

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

MINUTES

May 28, 2019

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

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May 28, 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, Gregorek, and Reyes

Absent: None

OTHERS PRESENT: Planning Director Wahlstrom, City Attorney Duran, Assistant Planning Director Zeledon, Principal Planner Mercier, Senior Planner Noh, Senior Planner Mejia, Associate Planner Aguilo, 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.

ANNOUNCEMENTS

Ms. Wahlstrom stated that the applicant for Items A-03 – A-05, on the consent calendar, has requested to continue their items to the June 25, 2019 meeting. She also stated that Conditional Use Permit for Item C has been broken down into two resolutions, one being recommended to City Council and the other being approved.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Mr. Gregorek abstained from Item A-02, as his firm is doing work on the project.

Mr. Willoughby and Mr. Downs abstained from Item A-01, as they were not at that meeting.

A-01. MINUTES APPROVAL

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-037:

A Development Plan to construct 176 single-family homes (72 lane-loaded units and 104 conventional units), located on the north side of Ontario Ranch Road, west of Turner Avenue, within Planning Area 8A (Low Density Residential) of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan (File No. PSP05-003) EIR (SCH # 2005071109) certified by the City Council on February 16, 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). 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: 0218-201-26 and 0218-201-27) **submitted by Lennar Homes of CA, INC.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-010:

A Development Plan to construct 204 multiple-family residential units (6-Plex Rowtown) on 9.16 acres of land located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A 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 and an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by the City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) **submitted by Brookfield Residential.**

A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-011:

A Development Plan to construct 61 single-family residential units (6-Pack Cluster) on 4.7 acres of land located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A 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 and an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) **submitted by Brookfield Residential.**

- A-05. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-012:** A Development Plan to construct 168 multiple-family residential units (14-Plex Courtyard Townhome) on 7.29 acres of land located at the northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A 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 and an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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); (APNs: 218-211-02 and 218-211-05) **submitted by Brookfield Residential.**

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by DeDiemar, to approve the Consent Calendar, as written and continue Items A-03 (File No. PDEV19-010), A-04 (File No. PDEV19-011), and A-05 (File No. PDEV19-012) to the June 25, 2019 meeting. The motion was carried 6 to 0, with the noted abstention votes for each item.

PUBLIC HEARING ITEMS

Mr. Gregorek recused himself from Item B, as his firm is doing work on the project.

- B. ENVIRONMENTAL ASSESSMENT AND MINOR VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR18-006 AND PDEV18-025:** A Minor Variance (File No. PVAR18-006) to deviate from the minimum building setback for living space, from 10 feet to 7.5 feet, for lots 65 and 66 (TM17931), in conjunction with a Development Plan (File No. PDEV18-025) to construct 100 single-family dwellings on 16 acres of land located at the northeast corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 10 of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (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); (APN: 0218-252-16) **submitted by Christopher Development Group, Inc.** This item was continued from the April 23, 2019 Planning Commission meeting.

Senior Planner Noh, presented the staff report. He described the location and surrounding area. He explained the reason for the Variance request is to make a permanent cul-de-sac rather than the temporary cul-de-sac, as originally proposed. He described the floor plans, elevations, and architectural design for the 100 two-story homes being proposed. He explained the parking, pocket park, and landscaping for the project. He stated that staff is recommending the Planning Commission approve File Nos. PVAR18-006 and PDEV18-025, 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 know if the fire department is in agreement with the cul-de-sac.

Mr. Noh stated yes that is correct and the cul-de-sac meets all the city standards.

Mr. Reyes wanted clarification on the park plans that were presented.

Mr. Noh stated that was correct, that the large shade structure shown was broken down into three smaller covered areas with umbrellas, to better fit the area.

Mr. Willoughby wanted clarification that the variance only affected lots 65 and 66.

Mr. Noh stated that was correct.

PUBLIC TESTIMONY

Mr. Patrick McCabe with Christopher Development Group appeared and stated he was available to answer any questions.

Mr. Reyes asked regarding the park rendering changes.

Mr. McCabe stated that they had updated the play structure and the eating areas, so they could be used by smaller groups.

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

Mr. McCabe stated he had reviewed and agreed with them.

Mr. Willoughby asked about a target date for construction.

Mr. McCabe that they are eager to get started and will be starting the infrastructure once they get their encroachment permit.

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

Mr. Gage complimented the applicant on the total parking spaces provided, and he thinks the

cul-de-sac is a good thing for the community.

Mr. Reyes complimented staff and applicant on the revisions on the park and making these amenities important and helping to make a community rather than just houses.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gage, to adopt a resolution to approve the Variance, File No., PVAR18-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 5 to 0.

It was moved by Reyes, seconded by Downs, to adopt a resolution to approve the Development Plan, File No., PDEV18-025, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Reyes, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 5 to 0.

C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV18-027 AND PCUP18-028:

A Development Plan (File No. PDEV18-027) to construct an 83,500-square foot hotel with conference rooms, fitness center, pool, and restaurant in conjunction with a Conditional Use Permit (File No. PCUP18-028) to establish: 1) a 124-room full-service hotel; 2) the sale of alcoholic beverages, including beer, wine and distilled spirits, for on-premises consumption by hotel guests and their visitors (Type 70 ABC License – On-Sale General Restrictive Service); and 3) the sale of alcoholic beverages, including beer, wine and distilled spirits, for on-premises consumption in conjunction with a restaurant (Type 47 ABC License – On-Sale General for Bona Fide Eating Place), on 2.25 acres of land located at the northwest corner of Turner Avenue and Guasti Road, at 535 North Turner Avenue, within Planning Area 1 of the Guasti Plaza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Guasti Plaza Specific Plan (File No. 4413-SP) EIR (SCH # 1991122009) certified by the City Council on August 20, 1996. 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: 0210-192-24) **submitted by Cambria Ontario, LLC. City Council action is required.**

Associate Planner Aguilo, presented the staff report. She described the location and surrounding area, the access and circulation, parking and adjusted CC&R's. She described the hotel and its proposed amenities and the ABC licenses proposed. She described the elevations, contemporary design and landscaping. She stated that staff is recommending the Planning Commission recommend approval to the City Council for File No. PCUP18-028A and approve File Nos. PCUP18-028B and PDEV18-027, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Reyes wanted clarification on the Guasti Plaza Specific Plan's conditions that might

influence the landscaping or be incorporated into the project.

Ms. Aguilo stated the project is not tied to historic context as the historic core is to the south of the project site.

Ms. Wahlstrom stated there is an existing interpretive path along Guasti Road that will remain and there are provisions for the connection of the interpretive paths.

Mr. Gage explained about the corridor north of Guasti Road and the compromise that was made for the freeway frontage properties with the vineyard like landscaping in the parking lot, to tie it into Guasti city, and wanted to know if there was some sort of compromise like that within this project.

Ms. Wahlstrom stated there is currently not a vineyard theme, just the provisions to connect the pathways as development continues in the area.

Mr. Gage wanted clarification on how the pathway is a tie into Guasti vineyards.

Ms. Wahlstrom stated this is towards the end of the pathway that would connect all the developments, and since we don't know what development will be coming, it is hard to identify anything beyond the provision for the connection.

Mr. Gage stated that the street and the vacant lots are already landscaped with hedges and its disappointing that it wouldn't have any connection to the Guasti village.

Mr. Zeledon explained that when the Airport towers was approved it was required to have the interpretive pathway and the frontage walkway with 6 markers that tell the story of the Guasti history. He stated there was an effort to make the corner retail building a paseo and making it go from east to west and this is the end of the paseo. He stated the landscaping is consistent with the specific plan.

Mr. Downs wanted clarification on the west side shared parking and how that fits in.

Mr. Zeledon stated the parking lots to the west will be improved with this project and there will be reciprocal egress / ingress. He stated staff is confident there won't be any parking issues.

Mr. Downs wanted to know the type of business that may go in there.

Mr. Zeledon stated most likely everything to the west would be office.

Mr. Willoughby wanted to clarify that both properties have the same owner and that the shared parking agreement would be in the CC&Rs.

Mr. Zeledon stated yes.

PUBLIC TESTIMONY

Roger Barbosa of Milestone Management appeared and stated that he had read and agrees with the conditions of approval. He thanked staff for their guidance on the project and stated he was

looking forward to developing in the city. He stated that he heard the discussion regarding the parking on the CC&R's and will address and revise them if the need arises.

Mr. Gage asked about the pathway and the Guasti Specific Plan, and if the applicant was aware of it.

Mr. Barbosa stated he was aware of the concept and he was willing to make adjustments to landscaping to make it consistent with the concept.

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

Mr. Reyes stated he likes the building and it fits well in the location and on the site. He explained that he is glad the applicant is willing to work with staff regarding the landscaping so that it ties into the historical Guasti and vineyard theme, in little ways with trellises and vineyards. He stated he wants them to think beyond this site and the possible connection with the airport in the future, and what can be done to take it above amazing.

Mr. Gage stated he appreciated Mr. Reyes comments and glad the applicant would be willing to work with staff to put some things in that reflect the Guasti and vineyard themes.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gregorek, to recommend adoption of approval and to approve a resolution for Conditional Use Permit, File No. PCUP18-028, 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.

It was moved by Gage, seconded by DeDiemar, to adopt a resolution to approve the Development Plan, File No., PDEV18-027, subject to conditions of approval and the condition that staff will work with applicant to incorporate Guasti themed landscaping. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA19-001:** A Development Code Amendment revising portions of Development Code Chapters 2 (Administration and Procedures), 4 (Permits, Actions and Decisions), 5 (Zoning and Land Use), and 9 (Definitions and Glossary), as they apply to Wireless Telecommunications Facilities in the public right-of-way and facilities qualifying as Eligible Facilities Requests. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) 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); **City Initiated. City Council action is required.**

Principal Planner Mercier, presented the staff report. He described the need for adjustments to be made after the February Planning Commission meeting, at the recommendation of the city attorney. He explained in depth the changes that were made. He stated that staff is recommending the Planning Commission approve File No. PDCA19-001, 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 placement of 5G system in commercial or residential areas.

Mr. Mercier stated in commercial for now but eventually into residential areas.

PUBLIC TESTIMONY

No one responded.

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

Mr. Willoughby wanted to clarify that any design standards will be brought to Planning Commission for review.

Mr. Mercier stated yes.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA19-001, 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.

MUSEUM BUILDING ASSESSMENT AND MASTER PLAN PRESENTATION

Kimbro Frutiger of ARG Architects made a presentation for the master plan for the museum and the historic preservation issues and how to implement these changes over the next 20 years.

Museum Director John Worden stated it has been a real pleasure working with ARG and has enjoyed the collaboration with the other departments and leadership of the city.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet.

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

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

New Business

Mr. Gage, Mr. Reyes and Mr. Willoughby debriefed on the California Preservation Foundation Conference they attended in Palm Springs.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

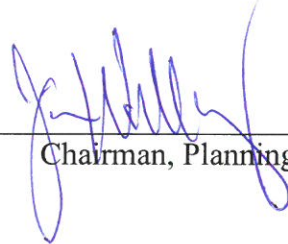
Ms. Wahlstrom stated the Monthly Activity Reports are in their packets.

ADJOURNMENT

Mr. Gregorek motioned to adjourn, seconded by Reyes. The meeting was adjourned at 8:02 PM.



Secretary Pro Tempore



Chairman, Planning Commission