shopping structures are changing. He said there are smaller “hipster” style retail projects coming out focusing on detail. He shared that it made him think about general planning for our city and now with the airport that every major corner is valuable. He said as we think about “Main and Main” in Ontario, we need to think about that; so our main arterials should be focused on. Haven Avenue and Archibald. He stated he was glad to see stuff off the 60 FWY and Mountain Avenue, but there’s a long way to go. He also said Grove Avenue needs attention, although some is the domain of CalTrans, we need to put some attention to that area. He stated they talked about long-term projects and he will be keeping that in mind as he votes on projects. Will these projects last one-hundred years.

Ms. DeDiemar said that the Commission should add staff member Cathy Wahlstrom was also in attendance at the event. She said the City had both Commissioners and staff in attendance and it was very nice.

Mr. Gage said he had one additional comment. He shared that one of the speakers said that retail/commercial is going downhill and had recently been in a three-story Sears building with only 6 people in it. He said that he had recently been at the Ontario Mills and couldn’t find a parking space and he wanted to tip his hat to the Ontario Mills because it has been improving. He stated it’s a vibrant thing in the City of Ontario and we might take it for granted, but we’re very lucky. He said it’s such a commercial success, so hats off to the Ontario Mills and the City of Ontario.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR’S REPORT

Mr. Zeledon stated the Monthly Activity Report was in their packet and their next regular meeting was scheduled for Tuesday, August 22, 2017.

ADJOURNMENT

Willoughby motioned to adjourn, seconded by Gage. The meeting was adjourned at 7:30 PM.


Secretary Pro Tempore


Chairman, Planning Commission