

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

March 24, 2015

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

March 24, 2015

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: Principal Planner Zeledon, Senior City Attorney Rice, Senior
Planner D. Ayala, Senior Planner Batres, Associate Planner Mejia,
Planning Intern Villa, Assistant City Engineer Lee, and Planning
Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Downs.

ANNOUNCEMENTS

Rudy Zeledon, Principal Planner (Acting Director) referred to the item B CEQA Determination motion on the agenda stating it should read, "No Action Necessary – Use of a previous Mitigated Negative Declaration." There is updated material at the dais for Items C and D which are resolutions that have been redlined.

PUBLIC COMMENTS

Keven Mikel, Student, Ontario Christian School, appeared and spoke about The Smoke Shops on Mountain Avenue and Philadelphia Street.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of February 24, 2015, approved as written.

It was moved by Delman, seconded by Willoughby, to approve the Planning Commission Minutes of February 24, 2015, as written. The motion was carried

6 to 0 with Downs recusing.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18997, AND PLANNED RESIDENTIAL DEVELOPMENT REVIEW FOR FILE NOS. PDEV14-017, PMTT14-009 & PRD14-002:** A Development Plan to construct 114 condominium units and a Tentative Tract Map (TT 18997) to subdivide 7.8 acres of land into a common lot subdivision for condominium purposes in conjunction with Planned Residential Development, at the northwest corner of Euclid Avenue and SR-60, located at 2324 South Euclid Avenue, within the R2- Medium Density Residential (11-18 du/ac) Zoning District. 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 ONT Airport Land Use Compatibility Plan (ALUCP). The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts (APN: 1051-061-01); **submitted by South Coast Communities, LLC.**

Senior Planner, Diane Ayala, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PDEV14-017, PMTT14-009, and PRD14-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked if this will be a gated complex.

Ms. Ayala stated it is not a gated community.

Mr. Willoughby asked how the Euclid Avenue right-turn only entrance will be regulated.

Raymond Lee, Assistant City Engineer, spoke about the plan check phase that will address the Euclid Avenue entrance. He added that since this project is on a State route, regulations would need to be approved by CalTrans.

Mr. Willoughby asked if CalTrans has to approve the entrance as well.

Mr. Lee stated that is correct.

Mr. Ricci asked if CalTrans could possibly deny the process of this project.

Mr. Lee stated CalTrans has approved this project.

Mr. Ricci asked if the City could receive a document in writing from CalTrans stating they will address the concerns spoken of tonight.

Mr. Zeledon stated that staff will work with CalTrans and Engineering staff to look at how the design will work.

PUBLIC TESTIMONY

Dave Hutchins, applicant, appeared and spoke in favor of the item.

Mr. Willoughby asked how large the balconies will be.

Ms. Ayala stated the balconies will be approximately 150 square feet.

Mr. Willoughby asked about the potential of someone parking in front of their garage.

Mr. Hutchins stated the CC&R's will restrict parking in front of garages and there is enough leeway so that H.O.A. can establish a towing process.

Mr. Gage questioned the parking availability.

Mr. Hutchins stated that staff has suggested designation for guest parking.

Rosie Barrozo, resident, appeared and spoke about her concerns about parking from the curbside. She is concerned that the complex is not gated and there is insufficient lighting at the end of the street.

Mr. Zeledon stated there is currently parking allowed on Fern Street and there 19 parking spaces and an additional 39 parking spaces on site. He stated that with the improvements on the street, some of these issues Ms. Barrozo is concerned with will be resolved.

Mr. Lee responded to Ms. Barrozo's concerns. He stated there will be additional street-lighting and there will also be curb and gutter landscape. The construction traffic can be conditioned so that construction trucks will have to park on the site.

Mr. Willoughby asked if there is a catch basin at the south end of Fern Street.

Mr. Lee showed the Commissioners the catch basin from his iPad.

Mr. Ricci asked there has been a study done on the amount of rain in this area.

Mr. Lee answered yes.

Mr. Gage inquired about dust from the construction.

Mr. Lee stated there are requirements for dust-control.

Mr. Zeledon stated if anyone present tonight or any member of the public would like to view the photograph that was presented by Mr. Lee, it will be available tonight and also in the Planning department.

Mr. Willoughby asked for clarification on the fencing. He asked if the site will be fenced but not gated.

Ms. Ayala confirmed the fencing of the site.

Mr. Hutchins addressed the concerns of Ms. Barrozo.

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

Mr. Willoughby stated this land has been vacant for quite some time. This is a nice-looking project and most of the concerns could be mitigated.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Mautz, to adopt a resolution to approve the Development Plan, Tentative Tract Map, and Planned Residential Development, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 6 to 0 with Gregorek recusing.

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NO(s). PDEV14-018 and PVAR15-002:** A Development Plan (File No. PDEV14-018) to construct a 25,049 square foot industrial building on 1.23 acres of land, in conjunction with a Variance (File No. PVAR15-002) request to reduce the street-side building setback requirement from 20-feet to 10-feet along Baker Avenue. The proposed project is located along the northeast corner of Francis Street and Baker Avenue, within the M2 (Industrial Park District) land use designation. 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. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Negative Declaration of environmental effects for the project. (APN 0113-414-29); **submitted by Bruce Karish.**

Planning Intern, Daniel Villa, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV08-018 and PVAR09-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked if the setback is for Baker Avenue.

Mr. Villa answered yes.

Mr. Willoughby asked if there are any other buildings in the general area that have only a ten-foot setback.

Mr. Zeledon stated when adopted the setback will change to 10 feet.

PUBLIC TESTIMONY

No one responded.

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

Ms. Mautz stated she is impressed with the building, office space, warehouse, landscaping

and parking. She is in favor of this project.

Mr. Willoughby stated he likes the design and colors of the building.

PLANNING COMMISSION ACTION

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

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

D. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR

FILE NO. PSPA14-002: An Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) to: 1) increase the residential unit count by 99 units (from 2,293 to 2,392); 2) revise and update exhibits and language to reflect the proposed housing product type changes and provide consistency with TOP Policy Plan; and 3) revise the Land Use Plan to reflect the Planning Area product changes. The project site is located south of Eucalyptus Avenue, north of the County Channel Line (Bellegrave Flood Control Channel), between the Cucamonga Creek Channel 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 Subarea 29 Specific Plan EIR (SCH# 2004011009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN No's.: 0218-014-01 thru 07; 0218-014-10 thru 17; 0218-022-01 thru 04; 0218-022-06 thru 12; 0218-033-01 thru 14; 0218-042-01 thru 05; 0218-042-10, 12 and 13; 0218-052-01 thru 05; 0218-052-08 thru 11; 0218-271-11 and 19; 0218-281-06 and 15 thru 17; and 0218-321-13, 17 and 30); **submitted by SL Ontario Development Company, LLC. City Council action is required.**

Associate Planner, Lorena Mejia, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PSPA14-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked about a zero lot line.

Mr. Zeledon explained that it is not a zero lot line.

Mr. Willoughby asked if there will be fencing between the lots.

Mr. Zeledon answered yes.

Mr. Gage and Mr. Zeledon discussed the z-lots

Mr. Downs asked about the property line.

Mr. Zeledon explained the property line locations.

PUBLIC TESTIMONY

Sage McCleve, applicant, appeared and spoke in favor of the item.

Mr. Willoughby asked about phase one.

Mr. McCleve stated they are picking up momentum.

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

Mr. Delman stated the development is fantastic.

Mr. Willoughby concurred with Mr. Delman.

PLANNING COMMISSION ACTION

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

It was moved by Downs, seconded by Ricci, to recommend adoption of a resolution to approve the Specific Plan Amendment, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on March 12, 2015.

Development Code Review (Ad-hoc): This subcommittee did not meet.

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

New Business

Mr. Delman spoke about the Planning Commission Academy conference he attended in Newport Beach.

Mr. Willoughby also shared his experience at the conference.

Mr. Downs stated he will be absent next month due to his surgery.

Mr. Willoughby will be absent next month.

Mr. Gage will also be absent next month.

Mr. Gregorek and Mr. Willoughby spoke about the The Smoke Shop concern.

Mr. Zeledon stated staff is addressing the concerns.

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Downs spoke about two homes just north of the Iron Skillet restaurant that may be worth looking at for recognition.

Mr. Gage spoke about the new parking structure by the County building.

Ms. Mautz nominated Mr. Willoughby as Chairman. Delman seconded the motion.

It was voiced voted 7 to 0. Mr. Willoughby stated he is moved by the support of the Planning Commission.

Mr. Gregorek nominated Mr. Downs as Vice-Chairman. Delman seconded the motion.

It was voice voted 7 to 0. Mr. Downs accepted.

Mr. Willoughby, Mr. Downs, and Mr. Gage announced they will not be able to attend next month's meeting and so Mr. Delman will be the Acting Chairman in April.

DIRECTOR'S REPORT

None.

ADJOURNMENT

The meeting was adjourned at 8:25 p.m. Mautz motioned to adjourn, seconded by Delman.


Secretary Pro Tempore


Chairman, Planning Commission