

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

MINUTES

February 26, 2019

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

MINUTES

February 26, 2019

REGULAR MEETING: City Hall, 303 East B Street
Called to order in memory and honor of Chairman Delman 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, Principal Planner Mercier, Senior
Planner Batres, Senior Planner Noh, Development Administrative
Officer Womble, Transportation Manager Bautista, and Planning
Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

ANNOUNCEMENTS

Mr. Reyes asked that Agenda Item A-03 be pulled from the consent calendar for separate discussion.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of January 22, 2019, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP TIME
EXTENTION FOR FILE NOS. PMTT10-002 (TT17449) AND PMTT10-001**

(TT17450): A Time Extension of the expiration date of approval for: 1) Tentative Tract Map (TT 17449) to subdivide 18.72 acres of land into 97 lots and 15 lettered lots within the Z-Lot (Neighborhood 5) land use designation of the Countryside Specific Plan, located on south of Chino Avenue, north of the SCE utility corridor and east of the Cucamonga Creek Channel; and 2) Tentative Tract Map (TT 17450) to subdivide 16.82 acres of land into 138 lots and 16 lettered lots within the Cluster Court (Neighborhood 6) land use designation of the Countryside Specific Plan, located on south of Chino Avenue and east of the Cucamonga Creek Channel and northwest of the Lower Deer Creek Channel. The environmental impacts of this project were previously reviewed in conjunction with Countryside Specific Plan (PSP04-001) for which an EIR (SCH# 2004071001), was certified by the City Council on April 18, 2006. This application introduces no new significant environmental impacts. (APNs: 0218-131-11, 12, 22, 40, and 43) **Submitted by Forestar Countryside, LLC. City Council action is required.**

It was moved by Downs, seconded by Gregorek, to approve the Consent Calendar which includes the Planning Commission Minutes of January 22, 2019, as written, and a Time Extension for PMTT10-001 and PMTT10-002. The motion was carried 6 to 0.

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-026:** A Development Plan (File No. PDEV18-026) to construct 464 single-family homes (138 4/6-Pack Courtyard Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned, gated community on 137.56 acres of land located south of Eucalyptus Avenue between Hamner Avenue and Mill Creek Avenue and north of Bellegrave Avenue, within Planning Area 5 (RD-5 4/6-Pack Courtyard), Planning Area 6 (RD-4/SFD Cottages), Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50' and 55' wide lots) districts 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: 0218-252-17, 0218-332-11, 0218-722-04, 0218-722-05, 0218-722-06 and 0218-722-07) **submitted by Lennar Homes of California, Inc.**

Senior Planner Noh, presented the staff report. He stated that there are additional materials in front of the Commissioners that give further clarification of the design/architecture of the project. He described the location and the surrounding area and stated this is the first age-qualified, gated and all single-story product community within the Ontario Ranch area. He described the ingress and egress and the products proposed in each area, the paseos, clubhouse/recreation center, pocket parks and parking and the connectivity to the surrounding area. He stated that staff is recommending the Planning Commission approve File No. PDEV18-026, 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 how the tract maps were originally laid out and how they

became the master planned community.

Mr. Noh stated that there were originally five different tract maps that were approved prior, which put into place the overall layout of the gated community that Lennar had envisioned, when they purchased all five tract map areas.

Mr. Reyes wanted clarification whether the plan fit well within the original Esperanza Specific Plan from 2007, or if adjustments needed to be made to the specific plan.

Mr. Zeledon gave a history on the planning areas and the specific plan, and stated the project is still consistent with the specific plan. He explained that the only difference is the location of the park areas, which were moved to make room for the clubhouse area.

Mr. Reyes wanted clarification regarding what the amenities within the park areas would be.

Mr. Zeledon stated that because it is an age-restricted community the idea was to focus the amenities in the clubhouse area, and the parks be passive areas and that there will be two paseos that lead to the neighborhood edge, which provides connectivity to future parks and the regional trails.

Mr. Reyes stated that he wanted to make sure they had age-qualified activities within the community.

Mr. Zeledon stated that across Eucalyptus Avenue there will be a neighborhood edge with a multi-purpose trail and a future park to the north.

Mr. Downs wanted clarification regarding the vehicular egress at Eucalyptus Avenue and if Bellegrave Avenue was egress only.

Mr. Noh stated that Eucalyptus Avenue had two signalized, gated entries, as well as a gated entry on Mill Creek Avenue and gated egress only on Hamner Avenue and Bellegrave Avenue.

Mr. Downs wanted to know if there was enough access for trash trucks and emergency vehicles.

Mr. Noh stated yes there would be.

Mr. Gage wanted clarification regarding the roofing material and if all the products would have those in earth tones.

Mr. Noh stated it would be a standard S style concrete tile on all the products, in reddish earth tones.

Mr. Gage wanted clarification on the size of the clubhouse.

Mr. Noh stated it would be approximately 8900 square feet.

Mr. Gage wanted clarification that all units have a two car garage, plus driveway and on street parking.

Mr. Noh stated that yes there will be a two car driveway with all the units, except within the cluster products, which only the back units would have driveway parking. He stated yes each product will have a two car garage, in addition to on-street parking.

Mr. Gage wanted clarification that the Tuscan style outside lighting shown is what we will get in the finished product.

Mr. Noh stated the architect is here and can answer those questions.

Mr. Reyes wanted clarification regarding the signage at the northwest corner of Bellegrave Avenue and Hamner Avenue.

Mr. Noh stated yes this will be where the City of Ontario community identity sign will be.

Mr. Willoughby asked if the work area in the garage shown on plan three of the cluster product was in any of the other products.

Mr. Noh stated the architect was here and could better answer that question.

Mr. Willoughby wanted clarification if any of the clusters have 0 lot lines.

Mr. Noh stated no, that the minimum would be 5 feet on the sides and 5 to 6 feet in the back.

Mr. Willoughby wanted clarification regarding the meaning of age-qualified.

Mr. Noh stated it was currently for sale to 55 and older, and the applicant could answer any more specific details to that qualification.

Mr. Gage wanted clarification regarding street pavers within the clusters, if there is a requirement regarding the material used.

Mr. Noh stated yes the middle portion within the clusters will have some sort of banding with enhanced pavers and/or colored concrete, and that the policy is that it can't be asphalt. He stated that it is conditioned that they must provide enhanced pavement and that they would work with the developer in regards to exactly what that would be.

Mr. Gage stated that he thought the policy included a certain amount of pavers and not just colored concrete, and trusts that the planning department would work with the developer on this.

Mr. Gage wanted clarification that the entries into community would also have pavers.

Mr. Noh stated yes, they are required to provide enhanced pavement there as well.

PUBLIC TESTIMONY

Mr. Ryan Combe and Ms. Amy Williams with Lennar appeared and spoke. Mr. Combe thanked Mr. Noh and the effort he has put into the project and he also agreed to the COA's.

Mr. Reyes wanted clarification on the parks and what specific amenities for this age group would

be provided, especially on the west side of the community.

Mr. Combe stated that there are additional trails outside the community and a circular 2 mile loop around the community.

Ms. Williams thanked Mr. Noh and Mr. Zeledon for their help with the project. She stated that the vision is that the rec center will be the hub and the two smaller parks would be where they could have outside classes and activities within a quieter area. She stated they have brought in an age-qualified expert to make sure they offer appropriate activities within all the areas of the community.

Mr. Reyes wanted clarification on the larger westerly park and the equipment.

Ms. Williams stated we have tried to add a little more to it, but have also tried to keep it as a quieter space.

Mr. Ganes, landscape architect for Lennar, stated that within the western park area there is a community garden, an enclosed dog park area, a flex lawn space and overhead shelter and bbq area and they are currently working with staff on flex play options, but not equipment.

Mr. Reyes asked regarding the easterly small park and what are the amenities there.

Mr. Ganes stated this was more passive relaxing area with seating and lighting.

Mr. Gage wanted clarification regarding the age qualified 55.

Ms. Williams stated you must be 55 and over to own and still working out younger spouses and children, which will be in the CCR's and home buyer disclosures.

Mr. Downs wanted to know how the bache court was chosen for the clubhouse area.

Ms. Williams state the age-qualified expert suggested that and there will be pickle ball as well.

Mr. Gage wanted clarification regarding the outside Tuscan style lighting on the products.

Ms. Williams stated that it will vary.

Mr. Combe stated that the lighting on the outside of the homes will be elevation driven.

Mr. Gage wanted to know if the applicant was okay with working with staff regarding the pavers within the cluster product driveway street area.

Ms. Williams stated they are working with staff regarding stamped pavers and colored concrete in other areas.

Mr. Reyes wanted to know if this product meets the caliber of other products the applicant has built throughout southern California and what do they see within the entries that will pull people in and let them know this a quality product.

Mr. Combe stated they have never built another age-qualified single story community with these high standards. He stated the architectural enhancement and details on these homes is of a very high standard. He stated that he sees these homes as being buyers forever home and Lennar is proud of product and feels buyers will be too. He stated the rec center is what will drive people into the community and will contain the sales office which will give people a feel of the lifestyle and the amenities being offered. He stated it's the first age-qualified community of single level homes and the product is so strong and there is a need for it.

Mr. Reyes wanted to know if all the products being built together.

Mr. Combe stated that yes they will be able to be built together and buyers will be able to walk through the rec center and view models of all the products.

Mr. Willoughby wanted to know if they would have all product types in this area.

Mr. Combe stated the models would be here and the first phase of construction will be in the area closer to Bellegrave. Mr. Combe described the areas where each product would be concentrated and stated that workshops or storage areas are in the garages in every home except for 2 styles.

Mr. Willoughby wanted clarification that the specifics for the age qualification is still being worked through and will be put in the CCR's.

Ms. Williams stated that is correct and that they have interviewed HOA people and met with their age-qualified expert and are getting a good perspective of what's out there, being this is their first age-qualified community in IE and they want to hit it out of the park.

Mr. Willoughby thanked the applicant for clarifying the design and quality of the product, and wanted clarification that this was their first age-qualified community in the IE.

Mr. Combe stated they acquired Cal Atlantic which was in the process of building Terramore in Corona, but they weren't the master developer.

Mr. Gage wanted clarification regarding personnel or staff in the clubhouse to help facilitate things.

Ms. Williams stated yes there will be 1 or 2 people that will help facilitate the activities.

Mr. Combe stated there will be a greeter with the HOA and a possible activities director.

Mr. Willoughby wanted clarification regarding the next gen suite and what does this say with the age restriction.

Mr. Combe stated there is only one plan that offers this and there is a unique buyer for that.

Mr. Willoughby wanted to know if golf carts were allowed and any sort of regular food service offered in the clubhouse.

Mr. Combe stated yes golf carts are allowed as they are private streets and no there won't be food service, just a bar with a wine locker and a full kitchen within the rec center.

Mr. Willoughby asked if this space could be rented for special occasions or events.

Mr. Combe stated yes it could be and this is also the space where they will have interactive video workouts available.

Mr. Willoughby wanted to know if Lennar had a price point yet.

Mr. Combe stated the market has slowed down, but most likely in the 400's range it just depends where the market is when they go to sell.

Mr. Willoughby asked if they had established a HOA cost.

Ms. Williams stated they were still working on that.

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

Mr. Gage stated it is a quality development and the clubhouse is a must for 55 and up, and it looks good with great amenities.

Mr. Reyes thanked staff for presenting the project with the details and the importance of the sign at Bellegrave and Hamner.

Ms. DeDiemar stated that as a target demographic she would like the applicant to think about incorporating art or music or gardening within the community.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Downs, to adopt a resolution to approve the Development Plan, File No., PDEV18-026, 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.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PUD17-003, PDEV17-034 & PCUP17-026:** 1) A Planned Unit Development (File No. PUD17-003) to establish development standards, design guidelines and infrastructure requirement for property located on 2.6 acres of land within the East Holt Mixed-Use (MU-2) zoning district; 2) A Development Plan (File No. PDEV17-034) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2); and 3) A Conditional Use Permit (File No. PCUP17-026) to establish a car wash use, on property located along the

northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. 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). (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21) **submitted by Elba Inc. City Council action required for PUD only.**

Senior Planner Batres, presented the staff report. He described the zoning of the site and the surrounding area. He described the conditions within the PUD and the proposed site plan with three structures and their uses. He described the phasing for the project, the parking, ingress and egress, hours of operation and noise study that needs to be prepared as part of the CUP. He stated that staff is recommending the Planning Commission recommend approval for File No. PUD17-003 and approve File Nos. PCUP17-026 and PDEV17-034, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Ms. DeDiemar wanted clarification regarding the patio area and the intended use, lighting and if shade would be provided.

Mr. Bates stated it is intended for use from the surrounding businesses and residents and that it will have shading, down lighting and up lighting.

Ms. DeDiemar asked about potential vandalism.

Mr. Batres stated the police do require cameras to be installed.

Ms. Wahlstrom stated this is a critical location regarding mixed use on Holt Blvd., which is a transportation corridor. She stated route 61 of Omni Trans currently goes through there, which has the highest ridership in San Bernardino County, and has a stop nearby. She stated the center BRT is slated to have a stop nearby as well, so the vision for the patio area is an urban style gathering place, where people can stop to rest their feet and maybe grab a bite to eat, before continuing on. She stated the idea is with more eyes on the street that would help with vandalism. She stated this corner is really critical to anchor this as a livelier mixed use area and with the 101 housing units next door and no place to wash a car, this use will give them that opportunity.

Mr. Gregorek wanted to know if there would be an attendant.

Mr. Batres stated yes the car wash would have 2 – 4 individuals there to help the customers.

Attorney Duran stated page 87 of 104 is the Police COA's which address the issues of graffiti abatement, security and surveillance.

Mr. Willoughby stated that these items are important to address as there is a homeless population in this area.

Mr. Reyes wanted clarification regarding the trellis or low wall at the corner, and if this is

signage.

Mr. Batres stated the vision was to incorporate a low profile decorative block wall for a buffer and protection for those using the plaza.

Mr. Reyes asked if this would be an identification signage wall.

Mr. Batres stated at this point that wasn't what was envisioned, however this project does require a sign program and staff can work with the applicant to incorporate a sign on the wall.

Mr. Reyes stated this is a major intersection between the 10 and 60 freeways and wanted to know if any sort of opportunity for monument signage, art or water feature can be looked at to make this corner pop.

Mr. Zeledon reviewed the context on that corner, with the building project going in and the difficulty of the lot due to limited egress and ingress for this property, but they didn't want to close this corner off. He stated they wanted to open the plaza area for connectivity and that could have signage and be inviting. He explained that the BRT will have the Grove station on the corner and it will reflect the grove history of Ontario and the idea was to continue that theme and open up that corner for pedestrians.

PUBLIC TESTIMONY

Mr. Joseph Bashoura appeared and spoke and thanked the staff for working with them on this project.

Mr. Reyes wanted clarification on the thought behind just building the pads of the project.

Mr. Bashoura described the history and ongoing issues with the property and the thought was they wanted to have the tenant first so they don't have those same issues with empty buildings. He stated that they are very committed to this type of plan and development and just need the right tenant for it.

Mr. Willoughby wanted to know if they have built other car wash facilities similar to this.

Mr. Bashoura stated yes they have one in Fontana and one under construction and they have one in Santa Ana with similar architecture. He stated they depend on the carwash looking nice to attract customers, from the architecture to the employees and grounds being kept clean.

Mr. Willoughby wanted clarification on the north row parking area vacuums.

Mr. Bashoura stated yes that the row would have 10 vacuums, but the row to the south will also have vacuums.

Mr. Willoughby wanted to know with their proposed summer hours, if there would be adequate lighting for customers when it's dark.

Mr. Bashoura stated yes they would have a lit canopy for each spot.

Mr. Willoughby asked if there would be canopies on those two rows

Mr. Bashoura stated yes.

Mr. Willoughby wanted clarification on the location of the trash enclosures and if they are the typical roofed and gated enclosures.

Mr. Bashoura stated to the west of site there are two trash closures.

Mr. Batres stated yes the trash enclosures will be roofed and gated.

Mr. Downs wanted clarification on the architecture for the buildings and if it would be similar to the car wash.

Mr. Bashoura stated he will work with the city on making it look somewhat similar, but it will depend on the tenants.

Mr. Willoughby wanted to know if they have any interest from possible tenants.

Mr. Bashoura stated they haven't pursued anyone because the project wasn't approved yet.

Mr. Reyes wanted to know if the corner trellis area courtyard would be built with the car wash, and will it be complete or only a portion built.

Mr. Bashoura stated yes the entire patio area will be constructed at the same time as the car wash.

Mr. Reyes wanted clarification on the lighting in the patio area.

Mr. Batres stated there will be up lighting and down lighting within the landscaping and ballers as well.

Mr. Reyes stated this corner is so important and wanted to know if the applicant will work with staff on an attractive decorative wall for that corner.

Mr. Bashoura stated yes.

Ms. Wahlstrom stated that the applicant needs to agree with the conditions of approval for the record and explained that the PUD gives a lot of guidance on making this a prominent corner as far as the building design and entryway details.

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

Mr. Bashoura stated yes he does.

Mr. Willoughby wanted clarification regarding the car wash staff policing the courtyard area until the other buildings are built in order to prevent vagrants and vandalism.

Mr. Bashoura stated that this would be covered most likely between the employees and a hired security company that will patrol it periodically.

Ms. DeDiemar stated she is pleased to see the patio area going in and wanted clarification on the plan ongoing maintenance so it stays inviting and succeeds.

Mr. Bashoura stated they will train the employees to take care and maintain the area until the buildings are constructed.

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

Mr. Reyes stated there isn't a clear understanding of what is going on in the courtyard and for this corner it is all about the details and the trellis needs to look outstanding. He stated he wants staff continue to work this applicant and would like to see some sort of display for art and more detailed elevations on the wall and courtyard area.

Mr. Downs stated he is glad someone is going to develop this corner and is happy with what he sees coming.

Mr. Gage stated impressed with applicant and feels like the applicant knows what they are doing and it will be better for the corner and is comfortable leaving the details to staff.

Mr. Gregorek stated he is glad something is going here.

Ms. Wahlstrom stated staff could bring the details of the corner back to briefing, so they can have a look at it.

Mr. Willoughby stated yes he would like to see that at briefing.

Mr. Reyes stated he is going to let staff work with the applicant, but he would like to see details because that corner is very important.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs, to recommend adoption to City Council a resolution to approve, the Planned Unit Development, File No. PUD17-003, 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 Downs, seconded by Gregorek, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP17-026 and the Development Plan, File No. PDEV17-034, 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.

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA19-001: A Development Code

Amendment revising Section 5.03.420.A.1 for the purpose of clarifying current provisions addressing the processing of wireless telecommunications facilities, and consistent with FCC orders, add provisions governing small cell wireless facilities and the alteration and/or expansion of existing wireless telecommunications facilities. 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.**

Assistant Planning Director Zeledon, presented the staff report. He described the changes being proposed to comply with FCC regulations and the shot clock timelines. He stated that staff is recommending the Planning Commission recommend approval of 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.

Ms. DeDiemar wanted clarification if the request is expedited does this expedite the installation process.

Mr. Zeledon stated no, that the expedited portion is only for the review and approval period.

Ms. DeDiemar wanted to know if that matters to the planning department.

Mr. Zeledon stated no not for small cells, because they are already on existing poles within the right-of-way.

Ms. DeDiemar wanted clarification regarding the process if one user doesn't move forward with installation and another user wants to use that site.

Mr. Zeledon stated that once a building permit is issued it is good for 1 year then a second can come in.

Mr. Gage stated the FCC is putting down strict guidelines and regulations and wanted to know if this is different from what FCC normally does.

Attorney Duran stated no it's a continuation of the trend over the past 10 – 15 years that is from Congress and trickling down and cities have to align with them.

Mr. Gage wanted to know if broad band and 5G is something that has been known for awhile.

Attorney Duran stated yes that is part of what he is saying

Mr. Willoughby wanted to know if all small cell locations be on a city light pole.

Mr. Zeledon stated that is correct.

Mr. Willoughby wanted to know if there wasn't a pole where they needed would the city have to install one and who would the cost go to and would it have to match the poles in the area and

meet development code guidelines.

Mr. Zeledon stated that is correct and the developer would incur the cost and pole would need to match what is in the area.

Ms. Wahlstrom stated that if we didn't adopt guidelines they could come in a request to put the standards on a wooden pole.

Mr. Willoughby wanted to know if once the packet is complete if that is when the shot clock starts.

Mr. Zeledon stated that was correct.

Mr. Gage wanted to know if these sites could be used to turn phones off.

Mr. Zeledon explained an example of the need, by stating the offices by the arena, during an event, need additional coverage and these would provide that.

Mr. Gage wanted to know if we have IT people that have looked this over.

Mr. Zeledon stated we have been working with IT for over a year and they are the lead on this and have helped with the design guidelines.

PUBLIC TESTIMONY

No one responded.

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 Gregorek, seconded by Reyes, 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.

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. Gregorek asked regarding the presentation to Petrina Delman.

Ms. Wahlstrom stated it would be on the agenda for next month as a Special Recognition.

NOMINATIONS FOR SPECIAL RECOGNITION


None at this time.

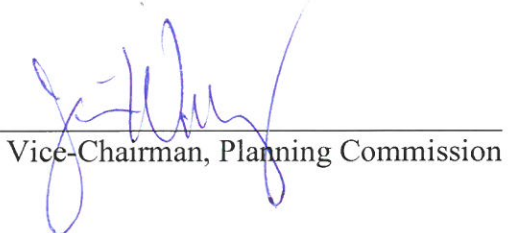
DIRECTOR'S REPORT

Ms. Wahlstrom stated Monthly Activity Reports are in the packet. She explained about the Active Transportation Master Plan within the city and that Melanie Mullis has asked for a member of the Planning Commission to be on the technical committee, and to let her know if you are interested.

ADJOURNMENT

Mr. Willoughby motioned to adjourn the meeting in memory of Chairman Delman and acknowledge his service on the Planning Commission, the motion was unanimously passed. The meeting was adjourned at 8:52 PM.


Secretary Pro Tempore


Vice-Chairman, Planning Commission