

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

MINUTES

December 22, 2020

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HISTORIC PRESERVATION**

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December 22, 2020

REGULAR MEETING: City Hall, 303 East B Street
VIA ZOOM Called to order by Chairman Willoughby at 6:35 PM

COMMISSIONERS

Present via Teleconference: Chairman Willoughby, Vice-Chairman DeDiemar, Gage, Gregorek, and Ricci

Absent: None

OTHERS PRESENT: Planning Director Zeledon, City Attorney Otto, Principal Planner Mercier, Senior Planner Batres, Senior Planner Hutter, Senior Planner Mejia, Transportation Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Zeledon stated there were no changes to the agenda, however there were an update to Item A-02 on the Resolution in section 5 was revised and on the Conditions of Approval item 2.18 H was stricken. He also stated Item B of the Engineering Conditions of Approval item 1.12 has been stricken.

PUBLIC COMMENTS

Mr. Mercier stated there were no callers wishing to speak at this time.

CONSENT CALENDAR ITEMS

Mr. Gage asked for Item A-02 to be pulled from the consent calendar.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of November 24, 2020, approved as written.

It was moved by Gregorek, seconded by DeDiemar, to approve the Planning Commission Minutes of November 24, 2020, as written. The motion was

carried 4 to 0. Mr. Ricci recused himself from the minutes, as he was not at the meeting.

PUBLIC HEARING ITEMS

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-031:** A Development Plan to construct an industrial building (Building 2) totaling 59,585 square feet on 3.51 acres of land located on the southwest corner of Riverside Drive and Hamner Avenue, within the proposed Business Park land use designation of the Edenglen Specific Plan. On August 25, 2020, the Planning Commission approved File No. PDEV18-031 for Buildings 3, 4, 5 and 6 and recommended that Building 2 be revised and return to the Planning Commission at future date for review. 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, 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: 0218-171-21 & 218-171-27) **submitted by Ontario CC, LLC.**

Senior Planner Mejia, presented the staff report. She stated the location and surrounding area. She described the background for this project, the revised conceptual site plan, and revised elevations, which included the Planning Commission's August requests, and the notification that was sent out to residents within the area, that included the previous approvals by the Planning Commission, that were made in August. She stated that staff is recommending the Planning Commission approve File No. PDEV18-031, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage explained the reasons the Planning Commission had it returned and asked for a redesign, to allow for multi-tenants uses, so it could have commercial uses and it looked less like an industrial building, being it faces Riverside Avenue. He wanted to know if there was any stipulation that it had to be multi-tenants or can it still be one tenant.

Ms. Mejia stated the revised architecture allows for flexibility in how the building is used. The idea facilitates the ability for multiple tenants and makes it able to sub-divided over time and the specific plan allowed for more business uses.

Mr. Gage wanted to clarify that they scaled down the height by 5 feet and the architectural design had more glazing and additional doors.

Ms. Mejia stated yes, those are additional doors in the center and knockout panels to allow for multi-tenants and additional glazing and the landscape buffer in the front allowing for pedestrian connectivity.

PUBLIC TESTIMONY

Mr. Jared Reimer, the applicant was present via teleconference and spoke regarding the changes that have been made from the previous plan and a 10 foot difference on the height from the

remaining buildings within the area and they are still reserving 4 acres for retail/commercial area. He stated that this project involves a large amount of improvements, which include building a mile and half of drain and sewer and street and utility infrastructure which cost about 20 million dollars, and this infrastructure will allow for the retail pad on the corner, which overall this will make the retail more successful. He stated they have reached out to the community for retail input and will keep the email open for retail ideas. To date they have received one resident idea for a tenant and will get with their marketing team to vet out the idea. He stated staff has done a good job at reaching out to the community and have worked hard to work with the community to incorporate their comments and suggestions into the product presented today.

Mr. Willoughby wanted to know if they would be developing the commercial site or selling the 4+ acres off.

Mr. Reimer stated that it is challenging to finance retail, so they would prefer to do build to suit.

Mr. Willoughby wanted to know if they had any possible clients, other commercial uses.

Mr. Reimer stated they have had some diesel options but he doesn't think that would be favorable in this area.

Mr. Willoughby asked the applicant if he is good with the tree palette and other changes within the revised look.

Mr. Reimer stated yes.

Mr. Mercier stated there were no other callers for this item.

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

Mr. Gage stated that as a commission we asked for changes to building 2 because it fronts onto Riverside Drive and those changes have been made and it looks good for the residents and potential for future retail. He stated the applicant did a good job, and he will be for this item.

Mr. Gregorek stated he is glad the applicant worked with staff to put in the changes and what we were looking for and wanted to make sure it is equitable for all parties.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV18-031, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 5 to 0.

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-019 (TT 20303) AND PDEV19-061:** A Tentative Tract Map (File No. PMTT19-019/TT 20303) to subdivide 4.63 gross acres of land into a single lot for condominium purposes, in

conjunction with a Development Plan (File No. PDEV19-061) to construct 110 multiple-family residential units (townhomes), located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use district (Subarea 15) of the Piemonte Overlay district of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. 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 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: 0210-204-26) **submitted by LCD Residential at Ontario, LLC.**

Senior Planner Batres, presented the staff report. He described the project location and the surrounding area. He described the tract map proposed and that CC&R's are required to take care of the common areas. He described the site plan including circulation, parking including tandem parking spaces, ingress and egress, architectural design, landscape, floor plans, recreational area, courtyard, and elevations. He stated that staff is recommending the Planning Commission approve File Nos. PMTT19-019 and PDEV19-061, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval, including the revised Engineering conditions.

Mr. Gage wanted to know about the project in the area, that they had approved recently with these special tandem parking requirements and how many of those were tandem parking in relation to this project.

Mr. Batres stated he didn't have the exact figures but he would guess it was 50% or less.

Mr. Gage wanted to clarify that the tandem parking was only counted as half.

Mr. Batres stated yes, we calculated tandem the same way for both projects.

Mr. Gage wanted to know if the corner building, next to building 10 was a community building.

Mr. Batres stated that is the community building which has restrooms and showers, for when residents use the pool facilities.

Mr. Gage wanted to clarify what was the grinded area between those two buildings.

Mr. Batres stated this was a patio area.

Mr. Gage wanted to know if the accessible unit on the site plan, had the two car garage on the first floor.

Mr. Batres stated he didn't have the plans in front of him to verify if it is a two car garage or tandem parking.

Mr. Zeledon stated yes, it had a two car garage.

Mr. Gage wanted to clarify if the one car garage to the right of the two car garage, goes to the upstairs unit.

Mr. Batres stated yes that the one car garage would be for the upstairs 1 bedroom unit.

Mr. Ricci wanted to clarify that the floor plans didn't show any elevators.

Mr. Zeledon stated there were no elevators proposed, as this is proposed as a three story walkup.

Mr. Ricci wanted to know how many first floor units are accessible units.

Mr. Batres stated 10 units.

PUBLIC TESTIMONY

Mr. Bryan Bergeron with Taylor Morrison Homes was present via teleconference and thanked staff for getting this project to something they are very proud of. He stated this is similar to something they built in Irvine, that is very successful. He stated this project provides great walkability to everything around it and bike and additional storage. They are promoting healthy living and walkability and very thrilled about the gated entrance to provide security for homeowners, and the aspect regarding guest parking, there will be parking regulations in the CC&R's, which a management company will be enforcing.

Mr. Willoughby wanted to clarify there was only one gated entrance.

Mr. Bergeron stated that is correct, there is a main gated entry.

Mr. Willoughby wanted to know if their company had thought of a price point yet.

Mr. Bergeron stated it is driven by the market and that they have looked at the rents in the area which are around \$300-450,000.

Ms. DeDiemar stated she is happy to see accessible units as part of this plan.

Mr. Gage wanted to know about the project in Irvine that is similar, do they have experience selling with tandem parking and as there are 110 units with 70 that have tandem parking.

Mr. Bergeron stated yes this is exact replica of what is in Irvine.

Mr. Gage wanted to know if the applicant had received feedback from the similar product and how satisfied are they with the parking.

Mr. Bergeron stated he is still on the board and they have no complaints regarding garage parking, as these products usually market to a younger client or young professional family type.

Mr. Willoughby wanted to know if the accessible units will be held for those with those needs or will they be on a first come basis.

Mr. Bergeron stated that whoever wants to buy them and they are available to ADA clients as

well.

Mr. Ricci wanted to clarify that they didn't have an emergency access point.

Mr. Batres stated that this project doesn't have a second access for emergencies and fire was comfortable with one point of access, because they have street access from three different points and can get their vehicles to it.

Mr. Willoughby stated that fire reviewed and is good with it.

Mr. Sage McCleve representing Lewis Community Developers was present via teleconference and stated he has been working with the Taylor team on this project. He wanted to lend support to the project and stated the adjacent Parcel 23D was the project approved in June and that community has 50% of the homes that are served by tandem parking spaces, and staff used the same formula in the staff report, so this project is consistent.

Mr. Gage thanked Mr. McCleve for the clarification.

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

Mr. Gage stated the project is nice overall with the architecture and parking and young professionals buying these, and that the added storage is great mitigation, and he would be in favor of this

Mr. Willoughby concurred with Mr. Gage likes the architecture and the area is great for this kind of product.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Ricci, to adopt a resolution to approve the Tract Map, File No., PMTT19-019, and the Development Plan, File No., PDEV19-061, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 5 to 0.

C. ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PGPA18-003 AND PSP-18-001:

A public hearing to consider certification of the Environmental Impact Report (SCH# 2019049079), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] A General Plan Amendment (File No. PGPA18-003) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 376.3 acres of land from Business Park (0.6 FAR), Office Commercial (0.75 FAR) and General Commercial (0.4 FAR), to Business Park (0.6 FAR) and Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [2] A Specific Plan (File No. PSP18-001 – Merrill Commerce Center) to establish the land use districts, development standards, guidelines, and

infrastructure improvements for the potential development of up to 8,455,000 square feet of Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the east, and Grove Avenue to the west. 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: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06), **submitted by Merrill Commerce Center East LLC & Merrill Commerce Center West LLC. City Council action is required.**

Senior Planner Hutter, presented the staff report. She described the location and the specific plans surrounding the proposed area. She described the General Plan Amendment and changes on the build out table. She described the Specific Plan Land Use Plan and the design theme examples and conceptual landscape designs, circulation plan, sewer, potable water, storm drain, and the EIR. She went over the EIR unavoidable impacts, and the need for a Statement of Overriding Considerations. She stated that staff is recommending the Planning Commission recommend approval of the Environmental Impact Report, and File Nos. PGPA18-003 and PSP18-001, 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

Mr. Tom Donahue was present via teleconference and spoke and thanked the staff for moving this forward during this trying time and that the amount of infrastructure going into this project is overwhelming. He stated the staff in all the areas has really wowed them.

Mr. Mercier stated the EIR consultant was on the line and available for questions, but there was nobody from the public wanting to speak on this item.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to recommend adoption of the Environmental Impact Report, and a resolution to approve the General Plan

Amendment, File No., PGPA18-003, and the Specific Plan, File No., PSP18-001, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on December 10, 2020.

Mr. Gregorek stated they removed two properties from the eligibility list.

Mr. Gage stated one of the discussion items was regarding Gloria's looking to increase the patio cover all the way south and north without covering the artwork.

Mr. Willoughby stated he was glad it was stopping short of the mural.

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

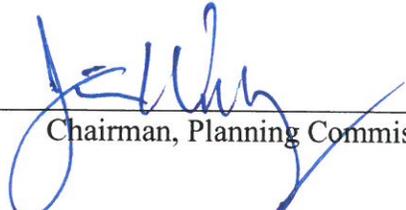
DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports are in their packet.

ADJOURNMENT

Gage motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 8:09 PM, to the next Planning Commission meeting on January 26, 2021.


Secretary Pro Tempore


Chairman, Planning Commission