CITY OF ONTARIO PLANNING COMMISSION

MINUTES

June 28, 2011

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

June 28, 2011

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Delman at 6:30 p.m.

COMMISSIONERS Present: Chairman Delman, Vice-Chairman Gage, Downs, Gregorek, Hartley, Reyes, and Willoughby

Absent: None.

OTHERS PRESENT: City Attorney Raymond, Blum, Hildebrand, Ramey, Batres, and Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Gage.

ANNOUNCEMENTS

No one responded.

PUBLIC COMMENTS

Mr. Delman spoke about the letters from Planning Director Jerry Blum addressed to city staff who participated and assisted with the Model Colony Awards at the June 21, 2011, City Council meeting.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of May 24, 2011, approved as written.

It was moved by Hartley, seconded by Downs, to approve the Planning Commission Minutes of May 24, 2011, as written. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA11-002: A text amendment to the Creekside Specific Plan to eliminate the requirement for "No Parking" signs and associated red-painted curbs within certain

cul-de-sacs, and add a requirement to red-paint certain island curbs within the Creekside residential community, which is generally located north of Riverside Drive, south of State Route CA-60, east of Turner Avenue, and west of Milliken Avenue. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). City Initiated. City Council action is required. Continued from May 24, 2011 Planning Commission meeting.

Associate Planner, John Hildebrand III, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PSPA11-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Mr. Blum corrected the permanent statement.

Mr. Downs asked about the painting of all cul-de-sacs and all knuckles.

Mr. Hildebrand gave an explanation stating all will be consistent.

Mrs. Hartley asked how vehicles will be parked.

Mr. Blum stated there is no parking along the islands only on the street side.

Mr. Reyes asked if the community is opposed to this item.

Mr. Hildebrand explained that city staff has worked with the community on this issue and the majority of the community would like the parking restrictions omitted.

Mr. Blum stated this is also supported by both Home Owner Associations.

Mr. Reyes asked about parking issues with the distance between drive ways.

Mr. Blum stated this is consistent will all other parking restrictions.

Mr. Reyes asked who is paying.

Mr. Blum stated the City of Ontario will pay for the responsible issues.

Irene Chisholm, representative of Creekside East Board, spoke in support of this item.

Mr. Blum clarified the Streets and Engineering Departments deserve appreciation.

The public testimony was closed

Mr. Gregorek stated he has driven through this community and he can see why action needs to take place.

Mr. Gage stated parking should be an ongoing improvement.

Mr. Reyes thanked Ms. Chisholm for sharing her concerns. He spoke about the reason that brought him to the Planning Commission. He referred to the power point slide showing the typical unrestricted knuckle and typical restricted knuckle to narrow the width to a standard width.

Mr. Blum spoke of the difficulty to stripe the width of such a knuckle.

Mrs. Hartley thanked Ms. Chisholm for attending the meeting. She spoke about increase in traffic issues in communities.

PLANNING COMMISSION ACTION

File No. PSPA11-002. It was moved by Gregorek, seconded by Gage, to adopt a Resolution to recommend approval to City Council of the Specific Plan Amendment, subject to conditions of approval. Roll call vote: AYES, Reyes, Willoughby, Downs, Gage, Hartley, Gregorek, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV10-007, PCUP10-028, AND PVAR11-001:** A Development Plan (File No. PDEV10-007) to construct, a Conditional Use Permit (File No. PCUP10-028) to operate, and a Variance (File No. PVAR11-001) to exceed the 35 foot height limit within the R2 (Medium Density Residential) zone to allow construction of a T-Mobile stealth wireless telecommunication facility within a proposed cupola with a roof height of 48 feet on an existing place of worship (Calvary Apostolic Tabernacle), located at 602 North Virginia Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by T-Mobile.** (APN: 1048-451-51). (Actions are final unless appealed). Continued from May 24, 2011 Planning Commission meeting.

Associate Planner, Clarice Ramey, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PDEV10-007, PCUP10-028, and PVAR11-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Mr. Willoughby spoke about the issues of high winds in the area.

Ms. Ramey stated it will be analyzed with the Building permit review.

Vincent Radzicki, Reliant Land Services, spoke about the development of T-Mobile telecommunications.

The public testimony was closed

Mr. Gregorek stated this is an innovative design.

Mr. Gage stated many cell towers have been approved over the past years. He stated this is appropriate for a Variance.

Mr. Reyes asked for the location of the equipment.

Ms. Ramey stated the existing church air conditioning equipment on the north side. It will be relocated for accommodation.

Mr. Delman stated he likes the idea of stealth cell towers.

PLANNING COMMISSION ACTION

File No. PVAR11-001. It was moved by Willoughby, seconded by Gregorek, to adopt a Resolution to approve a Variance, subject to conditions of approval. Roll call vote: AYES, Willoughby, Downs, Gage, Hartley, Gregorek, Reyes, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

File Nos. PDEV10-007 and PCUP10-028. It was moved by Downs , seconded by Hartley, to adopt Resolutions approving the Development Plan and Conditional Use Permit, subject to conditions of approval. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, Willoughby, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

D. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA11-001:** An Amendment to the Centrelake Business Park Specific Plan changing the land use designation of approximately 6 acres from Commercial/Hotel to Office/R-D for property generally located along the north side of Guasti Road within the Centrelake Business Park Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN 210-551-170 & 210-551-180). **Submitted by Rengel + Co. Architects.** City Council action required.

Senior Planner, Luis Batres, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PSPA11-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Mr. Downs asked which other occupants currently occupy this location.

Mr. Batres stated the University of Phoenix and Argosy University also occupy this location.

Teri Smith, Rengel Co. + Architects, stood at the podium and stated he is available for questions.

The public testimony was closed

Mr. Willoughby stated he believes our community can use more educational

centers as this one and this would be a logical move for our community.

Mr. Gage stated this type of educational opportunity for our community is a positive fit.

Mr. Willoughby asked if this will restrict office occupancy.

Mr. Blum stated this can be zoned by office use as they did with Argosy University or this can include other types of uses.

PLANNING COMMISSION ACTION

File No. PSPA11-001. It was moved by Downs, seconded by Hartley, to adopt a Resolution to recommend approval to City Council of a Specific Plan Amendment, subject to conditions of approval. Roll call vote: AYES, Gage, Gregorek, Hartley, Reyes, Willoughby, Downs, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA11-001:** An Amendment to Title 9, Article 26, Section 9-1.2625(H) of the Ontario Development Code regarding roof replacement material provisions for a Certificate of Appropriateness Waivers to include the elimination of the 40-year composition shingle replacement requirement. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to general rule exemption contained in Section 15061(b)(3) of the CEQA Guidelines. City Council action required.

Senior Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDCA11-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Mr. Gage spoke about the term dimensional. He asked if the new term is going to be understood by future planners.

Mr. Blum stated the term dimensional is typically found in this type of requirement.

Mr. Downs stated he believes the term dimensional is key to this amendment.

Mr. Reyes stated he understands the concern of Mr. Gage.

Mr. Blum stated the term dimensional has been used in the Development Code for many years and has not been an issue.

Mr. Willoughby spoke about its terminology existing for thirty-five to forty years. He does not see a future problem with the term dimensional. Since every case is reviewed individually, we would know what type of roofing will be used.

Mr. Blum stated the comment of Mr. Willoughby is correct.

Mrs. Hartley asked if samples of roofing materials exist in the Planning Department.

Mr. Zeledon stated the Planning Department has samples of roof material and pictures of roof material to show their differences.

Mr. Gregorek stated we should emphasize other words that are of greater meaning than the work dimensional.

Maryanne Peruvian, resident, stated she owns two homes on one block and has found it difficult to purchase roof material due to the different explanations of roof material descriptions. She spoke in favor of this item.

The public testimony was closed

Mr. Gregorek stated he appreciates the work of staff working with our community. We should always strive to be proactive.

Mr. Gage clarified his concern on standards for historic districts.

PLANNING COMMISSION ACTION

File No. PDCA11-001. It was moved by Gregorek, seconded by Willoughby, to adopt a Resolution to recommend approval to City Council of a Development Code Amendment, subject to conditions of approval. Roll call vote: AYES, Gregorek, Hartley, Reyes, Willoughby, Downs, Gage, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

ABC Licensing Guidelines Committee: Mr. Gregorek spoke about a meeting with the City Attorney to come to a decision on the issue of the Walgreen's item.

Airport Land Use Compatibility: This subcommittee did not meet.

Development Code Review: Mr. Gregorek stated they discussed the Uses matrix of the Development Code.

Historic Preservation: Mr. Gage stated they discussed the Model Colony Awards which was a great success.

Rules and Procedures Review: This subcommittee did not meet.

Zoning General Plan Consistency: This subcommittee did not meet.

New Business

Mrs. Hartley stated a meeting will be held at San Secondo d'Asti Catholic Church this Thursday evening referencing the closing of the Post Office which is of historic value.

Mr. Blum spoke in favor of keeping the Guasti Post Office open.

Mr. Reyes spoke on Item C suggesting the Planning Commission receive a conceptual plan in the future.

Mr. Delman stated he believes Ms. Ramey did answer the question of Item C.

Mr. Reyes clarified his previous comment stating in certain cases the Planning Commission may need a conceptual plan.

Mr. Reyes spoke about adding pictures of projects to the Planning Department section on the city website.

Mr. Reyes requested a City of Ontario email address for the Planning Commissioners.

Mr. Blum asked for clarification of Mr. Reyes' comment referencing "pictures of projects."

Mr. Reyes stated he meant the City website.

DIRECTOR'S REPORT

None.

ADJOURNMENT

The meeting was adjourned at 8:28 p.m. Mr. Delman motioned to adjourn, seconded by Mr. Gregorek.

Secretary Pro Tempore

Chairman, Planning Commission