

CITY OF ONTARIO SPECIAL PLANNING COMMISSION

MINUTES

April 8, 2014

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MINUTES

April 8, 2014

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 Ricci

Absent: None.

OTHERS PRESENT: Planning Director Murphy, City Attorney Gomer, Principal Planner Zeledon, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, Utilities Engineering Division Manager D. Mejia, Senior Associate Engineer Yu, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Downs.

ANNOUNCEMENTS

Mr. Murphy stated items B and C will be taken as one presentation with separate votes.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **ENVIRONMENTAL ASSESSMENT FOR SCE POLE RELOCATIONS** - A request to approve an Addendum to The Avenue Specific Plan EIR (SCH# 2005071109), the Grand Park Specific Plan EIR (SCH#2012061057), and the Subarea 29 Specific Plan EIR (SCH# 2004011009) for the relocation of utility poles along Archibald Avenue, from Schaefer Avenue to the County Line Channel, and along Edison Avenue, from the Cucamonga Creek Flood Control Channel to Turner Avenue; **submitted by the City of Ontario.**

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Willoughby, to approve the Consent Calendar item as presented. The motion carried 6 to 0 with Ricci absent.

PUBLIC HEARING ITEMS

Mr. Ricci arrived.

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA10-002:** A Development Agreement between the City of Ontario and BrookCal Ontario, LLC, for the development of up to 1,146 residential units and 10 acres of commercial on 178.66 acres of land within Planning Areas 10A, 10B and 11 of The Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner Avenue and Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by BrookCal Ontario, LLC. City Council Action required.**
- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PMTT13-010 (TT18922):** A Tentative Tract Map (File No. PMTT13-010) to subdivide 178.66 acres of land into 34 numbered lots and 24 lettered lots, within Planning Areas 10A, 10B and 11 of the Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner Avenue and Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by Brookfield Residential.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to recommend approval of File No. PDA10-002 and to approve File No. PMTT13-010, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Murphy explained there is an additional condition for the Tentative Tract Map which requires the applicant to install a recycled water line up Haven Avenue to Riverside Drive. This condition is currently not present in the Development Agreement so staff will request it be included with the Commission's recommendation to City Council. The applicant shall also enter into a reimbursement agreement with the City to receive the benefit for a portion of the recycled water line.

Mr. Willoughby asked for clarification of the recycled water line.

Mr. Murphy stated it is currently conditioned in item C; but also needs to be added in item B conditions of approval.

PUBLIC TESTIMONY

Dave Bartlett, Applicant, Brookfield Homes, appeared and spoke.

Mr. Willoughby asked if this project involves any partners of Brookfield.

Mr. Bartlett stated they are in the negotiation phase with their partners.

Mr. Willoughby asked for the anticipation date for the model homes.

Mr. Bartlett stated they would like to begin in the beginning of January 2015 with model homes open in April 2015; and the grand opening would be in June or July of 2015.

Mr. Gregorek asked what types of grocery stores and restaurants are foreseen.

Mr. Bartlett stated the brokers are in the process of looking at the types of users that would be interested in the site. More than likely there will be a grocery store of some type.

Mr. Willoughby asked for the commercial square footage.

Mr. Bartlett answered 115,000 square feet.

Mr. Gage asked about parks on the site.

Mr. Bartlett stated they are building the largest park maintained by a Home Owner's Association in the New Model Colony which will be a six acre park; which will be completed before any of the homes are sold.

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

Mr. Gregorek stated he is pleased to see development next to Archibald Ranch.

Mr. Delman stated this project is an anchor for the New Model Colony.

Mr. Downs stated he is excited to see this project begin.

Mr. Gage commented on the beginning of the New Model Colony development.

Mr. Gregorek added that this project would attract diversity.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Downs, to recommend approval of the addendum to the previous Environmental Impact Report, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Willoughby, seconded by Mautz, to recommend adoption of the

resolution to approve the Development Agreement, subject to conditions of approval which include the installation of the recycled water line as described by staff. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

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

It was moved by Willoughby, seconded by Gregorek, to adopt the resolution to approve the Tentative Tract Map, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

ADJOURNMENT

The meeting was adjourned at 7:01 p.m. Mr. Delman motioned to adjourn, seconded by Mr. Ricci.


Secretary Pro Tempore


Chairman, Planning Commission