

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

April 9, 2013

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CITY OF ONTARIO SPECIAL PLANNING COMMISSION

MINUTES

April 9, 2013

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:00 p.m.

COMMISSIONERS

Present: Chairman Gage, Vice-Chairman Willoughby, Downs, Gregorek, Mautz, and Reyes

Absent: Delman.

OTHERS PRESENT: City Attorney Gomer, Assistant Planning Director Murphy, Senior Planner Mercier, Sr. Management Analyst Scott Melendrez, Deputy Fire Chief Andres, and Planning Secretary Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Gregorek.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

No Consent Calendar items.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV12-014(R1):** A revision to a previously approved Development Plan (File No. PDEV12-014), modifying the floor plans and exterior elevations of 57 single-family dwellings on 5.77 acres of land, located on the west side of Turner Avenue, between Via Barolo and Inland Empire Boulevard, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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. The project is consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted

by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by KB Home Costal, Inc.** (APN: 0210-651-07, 08 & 09; and 0210-181-09 & 10).

Senior Planner Chuck Mercier presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDEV12-014, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby asked if there is an increase in size from the original plan that Brookfield submitted.

Mr. Mercier stated if there are size changes in the brochure given out tonight then there have been changes to the size that were not indicated on the application.

Mr. Reyes asked if any amenities are being changed due to the plan change.

Mr. Mercier answered no.

Mr. Reyes asked where the new paseo connection is located.

Mr. Mercier spoke about the areas where the new paseo connection will link with.

Mr. Murphy stated the square footage Mr. Willoughby referred to was for the previous approval.

Mr. Downs asked if the unit sizes will remain the same.

Mr. Mercier stated yes.

Mr. Reyes asked about the entry areas.

Mr. Mercier stated the entry to the units will be through the primary driveway for both tenants and visitors.

Mr. Murphy stated the reason there is a wide access at the main entrance is for visitors using the call box.

Mr. Gage asked if this development will look much like the model homes shown in the presentation.

Mr. Mercier stated no. The development in the presentation is actually the southern Orange County model.

PUBLIC TESTIMONY

Scott Hansen, KB Homes, appeared and spoke. He thanked the Planning Commission and staff for taking the time to hold a Special meeting for this item tonight.

Mr. Reyes asked if the elevations are simplified at this moment and if any embellishments will be added.

Mr. Hansen stated the brochures handed out tonight are preliminary. The new brochures will match the original approval they are requesting.

Mr. Willoughby asked if the square footage will be increased to 2,956.

Mr. Hansen stated that is correct.

Mr. Willoughby asked if there is a price point on the homes yet.

Mr. Hansen answered no. They will start releasing prices as soon as their model homes are complete.

Mr. Willoughby asked for a time frame for the beginning of construction.

Mr. Hansen stated they would like to begin construction of the model homes in the next two to three weeks with a grand opening date of late June or early July 2013.

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

Ms. Mautz stated she feels this project is an improvement of the original plan.

Mr. Downs stated KB Homes has an excellent reputation with quality products.

Mr. Gregorek stated he looks forward to seeing the finished product.

Mr. Reyes expressed his concern for the landscaping details of the project.

Mr. Gage stated he is happy there will no longer be side entrances. The square footage is not a significant change and he would like to see some Spanish style amenities.

PLANNING COMMISSION ACTION

CEQA Determination. It was moved by Willoughby, seconded by Mautz, to adopt the CEQA Determination, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Downs, Gregorek, Mautz, Reyes, Willoughby, and Gage; NOES, none; ABSENT, Delman. RECUSE, none. The motion was carried 6 to 0.

File No. PDEV12-014. It was moved by Mautz, seconded by Gregorek, to adopt a Resolution to approve the Development Plan, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Gregorek, Mautz, Reyes, Willoughby, Downs, and Gage; NOES, none; ABSENT, Delman. RECUSE, 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.

Airport Land Use Compatibility (Ad-hoc): 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.

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

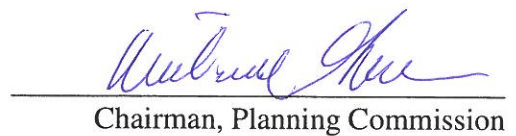
DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 6:32 p.m. Mr. Gregorek motioned to adjourn, seconded by Mr. Willoughby.


Secretary Pro Tempore


Chairman, Planning Commission