

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

May 28, 2013

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

May 28, 2013

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

COMMISSIONERS

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

Absent: None.

OTHERS PRESENT: City Attorney Gomer, Planning Director Blum, Assistant Planning Director Murphy, Senior Planner Batres, Associate Planner Hildebrand, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Willoughby.

ANNOUNCEMENTS

Mr. Blum stated items A-01 and B are being requested for continuance. The conditions of approval for item D have been handed out to the Planning Commissioners.

Mr. Delman spoke about the Ontario Heritage Historic Home Tour scheduled on June 8, 2013.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of April 23, 2013.

A-02. Adoption of 2013 Ontario Planning Commission Rules and Procedures

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to continue the Planning Commission Minutes of April 23, 2013 to June 25, 2013, and to approve the

adoption of the 2013 Ontario Planning Commission Rules and Procedures as written. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:** A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; a Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce the required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce the building setback along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) zone. 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by Patterson Development Company, LLC.** (APNs: 1015-181-07).

Planning Director Jerry Blum stated staff is recommending the Planning Commission continue File Nos. PVAR13-001-002-003, PDEV12-018, and PCUP12-028 as per memo given to the Planning Commission dated May 28, 2013 (memo on file).

PUBLIC TESTIMONY

Chairman Gage opened the public hearing and asked if there was anyone present who wanted to speak on the matter.

No one responded from the audience.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to continue this item to the Planning Commission meeting of June 25, 2013. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Reyes, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN & TENTATIVE TRACT MAP REVIEW FOR FILE NOS.: PDEV13-006 & PMTT13-001 (TT 18888)**: A Development Plan (File No. PDEV13-006) to construct a 298 three-story multi-family residential complex and a Tentative Tract Map (TT 18888) (File No. PMTT13-001) to subdivide 11.57 acres into residential condominiums; located on the southwest corner of Fourth Street and Haven Avenue, within the Urban Residential land use designation of the Wagner Properties Specific Plan. 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. Submitted by SJC II/4th and Haven, LLC. (APNs: 0210-182-09 & 55).

Senior Planner Luis Batres presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV13-006 and PMTT13-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby asked if there will be a designated lane for the 4th Street entrance.

Raymond Lee, Assistant City Engineer, stated there are two existing left turn lanes on 4th Street but this project will add one additional left turn lane to the eastbound lane on 4th Street.

Mr. Delman asked if there are going to be gates at the entrance of Center Avenue and 4th Street.

Mr. Batres answered yes.

Mr. Reyes asked about the type of lighting proposed for the site.

Mr. Batres stated there will be decorative lighting along the structure with low lighting for pedestrian walk ways.

Mr. Gage asked for an explanation of the parking.

Mr. Batres stated the project will provide surface parking, carports, and garage units.

Mr. Gage asked for the total of each type of parking space.

Mr. Blum gave an explanation of the bedroom to parking space ratio.

PUBLIC TESTIMONY

Derek Picerne, representative for The Picerne Group, appeared and spoke.

Mr. Willoughby questioned the parking space discrepancy.

Mr. Picerne stated the discrepancy is with the handicap spaces that were not mentioned in

the presentation.

Mr. Willoughby asked if the parking spaces include future resident parking.

Mr. Picerne answered yes.

Mr. Willoughby asked if the parking spaces presented in orange will remain on the far side of the project.

Mr. Picerne stated the orange parking spaces presented are covered parking and they would like to keep the open parking spaces towards the front of the project.

Mr. Willoughby asked if there is a plan on how they will allocate garages to apartments.

Mr. Picerne stated covered parking spaces will be included with the base rent. Garages have not been allocated yet.

Mr. Reyes asked about the type of amenities will be included in this project.

Michael Schrock, Principal of Urban Arena, appeared and spoke. He stated they created socialization areas along the site.

Mr. Reyes asked about lighting along the walkways.

Mr. Schrock stated they strived to make this project a “pedestrian friendly” place. The pedestrian walkway has special lighting along its path.

Mr. Reyes inquired about the irrigation on the site.

Mr. Schrock stated they used little to no water turf and plants along the site.

Mr. Willoughby asked what will be done with the runoff water.

Horsel Zahab, Project Engineer, appeared and spoke. He stated the water that is used on site for irrigation purposes will be recycled.

Mr. Gage asked if the building is three stories high.

Mr. Picerne answered yes.

Mr. Gage asked if elevators could be installed.

Mr. Picerne stated typically on a three story building it is not cost effective to have elevators.

Mr. Gage asked if they are including appliances to accommodate for the absence of elevators.

Mr. Picerne stated there is nothing in particular planned to compensate for the absence of

elevators.

Mr. Gage asked if the units include refrigerators.

Mr. Picerne answered they have included refrigerators in the past.

Mr. Gage asked about the hallway design.

Mr. Picerne stated they did not feel the hallways were long enough to have a break in them and they were advised by the Police Department to not have breaks in the hallways to prevent potential predators.

Mr. Blum suggested recessing the doorways to avoid a motel appearance. He also suggested we may want to require the parking plan that is developed by the applicant to be reviewed by the Planning Department prior to occupancy.

Brad Perozzi, Representative, appeared and spoke. He spoke about the parking arrangement. They would be happy to have their parking plan reviewed by the Planning Department.

Mr. Blum spoke about condition of approval 5.5.

Mr. Perozzi stated they are comfortable with their parking ratio.

Mr. Downs asked about the garage styles.

Mr. Perozzi stated they are all single-car detached garages.

Mr. Willoughby asked if the complex will be built in one phase.

Mr. Perozzi answered yes.

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

Ms. Mautz stated this project has gone above and beyond what is required and has set the bar for those following in their footsteps.

Mr. Downs commented on the unique architecture.

Mr. Delman stated they have achieved a "first-class" project.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Reyes, to adopt the CEQA Determination and Mitigated Negative Declaration. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Reyes, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Willoughby, seconded by Downs, to adopt a Resolution to approve the Development Plan and Tentative Parcel Map, subject to conditions of approval and subject to new condition that the Management of SJC II/4th and Haven, LLC. present a parking plan to the Planning Department. Roll call vote: AYES, Downs, Gregorek, Mautz, Reyes, Willoughby, Delman, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

Mr. Blum stated this was a significant project. This particular piece of land has been vacant for quite a while. It used to be commercial but is now high density residential. In 37 years of working in this business this is one of the few projects that came in correctly from day one. He thanked the applicant team and City staff for a job well done.

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT12-006 (PM 19383):** A Tentative Parcel Map to subdivide approximately 22 acres of land into three parcels, generally located at the northwest corner of Lowell Street and Milliken Avenue, at 1150 South Milliken Avenue, within the Light Industrial land use designation of the California Commerce Center Specific Plan. 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15315 (Minor Land Divisions). **Submitted by BMW of North America** (APN: 0211-232-30).

Associate Planner John Hildebrand presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT12-006, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Peter Harris, council for BMW North America, appeared and spoke.

Mr. Reyes asked for the future plans of parcel one.

Mr. Harris stated there is a training center on parcel two. There is a possibility the training center will be expanded using parcel three for the expansion. There is also a consideration of parcel three being sold.

Mr. Willoughby asked if parcel two will continue to be used as a training center.

Mr. Harris answered yes.

Mr. Downs asked if the building on parcel three is a warehouse.

Mr. Harris answered yes.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Gregorek, to adopt the CEQA Determination and Tentative Parcel Map. Roll call vote: AYES, Gregorek, Mautz, Reyes, Willoughby, Delman, Downs, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Gregorek stated they continued an item to next month's meeting. They had a training session from a webinar titled The California office of Historic Preservation. They also spoke about the New Model Colony Awards program.

Mr. Delman excused himself at 7:53 p.m.

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.

Mr. Delman returned at 7:54 p.m.

New Business

Mr. Willoughby asked Mr. Blum to contact the Code Enforcement department regarding the building that is the Sizzler Restaurant on Mountain Avenue near the 60 freeway. There is need of much repair.

Mr. Gregorek stated he hopes the Albertson's shopping center on Vineyard Avenue gets attention for improvement.

Mr. Delman gave a report on his experience at the California Preservation conference he attended on May 2, 2013.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

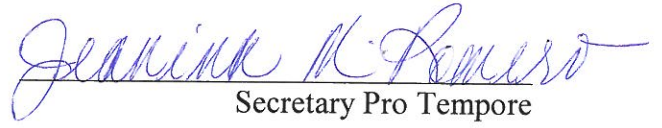
DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 8:06 p.m. Mr. Willoughby motioned to adjourn, seconded

by Mr. Gregorek.


Secretary Pro Tempore


Chairman, Planning Commission