

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

MINUTES

October 24, 2017

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

MINUTES

October 24, 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, Gage, Gregorek, and Reyes

Absent: Downs

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Principal Planner Wahlstrom, Senior Planner Batres, Senior Planner R. Ayala, Senior Planner D. Ayala, Senior Planner Mejia, Senior Planner Noh, Assistant Planner Vaughn, Assistant Planner Antuna, Assistant City Engineer Do, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Murphy stated Item H is being pulled from the agenda and no action is required. Also, the items before them are minor revisions to Item A-04 and a letter from Blum/Collins LLP that is relevant to Item I.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of September 26, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-035: A Development Plan to construct 97 single-family homes on approximately 13.53 acres, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan, located at the southeast corner

of Parkview Street and Parkplace Avenue. 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. This project introduces no new significant environmental impacts. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-030: A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. 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 was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT; (APNs: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC.**

A-04. ENVIRONMENTAL ASSESSMENT AND SIGN PERMIT REVIEW FOR FILE NO. PSGN17-108: Review of the proposed revisions to an existing LED freeway sign within the view corridor of The Ontario Center Specific Plan, located on the north side of Interstate 10 Freeway between Haven and Milliken Avenues. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1-Existing Facilities) and 15302 (Class 2- Replacement or Reconstruction) of the CEQA guidelines. The 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:0210-211-23) **submitted by YESCO.**

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to approve the Planning Commission Minutes of September 26, 2017, as written and the Development Plans for File Nos., PDEV17-035 and PDEV17-030 and the Sign Permit Review for File No., PSGN17-108, with revisions, subject to conditions of approval. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

HISTORIC PRESERVATION ITEMS

B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-013: A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206

West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-343-08); **submitted by Jason Smith. City Council action is required.**

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-015:** A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-243-20); **submitted by Eelise Taylor and Gregory Delfante. City Council action is required.**
- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-016:** A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-242-03); **submitted by Daniel and Jared Garcia. City Council action is required.**
- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-019:** A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Mark Rivas. City Council action is required.**
- F. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-022:** A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-252-40); **submitted by Angel and Paige Hernandez. City Council action is required.**
- G. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-023:** A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Vincent Postovoit and Rosemary Salces. City Council action is required.**

Assistant Planner, Elly Antuna, presented the staff report for Items B - G. She explained the Mill's Act Contract and what qualifies, the improvements included and the property tax reduction, for historic properties. The improvements included in this year's contracts are exterior and interior restorations, electrical and plumbing upgrades, window and door restoration and repairs, and energy audits for 5 of the 6 submitted. There are currently 66 Mill's Act Contracts and 6 proposed this year. The properties represent three Historic Districts and the improvement value is approximately \$240,000.00. Historic Preservation Sub-Committee met on October 12, 2017 and recommended approval to the Historic Preservation Commission. She stated that staff is recommending the Historic Preservation

Commission recommend approval of the Mill's Act Contracts, File Nos.: PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, PHP17-023, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked if the improvement budget exceeds the original amount will they receive a larger tax savings.

Ms. Antuna stated no, the improvements and property taxes are assessed separately and they do not impact each other. She stated the tax percentage stays the same.

PUBLIC TESTIMONY

No one responded.

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

Mr. Gage stated he was glad to see that these 6 homes are up to get into the contract and this amount of money being put into the improvements. He explained that the idea behind the formation of the Mills Act Contract was that our historic properties had the potential to deteriorate, and we didn't want that to happen to all these historic neighborhoods and homes, from grove homes from the 1890's all the way to homes in the 1930's and 1940's. The worst scenario would be that the neighborhoods would become a ghetto. They would end up losing value and become high crime areas and that would end up costing the city even more. The cost of not doing this is enormous compared to the lost revenue. He stated he had his 50th reunion of Chaffey High School and some of people that have been gone from Ontario for a long time, commented to him how great the condition of some of our historic homes and neighborhoods were in. This really showed him how much the city has done towards this, from establishing the Mills Act Contracts to getting the 7 Historic Districts established, with the help of Ontario Heritage and the home tours. He explained that this shows him that our historic neighborhoods are doing really well and it has been 20 years of progress. The home owners should be complimented for the money they have put into their homes. He is happy to see our city invest more into our neighborhoods, with these six contracts. This is great!

Mr. Gregorek wanted to add to Mr. Gage's comments as they have been involved in this process for many years and have seen it evolve quite a bit. He stated the loss in property tax revenue compared to the amount of improvements and increase in property value is 1/10 or less than what the home owner puts into the house. It's a win-win situation and the loss to the city is minimal, as a lot of these properties are under Prop. 13. He stated that he was glad the program has evolved and that people still want to participate and the program is doing well.

Mr. Reyes stated he liked the idea that it brings an incentive to new home owners and gives options to new home buyers, of all ages, in the historic parts of town.

Mr. Delman stated he and Mr. Gage are longtime members and workers of Ontario Heritage, and they are very pleased to see this. He stated one example he can give us is in Los Angeles: Carol Street which is 2 miles northwest of downtown. About 15 years ago,

about fifteen mansions on Carol Street fell into complete disrepair, and the homes were taken over by homeless and drug addicts. People went in and bought these homes and fixed them up and they are gorgeous now. He stated how this shows how important this program is to the city.

PLANNING / HISTORIC PRESERVATION COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by DeDiemar, seconded by Willoughby, to recommend adoption of a resolution to approve the Mills Act Contracts, File Nos., PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, PHP17-023. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- H. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-032:** A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-341-12); **submitted by Jim W. Bowman. City Council action is required.**

Item H was pulled from the agenda.

PLANNING COMMISSION ITEMS

- I. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002:** A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, for File No. PSP15-002, a Specific Plan (Armstrong Ranch) request to establish land use designations, development standards, and design guidelines for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site. The project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard 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). (APNs:0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45 0218-111-49 and 0218-111-50); **submitted by CVRC Ontario Investments, LLC. City Council action is required. (Continued from September 26, 2017)**

Senior Planner, Lorena Mejia, presented the staff report. She explained the Specific Plan which would be the 11th Specific Plan in the city. She described the location and surrounding area and what the plan will establish for the new development in the area. Each area within the Specific Plan was described and what the potential for the areas are. She described parks and trails, schools, pedestrian circulation, landscape designs, and entry monument signage for the project areas. She described the different styles of product types and a conceptual site plan. She explained the procedures for the Environmental Impact

Report and the two impacts that remain significant and unavoidable: agriculture resources and air quality. She stated that staff is recommending the Planning Commission recommend approval of Certification of an EIR, including the adoption of a Statement of Overriding Consideration, and a Specific Plan, File No. PSP15-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to see the overall site plan again and asked for clarification of the paseo length from east to west and if the width is varying.

Ms. Mejia stated the trail would connect all the way from east to west and would be 30 feet wide, and may be a little wider at varying points.

Mr. Reyes wanted to know what kind of amenities do they see going in.

Ms. Mejia stated she sees some sort of multi-purpose trail with potential for some sort of connectivity to the pocket parks, or some sort of rose garden or other passive amenities.

Mr. Reyes wanted clarification on the trail widths and asked about the size of the park.

Ms. Mejia stated the trail would connect from Vineyard Avenue to the pedestrian bridge and this is the centrally located Armstrong Park, which is to be 2 acres.

Mr. Gregorek wanted to know if they would be renaming Ontario Avenue to Hellman Avenue.

Ms. Mejia stated yes they would.

PUBLIC TESTIMONY

The applicant, Mr. Mike White, of CVRC Ontario Investments, appeared and thanked the Commission for the opportunity to be here and stated his team was here and available to answer any questions they may have.

Ms. DeDiemar wanted to commend the applicant for a beautiful tie to the North Historic part of Ontario, with the use of John Armstrong theme, as he was known for his agricultural products and roses, but he also developed Armsley Square, which is one of our most beautiful streets in the city. She also wanted to note a fun fact: that according to Jack Christiansen, a rose hybridizer, with Armstrong Nursery, Ontario is second only to a city in Holland, for a city that has developed the most AARS prize roses over the years. Ms. DiDiemar wanted to know if in the description of the possible amenities there might be sculptures and would that be an opportunity for public art. She also wanted clarification about Hellman Ave. which is in front of the proposed elementary school site, which is described as a two lane collector road, and the nearby pedestrian bridge which will encourage pedestrian activity. She stated this seems at odds with the practice of parents driving children to school, so she wanted to know how this practice of parents may interfere with the current plan.

Mr. White stated the pedestrian bridge and the trail system are not only to get to the school,

but also for circulation within the community, and referred the question to staff.

Mr. Murphy stated that staff wants to encourage pedestrian circulation. The school districts have designed lengthy drop-off lanes within their site, to accommodate the current driving trend. However, because of the proximity to the channel and the channel bridge, the hope is that parents would walk rather than drive around the rather large block. The pedestrian bridge provides parents that opportunity.

Mr. Terry Galloway with Galloway Group, addressed the sculptures within the park area and on the trails. He stated that the Specific Plan has designed a layout framework for the landscaping and provided opportunities for the amenities. He wouldn't preclude that sculptures could be identified as public art opportunities, but most likely these are amenities that are provided by the builder at the time of development of the property. The effort is to play off the idea that the main amenity is the connection between the east and the west, from the pedestrian bridge all the way through to Vineyard, which provides a variety of experiences: trails that are adjacent to neighborhoods and public parks. He stated the idea would be to provide a variety of opportunities for passive elements within the linear areas of the park and active amenities, such as basketball courts, in the larger 2 acre park.

Ms. DeDiemar stated she would like them to encourage the builders to provide public fine art, which would be a wonderful addition to the Armstrong legacy.

Mr. Reyes wanted to know what is envisioned within the paseo as far as amenities, so that people could really enjoy the trail.

Mr. Galloway stated that the thought was that, based on the theme, vision and heritage of the Armstrong name, and his influence on roses, the trail would be lined with roses. The framework has been established with a menu of amenity ideas for the final designer to take advantage of. He stated that the idea is that they would play off that framework, and the monumentation would play off the materials and forms of the Armstrong Nursery. He expressed that the hope is that the builders would see the opportunity to enhance the story of Armstrong.

Mr. Reyes stated he used Riverside Avenue as an alternative to the 60 freeway coming home the other night and he noticed the entry monuments, which look great. He stated that his hope would be to embellish the entry monuments, so that they are eye catching, as you drive along Riverside Avenue. The framework has been set and he is hoping the builders will bring it up to that level.

Mr. Gage stated that he was looking at Figure 3 regarding the type of housing that makes up the 891 that are proposed. He wanted to know with the range of 399 - 949 allowed in The Ontario Plan, what is the idea of what will happen with the mix of lower density versus the higher density cluster homes.

Mr. Galloway stated that they see it mostly as conventional family detached homes. The western 3/4 portion of the property is already setup to be a tentative map, with single family detached lots, up to 7200 square feet. He stated that unless someone comes in with a different map, currently the areas adjacent to the school are proposed as attached or cluster

higher density homes.

Mr. White stated that at this point all of Plan Areas 1-5 are moving forward as single family residential homes. The only area in question right now is the east side of Hellman.

PUBLIC TESTIMONY

Mr. Josh Bourgeois, with the Golden State Environmental Justice Alliance, stated that they stand by their comment letter, both their original and the subsequent one and they feel that the Environmental Impact Report is insufficient and should be redrafted and recirculated.

Mr. White thanked the staff and stated he is proud of and excited about the project moving forward.

Mr. Phil Martin, the EIR consultant from Phil Martin and Associates, responded to the Blum/Collins letter. He stated that after reviewing it, they do not see anything within the air quality questions that they raised, that are new, from what was addressed in the draft EIR, or in the draft response to comments letter from South Coast Air Quality Management District. He stated they will be responding to the letters questions and before the City Council meeting, which will be submitted together in the final EIR.

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

Mr. Reyes stated that one of the things he liked about the Specific Plan is the detail put into the monument signage and the paseos, and the idea of the roses excites him. He is happy with the connection within the community, with the paseo and the bridge which would encourage buyers to come in with kids that can attend the school there and walk their kids to school.

Mr. Willoughby stated he likes the aspect of honoring the Armstrong legacy in the area and the larger lot size presents a nice alternative for buyers. He stated he sees great planning here with the pocket parks, the bridge and the paseo and appreciates the thought that went into this project.

Mr. Delman stated he is pleased with the project and the Armstrong legacy is strong in the city.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend approval of Certification of an EIR including the adoption of a Statement of Overriding Consideration. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

It was moved by DeDiemar, seconded by Gage, to recommend adoption of a resolution to approve the Specific Plan, File No., PSP15-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT,

Downs. The motion was carried 6 to 0.

- J. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-002/TT 18937:** A Tentative Tract Map (File No. PMTT17-002/TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. 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: 0218-201-18); **submitted by Brookcal Ontario, LLC.**
- K. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-003:** A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 48 single family and 217 multi-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land for property generally located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. 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: 0218-201-18); **submitted by Brookcal Ontario, LLC. City Council Action is required.**

Senior Planner, Henry Noh, presented the staff reports. He described the location and the surrounding area. He described the map area, housing size and density, parking, landscape areas and 2 acre neighborhood park. He explained that there will be a landscaped 40-foot buffer to the north and a 90-foot buffer to the east of the SCE substation, that will help mitigate the impact of the SCE substation. He described the development agreement stating it is a 10 year term with a 5 year option. Included in the agreement are the infrastructure improvements, park requirements and signal at La Avenida Drive and Archibald Avenue. He stated that staff is recommending the Planning Commission approve File No. PMTT17-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification regarding the buffer areas, and if the landscape options will come before the Commission before it moves forward.

Mr. Noh stated yes.

Mr. Willoughby wanted clarification of when the park would have to be completed, in regards to the project.

Mr. Noh stated that prior to the 130 certificate of occupancy being issued, the park has to be completed, which is approximately 50 % of the total project.

PUBLIC TESTIMONY

Mr. Tim Robert with Brookfield Residential, appeared and wanted to thank the staff and stated he was available to answer any questions.

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

Mr. Reyes stated he was glad to see that there is a buffer zone that will help separate the SCE substation. He stated he is looking forward to the seeing the amenities the park will bring.

Mr. Willoughby wanted to echo Mr. Reyes' comments. He stated he sees this as another nice project by Brookfield with the amenities and public areas and knows this will have the same quality and feel.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to approve a resolution for the Tract Map, File No., PMTT17-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA15-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

L. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-021 (TPM 19787):

A Tentative Parcel Map (File No. PMTT16-021) to subdivide 76.68 acres of land into 4 parcels and 2 letter lots for public road purposes within the High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR 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 and was evaluated and found to be consistent with the policies

and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-241-32) **submitted by Loyola Properties 1, LP.**

- M. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-001:** A Development Agreement between the City of Ontario and Loyola Properties 1, LP, for the potential development of up to 587 residential units (File No. PMTT16-021/TPM 19787) on 76.68 acres of land within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-241-32) **submitted by Loyola Properties 1, LP. City Council Action Required.**

Mr. Gregorek recused himself from items L & M as his firm has worked on this project.

Senior Planner, Luis Batres, presented the staff report. He described the proposed project and the surrounding area. CC & R's are required with this project and outlines the responsibilities for the buildings and the common areas. He described the development agreement which include the responsibilities of the developers. He stated that staff is recommending the Planning Commission approve File No. PMTT16-021, 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 Planning Area 10 and the area designated for a high school. He wanted to have some elaboration on the procedures of the school going in and how secure is the probability of it.

Mr. Murphy stated staff has worked diligently with both Chaffey Joint Union High School District and Mountain View School District to identify the number of schools needed to serve the student generation projections for this area. He stated there is definitely a need for another high school, as Colony High School can't meet the projected need. He explained there has already been a fair amount of progress by the school district, as they are already in discussions with the City to acquire the property. They have the full intent to move forward and have already had the State out to make sure this is a suitable site for a school, and have started testing of the soil, being as this was an agricultural area. He stated that the when of the project can't be defined but they usually give about a 5 year window and they are trying to monitor the number of permits being issued and gage the projections over the next 5 years, to see when they will need to begin construction.

Mr. Willoughby wanted to clarify that the elementary schools would be in the Mountain View School District and that similar factors are looked at when evaluating if the school sites are needed such as students in existing schools, and permits issued.

Mr. Murphy stated that is correct. He stated that Mountain View School District is right at the cusp of needing 6 to 7 schools. However, because of the cost of adding more schools they have elected to go with just 6 sites, with the thought that they may just need to do modulars to accommodate any increased need. He stated at this point they have seen a slight reduction in number of students per household over the last several years.

Mr. Willoughby wanted to clarify the number of elementary schools throughout Ontario Ranch.

Mr. Murphy stated throughout Ontario Ranch we have six elementary schools not including any in Archibald Ranch or Creekside, as those are in addition to. He stated there will also be two middle schools provided in Ontario Ranch.

Mr. Willoughby wanted to know if the middle schools would be in the Mountain View School District. He wanted to clarify that they have seen a trend of less school-age students per household across the board.

Mr. Murphy stated yes these will be in the Mountain View School District and that they have seen this trend and they are constantly monitoring it.

PUBLIC TESTIMONY

Mr. Jason Lee, the applicant, for Loyola Properties, appeared and spoke. He thanked the staff for their efforts on this project and stated this is his second project within the Grand Parks Specific Plan. He clarified that there are three properties that make up the entire high school parcel and two have already been sold to the school district and they are looking to purchase the third parcel. He stated that he sees this project moving forward.

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 Willoughby, seconded by DeDiemar, to approve a resolution for the Parcel Map, File No., PMTT16-021, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Reyes, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Downs. The motion was carried 5 to 0.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gage, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA17-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Reyes, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Downs. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on October 12, 2017. They looked at the Mill's Act Contracts and approved them.

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. Willoughby wanted to make a nomination for recognition for the El Pescador Restaurant located at Mountain and the 60 freeway. They just completed a beautiful expansion. They went above and beyond on architecture and development in the renovation and even landscaped the Caltrans property. They definitely improved the look of that corner, as you enter Ontario.

Mr. Reyes wanted to nominate Gloria's Cocina Mexicana, as they have done an exceptional job with the property. Recently during the car show it was busy and the patio area was well used. He stated that he likes the idea of the different options with different settings, as you can sit in the restaurant or in the bar or lounge or banquet area. He stated this kind of activity will hopefully bring more business in the downtown area.

Mr. Delman stated that he has talked with Gloria last night while eating dinner there, and she is elated with the support she is getting from the City.

Mr. Murphy explained the procedure for special recognitions and will need to run the nomination for Gloria's through Historic Preservation as they may have ideas for Model Colony Awards.

DIRECTOR'S REPORT

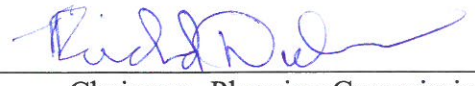
Mr. Murphy stated that the Monthly Reports are available in their packets. He also stated that during the last briefing it was mentioned that the Commissioners had questions regarding the mix of product type, of what we are seeing within Ontario Ranch area and will bring that information to the next briefing.

Mr. Willoughby stated he would like to see sales numbers as well, if that is possible.

ADJOURNMENT

Mr. Delman motioned to adjourn the meeting. The meeting was adjourned at 8:00 PM.


Secretary Pro Tempore


Chairman, Planning Commission