

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

MINUTES

August 27, 2019

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

MINUTES

August 27, 2019

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

COMMISSIONERS

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

Absent: Gregorek

OTHERS PRESENT: Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Senior Planner D. Ayala, Associate Planner Chen, Development Administrative Officer Womble, Traffic Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Downs.

ANNOUNCEMENTS

Ms. Wahlstrom stated there was a request to move the Jay Littleton Ballpark Historic Structure Report presentation to the beginning of the meeting. She introduced Galvin Preservation and Associates representative Emily Rinalde, the historic architectural historian, who has been working on the project for the last 9 months.

GPA Consulting presented their Historic Structural Report for the Jay Littleton Ballpark.

Mr. Gage remanist about the Jay Littleton Ballpark and stated he was so glad this was done to help preserve this treasure within our city.

Mr. Downs wanted clarification if any hazardous materials were found during their investigation.

Ms. Emily stated they didn't do a study of hazardous materials, but most likely due to the age of the ballpark it could potentially have lead paint.

Mr. Willoughby wanted to know if any movies were filmed there.

Ms. Emily stated that while doing research she found that "The X Files" and some scenes from "A League of Their Own" where filmed there.

Ms. Wahlstrom stated that being that we are a certified local government we are fortunate to get funds to allow us to go through this process and this is really the best practice to budget and plan future improvements and to have a playbook like this as a guide, is golden.

Ms. DeDiemar wanted to know if there is any inconsistency between historic preservation and continued use of the ballpark as a modern facility.

Ms. Emily stated they looked at the city's project objectives for the continued use and many of those had to do with accessibility and adding accessible restrooms. In the report Spectra looked at where they could most sensitively add these objectives.

Ms. DeDiemar asked if the future use would distract from the historic nature of the ballpark.

Ms. Emily stated they looked at the best defining features and the alterations that would have the least effect on these features.

Mr. Willoughby thanked Ms. Emily and GPA for the presentation.

Ms. Wahlstrom stated this document will be forwarded to city council.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of July 23, 2019, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-043: A Development Plan to construct a 51,555 square foot industrial building on 2.05 acres of land, located at 508 South Palmetto Avenue, within the IL (Light Industrial) zoning district. Staff has determined that 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; (APNs: 1011-193-04 and 1011-193-03) **submitted by State Street Ontario OZ Properties, LLC.**

It was moved by Ricci, seconded by DeDiemar, to approve the Consent Calendar, including Planning Commission Minutes of July 23, 2019, as written and the Development Plan, File No. PDEV18-043. The motion was carried 6 to 0, with Downs and Gage abstaining from the Minutes vote as they were not at the last meeting.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-001 (PM 19993) AND PDEV19-004: A Tentative Parcel Map (File No. PMTT19-001/TM 19993) to subdivide 10.68 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV19-004) to construct one multitenant commercial building totaling 5,000 square feet, located at the southwest corner of Via Turin and Fourth Street, at 4170 East Fourth Street, within the Retail land use district 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, a Specific Plan Amendment for which a Mitigated Negative Declaration was previously 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: 0210-204-27) **submitted by Ontario Covenant Group, LLC.** This item was continued from the July 23, 2019 Planning Commission meeting.

Assistant Planning Director Zeledon presented the staff report. He described the location and the surrounding area. He explained the reason for the item being continued and the meetings held to work together to address concerns raised from the property owner to the west, regarding drive-thru circulation, accessibility and parking. He explained the proposed site layout for the parcel map and the accessibility, parking and improvements to the property being made. He clarified the changes made in the proposed site plans and the parking increases, and the circulation. He described the architecture that is consistent with the existing buildings and the landscaping. He stated that staff is recommending the Planning Commission approve File Nos. PMTT19-001 and PDEV19-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes asked how many tenants are proposed.

Mr. Zeledon stated there would be three.

Mr. Downs wanted clarification about the parking in front of the building.

Mr. Zeledon stated it started with 11, but after reconfiguring the site there is now 14 including handicap access.

PUBLIC TESTIMONY

Don Webb with Covenant Group thanked the Planning department, who were helpful in working with their partner, the dental group. He stated they wanted to bring more circulation for more visibility to the dental office, and adding the drive-thru is a draw for people.

Mr. Reyes wanted clarification on how many tenants and if allowance was made for outdoor seating areas or shade in the future, for the restaurant customers.

Mr. Webb stated they designed for interior seating; however there is a large sidewalk area next to

the drive-thru restaurant pad and a possibility for future use there.

Mr. Willoughby wanted to know if these would be three even parcels.

Mr. Webb stated the drive thru food parcel is larger at approximately 2500 square feet and the southern end-cap is approximately 1500 square feet, with the center medium portion remaining.

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

Mr. Reyes complimented on how they worked the pad into the sight. He stated he would hope the applicant would work with staff regarding a bistro area.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gage, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT19-001, and the Development Plan, File No., PDEV19-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Gregorek. The motion was carried 6 to 0.

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW

FOR FILE NO. PMTT18-002: A Tentative Tract Map (File No. PMTT18-002 / TTM 20157) to subdivide 81.35 acres of land into 6 lots and 5 lettered lots for residential, public streets, landscape neighborhood edges, and common open space purposes, for properties generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7), PA-2 (RD-4), PA-3 (RD-8), and PA-4 (RD-6) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (SCH # 2002061047) certified by the City Council on February 6, 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0218-252-07, 0218-252-08 and 0218-252-09) **submitted by RWT Preserve Holdings, LLC.**

D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW

FOR FILE NOS. PMTT18-003, PMTT18-004, AND PMTT18-005: A request for the following Tentative Tract Map entitlements: 1) File No. PMTT18-003 (TTM 20158) to subdivide 15.41 acres of land into 31 lots and 15 lettered lots; 2) File No. PMTT18-004 (TTM 20159) to subdivide 13.94 acres of land into 15 lots and 5 lettered lots; and 3) File No. PMTT18-005 (TTM 20160) to subdivide 22.84 acres of land into 113 lots and 32 lettered lots for residential and public streets, landscape neighborhood edges and common open space purposes, generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7), PA-2 (RD-4), PA-3 (RD-8), and PA-4 (RD-6) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (SCH # 2002061047) certified by the City Council on

February 6, 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0218-252-07, 0218-252-08 and 0218-252-09) **submitted by RWT Preserve Holdings, LLC.**

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA19-002:** A Development Agreement (**File No. PDA19-002**) between the City of Ontario and SLV LC Center, LLC; HCW LC Center, LLC; Strack Farms Land, LLC; RHV Edison Avenue, LLC; MV Edison Avenue, LLC; and EPC Holdings 938, LLC, to establish the terms and conditions for the development of Tentative Tract Map 20157 (PMTT18-002), for property located at the southeast corner of Mill Creek Avenue and Old Edison Road, within Planning Areas 1 through 4 (RD-4, RD-6, RD-7, and RD-8) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (SCH # 2002061047) certified by the City Council on February 6, 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0218-252-07, 0218-252-08, 0218-252-09, 0218-252-10). **Submitted by Richland Communities. City Council action is required.**

Assistant Planning Director Zeledon presented the staff report. He described the location and the surrounding area. He explained each map and the map subdivision proposed within each map, and the phasing proposed. He explained the conceptual ideas for the parking, trash circulation and park areas. He explained the key points to the Development Agreement. He stated that staff is recommending the Planning Commission approve File Nos. PMTT18-002, PMTT18-003, PMTT18-004, and PMTT18-005 and recommend approval to City Council, File PDA19-002, 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 on the infrastructure map and how is this balanced out between the different departments.

Mr. Zeledon stated there is a master infrastructure plan and the specific plans lay out more detail, but the development agreement comes in when the infrastructure is built out and they need to connect it to their project, then we negotiate the cost for the development, as things change depending on the type of product proposed. He stated that Planning works with Engineering, using the master plan for streets, water and sewer structure, to get the best product.

Mr. Willoughby wanted clarification on what had been approved for the southern portion of the area of PA4.

Mr. Zeledon stated a map was proposed a few years back but the property got sold and a new project will be coming through soon.

PUBLIC TESTIMONY

Mike Byer with Richland Communities appeared and thanked staff and explained their focus on working on the parks and parking. He commented that in regards to PA4, they are working together for a future phase.

Mr. Willoughby asked if this is something they were thinking of acquiring.

Mr. Byer stated they don't build but only design and working on finding an end user.

Mr. Downs wanted clarification on the affordable housing requirement average cost and what units those are.

Mr. Womble stated the affordable housing requirement can either build it or pay an in-lieu fee of \$2.61 per square foot for each residential unit built. He stated that this project is paying the in-lieu fees and this money can then be used by the city for affordable housing.

Mr. Willoughby wanted clarification on the southern portion for the 6 packs and are those not going to have driveways.

Mr. Byer stated the 6 packs will have driveways and drive isle entries.

Mr. Willoughby wanted clarification regarding the street to north right in the middle, if those 6 houses facing the street, would be different.

Mr. Zeledon stated yes, usually there are a few extra lots that will be single family conventional and the key is the length for the driveway to park two cars, but these will have at least 5 feet driveways.

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 Ricci, seconded by Downs, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT18-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Gregorek. The motion was carried 6 to 0.

It was moved by Reyes, seconded by Gage, to adopt a resolution to approve the Tentative Tract Maps, File Nos., PMTT18-003, PMTT18-004 and PMTT18-005, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Gregorek. The motion was carried 6 to 0.

It was moved by Downs, seconded by DeDiemar, to recommend adoption of a

resolution to approve the Development Agreement, File No., PDA19-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Gregorek. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet on August 8, 2019 due to lack of quorum.

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

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Reyes wanted to make the nominations for:

- Les Schwab Tire Center at Ontario Mills based on the creativity of how they used the site to get this in and still have frontage and the architectural design of the building and the use that compliments the use of the mall.
- New expansion of the Ontario Mills mall the southwest corner of the mall based on the site and how they were able to expand the mall and make it seamless and the architectural and frontage are well done.

Mr. Willoughby wanted to know how old the expansion is.

Mr. Zeledon stated it has been about 2 or so years, but the Blaze Pizza upgrade was done about a year ago. He stated the Ontario Mills is going through a change. He stated that the Les Schwab was designed very well by Mr. Noh and they fought to make it screened and the design so it wouldn't look like a tire center, and this is one of our better projects.

DIRECTOR'S REPORT

Ms. Wahlstrom explained that the GE Clubhouse had another fire and is now in a state that needs to be demolished. She stated the clubhouse means a lot to the city's history and community life of the city, as it was the first community center of sorts. However, it has been vacant for some time now as it was difficult to reuse because of the limited accessibility and the surrounding uses. She stated this was a Tier 1 structure and has been burnt beyond repair and will need to be demolished, as it has been red tagged by the Building Official. She stated they would follow code and see what needs to be done regarding fines to the property owner, as it has been an ongoing code case for years. She stated currently it is a safety issue in our community and needs to be taken care of quickly.

Mr. Willoughby wanted clarification on the fines being assessed.

Attorney Graham stated staff is working with the Fire Department as this is an ongoing investigation as to the cause of the fire. He stated the code does have provisions regarding neglects of property to the point of demolition and staff is looking at what is appropriate.

Mr. Willoughby wanted clarification if the owner is responsible for the demolition.

Ms. Wahlstrom stated yes.

Mr. Gage asked if there are things that can be saved in it.

Ms. Wahlstrom stated it is too dangerous to evaluate any further.

Ms. Ayala stated we have construction documents and it has been photographed.

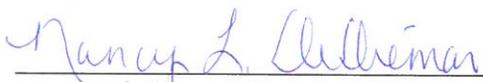
Mr. Gage stated his concerns about the GE factory plant not being taken care of.

Ms. Ayala stated the GE plant has been brought up to code and they currently have tenants. Ms. Ayala stated they may be able to salvage the river rock on the frontage of the clubhouse and the fireplace.

ADJOURNMENT

Mr. Gage motioned to adjourn. The meeting was adjourned at 8:11 PM.


Secretary Pro Tempore


Chairman, Planning Commission