

CITY OF ONTARIO PLANNING COMMISSION

SPECIAL MEETING MINUTES

December 20, 2012

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CITY OF ONTARIO PLANNING COMMISSION

SPECIAL MEETING MINUTES

December 20, 2012

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

COMMISSIONERS

Present: Chairman Delman, Downs, Gregorek, Hartley, Reyes, and Willoughby

Absent: Vice-Chairman Gage.

OTHERS PRESENT: City Attorney Raymond, Assistant Planning Director Murphy, Associate Planner Hildebrand, Assistant City Engineer Lee, Sr. Management Analyst Scott Melendrez, Deputy Fire Chief Andres, and Corporal Alvarez

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Downs.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of November 27, 2012, approved as written.

It was moved by Willoughby, seconded by Reyes, to approve the Planning Commission Minutes of November 27, 2012, as written. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

Mr. Delman began to introduce the Public Hearing items.

Mr. Delman stated he is not feeling well and called for a recess.

Staff called 911 to tend to the emergency of Mr. Delman.

Mr. Murphy stated Mr. Delman is being transported to the emergency room. He stated we will handle the remainder of the meeting as we did last month with Mr. Gregorek taking the role as Chairman.

Mr. Gregorek asked staff to read item B into the record.

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT12-011:** A Tentative Parcel Map (PM 19253) to subdivide a 2.24-acre parcel into 7 lots for condominium purposes, located at 2055 South Baker Avenue, within the M2 (Industrial Park) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan. The project is categorically exempt from environmental review pursuant to State California Environmental Quality Act Guidelines Section § 15301 (Existing Facilities). **Submitted by JSDA, LLC (APN: 0113-383-08).**

Associate Planner John Hildebrand III presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT12-011, pursuant to the facts and reasons contained in the staff report and attached resolution.

No discussion took place of the Planning Commission.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Mr. Gregorek closed the public testimony

No one responded.

PLANNING COMMISSION ACTION

CEQA Determination and Mitigated Negative Declaration and File No. PMTT12-011. It was moved by Willoughby, seconded by Reyes, to adopt the CEQA Determination and Mitigated Negative Declaration and a Tentative Tract Map, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Downs, Hartley, Reyes, Willoughby, and Gregorek; NOES, none; ABSENT, Delman Gage. RECUSE, none. The motion was carried 5 to 0.

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-003** - A Tentative Tract Map (TT 18855) to subdivide 8.77 acres into 39 lots and 2 lettered lots, within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located on the north side of Chino Avenue, adjacent to the east of the Cucamonga Creek Channel and approximately 2,200 feet west of Archibald Avenue. 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 Plan (ALUCP) for ONT. An addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act; **submitted by Forestar Countryside, LLC** (APN: 0218-111-52).

Senior Planner Rudy Zeledon presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT12-003, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Reyes asked if there is access from a particular tract to the trail near the creek.

Mr. Zeledon answered yes there is a connection to the Cucamonga Creek.

Mr. Reyes questioned the type of trail proposed.

Mr. Murphy stated we have a Memorandum of Understand with the San Bernardino Flood Control District that will allow us to use their right-of-way for trail purposes.

Mr. Willoughby asked if landscaping will exist along the Cucamonga Creek.

Mr. Murphy stated yes.

Mr. Downs asked if the property to the north of the project is developed.

Mr. Murphy answered it is not developed yet but has been approved.

PUBLIC TESTIMONY

Brian Woods, representative, 2151 Michelson Drive, Suite 250, Irvine, CA 92612, appeared and spoke. He stated he concurs with the conditions of approval.

As there was no one else wishing to speak, Mr. Gregorek closed the public testimony

No one responded.

PLANNING COMMISSION ACTION

CEQA Determination and Mitigated Negative Declaration Addendum. It was moved by Reyes, seconded by Downs, to adopt the CEQA Determination and Mitigated Negative Declaration Addendum, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Hartley, Reyes, Willoughby, Downs, and Gregorek; NOES, none; ABSENT, Delman and Gage. RECUSE, none. The motion was carried 5 to 0.

File No. PMTT12-003. It was moved by Reyes, seconded by Downs, to adopt a Tentative Tract Map, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Reyes,

Willoughby, Downs, Hartley, and Gregorek; NOES, none; ABSENT, Delman and Gage. RECUSE, none. The motion was carried 5 to 0.

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA12-001** - A Development Agreement for the subdivision of 8.77 acres of land into 39 lots and 2 lettered lots, within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and west of Archibald Avenue. An Addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act; submitted by Forestar Countryside, LLC. (APN: 0218-111-52). City Council action is required.

Assistant Planning Director Scott Murphy presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA12-001, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Willoughby asked if Forestar Countryside, LLC controls the 78 acres spoken of in the Development Agreement.

Mr. Murphy stated the project this evening is the amendment that incorporates the 8.77 acres into the larger part of the Development Agreement. The total would be 78 acres which Forestar Countryside, LLC controls.

PUBLIC TESTIMONY

Brian Woods, representative, 2151 Michelson Drive, Suite 250, Irvine, CA 92612, appeared and spoke. He wanted to clarify that the Development Agreement adds in the particular tract spoken of and is updates to match the NMC Construction Agreement so there is consistency.

As there was no one else wishing to speak, Mr. Gregorek closed the public testimony

No one responded.

PLANNING COMMISSION ACTION

CEQA Determination and Mitigated Negative Declaration. It was moved by Willoughby, seconded by Downs, to recommend approval of the CEQA Determination and Mitigated Negative Declaration, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Willoughby, Downs, Hartley, Reyes, and Gregorek; NOES, none; ABSENT, Delman and Gage. RECUSE, none. The motion was carried 5 to 0.

File No. PDA12-001. It was moved by Downs, seconded by Willoughby, to recommend approval of a Development Agreement, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Downs, Hartley, Reyes, Willoughby, and Gregorek;

NOES, none; ABSENT, Delman and Gage. RECUSE, none. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

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

Airport Land Use Compatibility (Ad-hoc): Mr. Willoughby stated this subcommittee met and received an update on the land on the Airport Land Use Compatibility Project progress and the State of California.

Development Code Review (Ad-hoc): Mr. Murphy stated Mr. Gregorek, Mr. Downs, and Mr. Gage will be contacted about the upcoming meeting.

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

ABC Licensing Guidelines Committee (Ad-hoc): This subcommittee did not meet.

New Business

Mr. Reyes thanked everyone for their time and expressed his gratitude for being a part of the Planning Commission for two years as this was his last meeting. He thanked Planning Director Jerry Blum, Assistant Planning Director Scott Murphy, and staff for all they have done. He has enjoyed carrying out his time as a Planning Commissioner. He looks forward to serving the community in different capacities.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy wished everyone a Merry Christmas.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m. Mr. Gregorek motioned to adjourn and wished Mr. Delman a speedy recovery, seconded by Mr. Downs.


Secretary Pro Tempore

Paul G. ...

Vice-Chairman, Planning Commission