

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

**MINUTES**

**March 26, 2019**

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

**MINUTES**

**March 26, 2019**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Vice-Chairman Willoughby at 6:30 PM

**COMMISSIONERS**

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

**Absent:** None

**OTHERS PRESENT:** Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Duran, Senior Planner D. Ayala, Senior Planner Mejia, Senior Planner Noh, Associate Planner Aguilo, Assistant Planner Antuna, Assistant Planner Vaughn, Development Administrative Officer Womble, Assistant City Engineer Lee, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**SPECIAL CEREMONIES**

Mr. Willoughby stated that we would be honoring Commissioner Richard Delman, who served on the Planning Commission for many years, with a special presentation and some words from those that would like to reflect on Mr. Delman's service.

Ms. Wahlstrom spoke about first meeting Mr. Delman because of his historic childhood home, the Oakley house, which received a Model Colony Award. She stated that what she soon learned was that he loved his home and his hometown. She described Mr. Delman as a local historian, dedicated community leader, successful businessman and entertaining story teller, who was smart, humble, and honest, and used these characteristics to influence his beloved Ontario, in his service as a Planning Commissioner for 10 years.

Mr. Murphy described the passion with which Mr. Delman served the community and the organizations within it.

Mr. Zeledon described the many attributes of Mr. Delman and stated how much the Planning Department staff enjoyed his visits, friendship and leadership.

Each of the Planning Commissioners spoke about their wonderful memories and personal

relationships they had with him and the leadership and love for Ontario that Mr. Delman displayed in all his actions.

Ms. Wahlstrom presented Petrina Delman and the family, in honor of Mr. Richard Delman, with an inscribed clock and memory book put together by the staff and Commissioners.

There was a short recess for refreshments and pictures.

### **ANNOUNCEMENTS**

Ms. Wahlstrom stated that the signed Engineering conditions for Item C, with no changes are before them.

### **PUBLIC COMMENTS**

Ms. Irene Chisholm, a resident and President from the Creekside East community, stated she was here regarding the proposed rezoning in their area. She stated that she was at the very first neighborhood meeting regarding the planning of the dairy preserve area and what was proposed with the input from the community and that things didn't fan out, as planned. She stated that some of the homes have gone in and some haven't, but it was stated at those meetings that the city doesn't do patchwork zoning and that things wouldn't be changed without the residents input. She stated that the plan had the area zoned as commercial and light industrial and now it is proposed as general industrial and this will affect the housing in the Creekside East and Edenglen areas. She stated she was upset regarding these changes and was here to voice her concerns, for the Creekside East residents, regarding the proposed industrial that isn't wanted, and encouraged the Commission to have a meeting with those residents, to get feedback of what they would like in their neighborhood area.

Mr. Willoughby asked the planning director if meetings have been held in the area of the Edenglen Specific Plan, regarding the rezoning.

Ms. Wahlstrom explained that the applicant has proposed to change the zoning and the General Plan, within the Edenglen Specific Plan, which includes removing the Commercial along Riverside Drive and replacing it with Business Park and Industrial. She stated that there was a neighborhood meeting back in December and received several comments and that the Planning department continues to get comments. She stated that the applicant is aware of these comments and is considering what to do next, but that nothing is agendaized at this time.

Mr. D'Andre Lampkin, a resident and representative of the Creekside West community, as a broad member for their master HOA and the broad chair of the Lampkin Foundation, and Chief Executive Officer for Care Staff and Professionals. He stated that he cares about the community and its progress and because of his roles within the community, he is able to collaborate and work with residents. He stated he is aware that staff are asking for input from the community regarding the rezoning of the corner of Riverside Drive and Hamner and that residents have expressed a need for retail. He stated he would like to recommend a walkable retail space.

Mr. Willoughby stated the commission takes note of these comments.

### **CONSENT CALENDAR ITEMS**

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

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of February 26, 2019, approved as written.

*It was moved by Downs, seconded by Reyes, to approve the Consent Calendar, as written. The motion was carried 6 to 0.*

**PUBLIC HEARING ITEMS**

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-045:** A modification to Development Plan (File No. PDEV17-045) to introduce two new single-story conventional floor plans, ranging in size from 1,445 square feet to 1,481 square feet for 34 lots within Tract 18400. The project consists of 40.20 acres of land located within the Conventional Medium Lot Residential district of Planning Area 3 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Eucalyptus Avenue. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) certified by the City Council on April 21, 2015. 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: 0218-281-15 and 0218-281-16) **submitted by KB Home.**

Senior Planner Noh presented his staff report describing the location and surrounding area and the history of the plan and the reason for the addition of the two new single story floor plans. He described the proposed product architecture and design. He stated that staff is recommending the Planning Commission approve File No. PDEV17-045, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted clarification regarding the changes from the original plans and what percentage of the original floor plans were being given up to add the new floor plans.

Mr. Noh stated the original breakdown and that the applicant is reducing a few of all four of the existing approved planned units.

Mr. Gage wanted clarification regarding the graphic on page 3 of 15, which shows the percentages of the originally approved floor plans.

Mr. Noh stated yes the originally approved unit ratio isn't on there, but the percentages listed included the new floor plan percentages.

**PUBLIC TESTIMONY**

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

Mr. Willoughby wanted clarification that they were taking a few from each of the original floor plans to give the applicant a little more flexibility in their price point.

Mr. Noh stated that was correct.

Mr. Reyes stated that he sees the need for a lower cost break and understands what KB Homes is trying to do, with the market getting softer and trying to makes things more affordable.

Mr. Gage stated that he always wants clarification when we adjust the original plan and is generally against replacing with a cheaper product, when things come back, but sees that they are only replacing a few. He described the decisions made to establish this community and doesn't want this to become a trend.

### **PLANNING COMMISSION ACTION**

*It was moved by Downs, seconded by DeDiemar, to approve the Development Plan, File No. PDEV17-045. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

### **HISTORIC PRESERVATION ITEMS**

- B. NINETEENTH ANNUAL MODEL COLONY AWARDS FILE NO. PHP19-002: A request for the Historic Preservation Commission to accept the nominations for the Nineteenth Annual Model Colony Awards; **submitted by City of Ontario. City Council presentation of Awards.****

Assistant Planner Antuna, presented the staff report. She described the Model Colony Awards for 2019 which included an Award of Merit to the W.E. Baier House, the Patrick King House, and the Miss Lela McClelland House, a Rehabilitation Award to the Edward Smith House, and a George Chaffey Memorial Award to Richard Delman. She stated that staff is recommending the Planning Commission approve File No. PHP19-002, pursuant to the facts and reasons contained in the staff report. She stated the presentation of the awards would be at the May 7, 2019, City Council meeting.

No one responded.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Gage described different stories and facts regarding all of the awards.

## **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Gregorek, to approve the Model Colony Awards, File No. PHP19-002. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

## **PLANNING COMMISSION ITEMS**

- C. **ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PCUP18-036 AND PDEV18-034**: A Conditional Use Permit to establish a drive-thru retail use in conjunction with a Development Plan to construct a commercial drive-thru retail/restaurant building, totaling 7,354 square feet on 1.16 acres of land located at the northeast corner of Grove Avenue and Philadelphia Street, at 2195 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. 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). (APN: 0113-641-15) **submitted by Phelan Development Company.**

Assistant Planner Vaughn, presented the staff report. She described the location and the area surrounding the project. She described the proposed plan and the landscape, outdoor seating area, parking, architecture and design, and the drive-thru egress and ingress. She stated that staff is recommending the Planning Commission approve File Nos. PCUP18-036 and PDEV18-034, 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 of the open courtyard area at the east side entrance, with regard to paving materials, shade ideas and patio design.

Ms. Vaughn stated that all the shade materials and furniture are conceptual and decorative paving detail the applicant can answer.

## **PUBLIC TESTIMONY**

Ms. Katrina DeArme, with Phelan Development appeared and introduced Marco Hanawi, with CC Architects, the lead architect on the project, and stated she accepted all the conditions of approval.

Mr. Reyes wanted clarification regarding the patio including the planter boxes and pavers.

Mr. Hanawi stated there would be concrete with a salt finish facing the parking on the east side, for easy cleaning for the food and coffee area.

Mr. Reyes wanted clarification regarding the elements being used to provide shade.

Mr. Hanawi stated it is a conceptual design because they will need to work with the tenants but the idea is a shared patio area with umbrellas above the tables and the color and branding would depend on the tenant. He stated the project will receive credit for being a lead certified build.

Ms. DeArmev stated that the design is based around the possible nationally recognized tenant, which she can't disclose the name of at this time.

Mr. Reyes wanted clarification regarding the decorative pavement on the south side along Philadelphia.

Mr. Hanawi stated this would be stamped concrete with decorative paving, enhanced with color.

Mr. Willoughby asked regarding the time line.

Ms. DeArmev stated they have a set time frame to deliver, if they sign this tenant lease, so they would like to get it done quickly.

Mr. Lampkin commented that he has seen on previous projects that they lack traffic because people don't know what is there and the renderings shown don't show what kind of signage will go along Grove or Philadelphia and shows no signage except on the east side which won't be visible to traffic. He would like to recommend another rendering be submitted before the project is approved that reflects a monument sign on the corner, advertising all the businesses.

Mr. Willoughby stated there is proposed signage on three sides, facing Grove and South Philadelphia, on the building, which is better seen by traffic and the concern would be that landscaping could swallow up a monument sign.

Mr. Lampkin stated there is no signage on the corner, which displays the businesses as a group.

Mr. Willoughby stated they would take these comments into consideration.

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

Mr. Reyes made general comments regarding "golden corners" that lead from the freeways to downtown, which are very important. He stated items that would make it important would be an architectural element or signage and the amenities on the court area. He stated the patio needs attention and is hoping the applicant will work with staff to work out the particular details like color variations and recommended anti-glare for the concrete. He stated that we failed with an architectural element where we could have heightened the tower on the SW corner of the building by 5 feet and gotten better signage and more visibility. He stated he is looking at these corners globally of how we can bring people in from different areas of the community.

Mr. Willoughby stated he is excited about a national brand coming in and this project will add value to the area. He stated he likes the articulation and wanted clarification regarding the height of the structure.

Mr. Hanawi stated it is about 24 feet and agreed to make the tower a little bit higher. He stated that you have to look at the whole building and the dense landscaping on the corner to buffer the

drive-thru and the drive-thru canopy, in regards to signage. He also stated that this project is part of the lead certified program so they are using local products from the area.

Ms. DeArmev stated that they absolutely want the maximum available signage for their tenant's success, but understand that the tenants will need to follow the specific plan signage requirements.

Mr. Willoughby reiterated that the tenants would need to follow the specific plan signage requirements.

Mr. Reyes stated that the corners need to have unique corner treatments that will hold up for 20 years and make the most of the opportunities heading towards the center of town.

### **PLANNING COMMISSION ACTION**

*It was moved by Downs, seconded by Reyes, to adopt resolutions to approve the Conditional Use Permit, File No., PCUP18-036 and the Development Plan, File No., PDEV18-034, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-012:** A Development Plan to construct a wireless telecommunications facility (T-Mobile) on an existing 139-foot tall SCE transmission tower on 12.3 acres of land generally located on the north side of Francis Avenue, approximately 1,000 feet of Milliken Avenue, within the SCE Easement land use designation of the Entratter Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0238-121-44) **submitted by T-Mobile.**

Associate Planner Aguilo, presented the staff report. She described the location and how the location will be accessed. She described the existing and proposed. She stated that staff is recommending the Planning Commission approve File No. PDEV18-012, 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. Lucia Ortega, the representative for T-Mobile, appeared and stated she accepts all the conditional of approval.

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

testimony

**PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Gage, to adopt a resolution to approve the Development Plan, File No., PDEV18-012, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT FOR FILE NO. PDA07-005:** A Development Agreement Amendment (First Amendment - File No. PDA07-005) between the City of Ontario and STG Communities II, LLC, a California limited liability company, to modify certain infrastructure requirements associated with the development of Tentative Tract Maps Nos. 18026 (PMTT11-003) and 18027 (PMTT11-002), located on the northwest corner of Haven Avenue and Chino Avenue, and the northwest corner of Haven Avenue and Schaefer Avenue, within Planning Areas 4 and 8 of the West Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with West Haven Specific Plan (PSP03-006) EIR (SCH# 2004071095) certified by the City Council on July 17, 2007. 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 (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: 2018-151-11 and 0218-151-38). **Submitted by STG Communities II, LLC. City Council action is required.**

Development Administrative Officer Womble, presented the staff report. He described the infrastructures improvements no longer needed and the key points of the Amendment. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA07-005, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Downs wanted clarification regarding the in lieu payment.

Mr. Womble stated they are no longer constructing a portion of Schafer and so they will pay the city to complete the street.

**PUBLIC TESTIMONY**

Brandon Roth with Strathem Homes, stated this amendment if basically catching the agreement up to the infrastructure already done by other developers.

Mr. Gage asked if the applicant agreed with the conditions of approval.

Mr. Roth stated yes.

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

testimony

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Downs, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA07-005, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-013:** A Tentative Tract Map (File No. PMTT17-013/TTM 20134) to subdivide 80.61 acres of land into 15 numbered lots and 12 lettered lots for residential and public/private streets, landscape neighborhood edges and common open space purposes for a property located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Area 5A, 5B, 5C and 5D (Residential – Small Lot SFD) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) certified by the City Council on December 4, 2007. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0218-161-01) **submitted by Richland Communities.**
- G. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEWS FOR FILE NO'S. PMTT17-014, PMTT17-015 AND PMTT17-016:** A request for the following Tentative Tract Map entitlements: 1) File No. PMTT17-014 (TTM 20135) to subdivide 6.22 acres of land into 10 numbered lots and 13 lettered lots for residential and private streets; 2) File No. PMTT17-015 (TTM 20136) to subdivide 8.52 acres of land into 100 numbered lots and 20 lettered lots for residential, private streets and landscape neighborhood edges; and 3) File No. PMTT17-016 (TTM 20137) to subdivide 9.10 acres of land into 18 numbered lots and 13 lettered lots for residential and private streets for a property located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Area 5A, 5C and 5D (Residential – Small Lot SFD) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) certified by the City Council on December 4, 2007. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0218-161-01) **submitted by Richland Communities.**

- H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA18-005:** A Development Agreement (**File No. PDA18-005**) between the City of Ontario and Haven Ontario NMC 1, LLC, a Florida limited liability company and Haven Ontario NMC 2, LLC, a Florida limited liability company, to establish the terms and conditions for the development of Tentative Tract Map No. 20134 (File No. PMTT17-013), for property located on the north east corner of Haven and Schaefer Avenues within the Planning Area 5A, 5B, 5C, and 5D (Residential – Small Lot SFD) land use designation of the Rich-Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan (File No. PSP05-004) Environmental Impact Report (SCH #2006051081) certified by City Council on December 4, 2007. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0218-161-01) **submitted by Haven Ontario NMC 1, LLC, a Florida limited liability company and Haven Ontario NMC 2, LLC, a Florida limited liability company. City Council Action is required.**

Items F - H were continued to the April 23, 2019 Planning Commission meeting unanimously.

## **MATTERS FROM THE PLANNING COMMISSION**

### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on March 21, 2019.

- Tier determination
- Model Colony Awards
- CPF conference on May 8 -11, 2019

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

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

### **New Business**

Mr. Reyes described some of the sessions he attended at the League of California Cities Planning Commission Academy, in Long Beach.

Election of officers:

Mr. Willoughby opened nominations for Chairman and Vice-Chairman.

Mr. Downs nominated Mr. Willoughby; Ms. DeDiemar seconded. It was unanimously approved.

Mr. Reyes nominated Ms. DeDiemar for Vice-Chairman; Mr. Gage seconded. It was unanimously approved.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

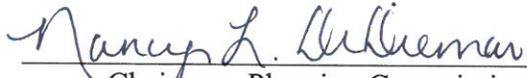
Ms. Wahlstrom stated the Monthly Activity Reports are in their packets and subcommittee members need to be appointed next month.

Mr. Willoughby stated he would like the commissioners to contact him regarding their interests.

**ADJOURNMENT**

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

  
Secretary Pro Tempore

  
Chairman, Planning Commission