

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

MINUTES

July 28, 2015

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of June 23, 2015.....	2
PUBLIC HEARINGS	
B. File Nos. PDEV14-032, and PCUP14-014.....	3
C. File Nos. PMTT14-006.....	4
D. File No. PMTT14-007	5
E. File No. PMTT14-019	6
F. File No. PMTT14-010	6
G. File No. PDA14-011	6
MATTERS FROM THE PLANNING COMMISSION.....	7
DIRECTOR'S REPORT.....	8
ADJOURNMENT	8

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

MINUTES

July 28, 2015

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

COMMISSIONERS

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

Absent: Chairman Willoughby

OTHERS PRESENT: Planning Director Murphy, City Attorney Andy Maiorano, Principal Planner Zeledon, Senior Planner Batres, Senior Planner Noh, Assistant City Engineer Lee, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Mautz

SPECIAL CEREMONIES

Retirement of Barbara Millman, Principal Planner

Vice-Chairman Downs shared some comments and presented Principal Planner Millman with a plaque. Ms. Millman thanked everyone and the Commissioners for their generosity and shared her memories of working for the City of Ontario. Commissioners Gregorek, Mautz, and Gage shared personal memories and wished her well in the future.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of June 23, 2015, approved as written.

It was moved by Mautz, seconded by Delman, to approve the Planning Commission Minutes of June 23, 2015, as written. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-032 & PCUP14-014:** A Development Plan for the construction of a new parking lot and a Conditional Use Permit request to establish and operate a drive-up ATM facility for the Ontario Montclair School Employees Federal Credit Union, on 0.4 acres of land located at 1522 N. Palmetto Avenue, within the Sixth Street District of the Mountain Village Specific Plan. The proposed project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32-In Fill Development). 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). (APN: 1008-261-44); **submitted by Morgan Smith, Frontline Enterprises.**

Senior Planner, Luis Batres, presented the staff report. Mr. Batres described the various areas surrounding the project site. He shared images with the Planning Commission helping them visualize the area for the proposed drive-up ATM and parking lot. Mr. Batres gives details of parking spaces and landscaping required by the Mountain Village Specific Plan. He continues by explaining that the Conditional Use Permit is for the drive-thru portion of the ATM. It differs from a food drive-thru in that no speaker is needed. Staff is recommending the Planning Commission approve of File Nos. PDEV14-032 and PCUP14-014, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Ricci asks if there are further plans for security cameras to be installed or what the security measures are for the ATM.

Mr. Batres responds that the Police Department has made comments on their Conditions of Approval that during the Plan Check process there may be connections of ATM, existing building (Credit Union) and gates. Also, a condition requires the existing block wall height be increased to a maximum of six feet.

Mr. Ricci questions the southern parking lot block wall, where the bank is located. He wants to know if the two entries are where there will be access to the bank property.

Mr. Batres answers correct that he is correct.

Mr. Ricci then questions the east block wall the height of the wall and if it would remain.

Mr. Batres says yes it would remain at its current height unless there is damage. The condition has been placed that it will need to be plastered and painted to match the current design.

PUBLIC TESTIMONY

Morgan Smith, the applicant, from San Dimas, 91773. He stated that he read all the report and conditions, approves of everything and thanks everyone for their time. He had no questions, everything seems to be in order.

As there was no one else wishing to speak, Vice-Chairman Downs closed the public testimony

Ms. Mautz commented on the nice landscaping and good looking parking lot and very well planned.

Mr. Gage thought it was an improvement to the Ontario-Montclair School District Federal Employees Credit Union, which serves the employees and others. He thanked the developers for cooperating with the City Planners and for getting it done right.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Mautz, to adopt resolutions for a Conditional Use Permit and Development Plan subject to conditions of approval, Roll call vote: AYES, Delman, Gage, Gregorek, Mautz, Ricci, and Downs; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW

FOR FILE NO. PMTT14-006: A Tentative Tract Map (TT 18978) to subdivide 5.83 gross acres of land into 41 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 16 of the Subarea 29 Specific Plan, generally located at the northeast corner of Parkplace Avenue and Merrill 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-022-03); **submitted by SL Ontario Development Company, LLC.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh listed that five maps are being proposed and are within the Subarea 29 Specific Plan and consists of approximately 50 acres. He continues by giving background to each map, location and current phasing of each area. Mr. Noh also gives the sizes for each lot and the types of homes. Mr. Noh shows a slide which illustrates a 6-pack cluster product, which is being proposed, that front access for drive use to the public street. He continues to explain that Planning Staff required a parking analysis for resident and visitor parking for this 6-pack cluster product to ensure adequate parking. Mr. Noh also goes into detail about the amount of parking per garage, driveway and what that translates into per home and for the entire development. Mr. Noh lastly explains the red-lines to the condition of approval for each map, as each map has been revised to omit the previous requirement for fiber optic cabling within each tract, which the applicant has agreed to. He stated that staff is

recommending the Planning Commission approve File Nos. PMTT14-006, PMTT14-007, PMTT14-010, PMTT14-011, and PMTT14-019, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Sage McCleve for SL Ontario Development Company stated that he has read the conditions of approval and they are acceptable. He states staff has done an outstanding job and thanked everyone.

Mr. Gage questions parking of the various clusters, the garages and other various areas, including street parking. He questions Mr. McCleve if he thinks the parking will be enough.

Mr. McCleve replies they hope the 102 parking will be sufficient for residents and visitors, along with garage parking.

As there was no one else wishing to speak, Vice-Chairman Downs closed the public testimony.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to adopt the Resolution of the Environmental Assessment of File No. PMTT14-006 and Tentative Tract Map 18978, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Downs; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-007: A Tentative Tract Map (TT 18977) to subdivide 7.70 gross acres of land into 56 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkplace Avenue and Parkview Street. 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-022-01); submitted by SL Ontario Development Company, LLC.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Gregorek, to adopt the Resolution of the Environmental Assessment of File No. PMTT14-007 and Tentative Tract Map 18977, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Downs; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-019:** A Tentative Tract Map (TT 18998) for Condominium Purposes to subdivide 10.39 gross acres of land into 19 residential lots and 3 lettered lots, within the Cluster Homes Residential district of Planning Area 26 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Merrill 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-033-03 (POR), 04 (POR), 05 and 06); **submitted by SL Ontario Development Company, LLC.**

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to adopt the Resolution of the Environmental Assessment of File No. PMTT14-019 and Tentative Tract Map 18998, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Downs; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-010:** A Tentative Tract Map (TT 18266) to subdivide 14.35 acres of land into 88 numbered lots and 8 lettered lots, within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Parkview Street. 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-281-02 (POR)); **submitted by SL Ontario Development Company, LLC.**

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to adopt the Resolution of the Environmental Assessment of File No. PMTT14-010 and Tentative Tract Map 18266, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Downs; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0

- G. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-011:** A Tentative Tract Map (TT 18267) to subdivide 10.12 acres of land into 68 numbered lots and 7 lettered lots, within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the

northeast corner of Archibald Avenue and Merrill 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-281-02 (POR)); **submitted by SL Ontario Development Company, LLC.**

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Gage, to adopt the Resolution of the Environmental Assessment of File No. PMTT14-011 and Tentative Tract Map 18267, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Downs; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on Thursday, July 9, 2015
Removed a property at 631 West I Street, a single-family residence from the City's Historic Resources Eligibility List since it no longer met the requirements.
The 2015/2015 Work Program was also discussed
An overview and demonstration of the California Historical Resources Inventory Database (CHRID)
National Alliance for Commissioners Newsletter – local historic preservation was shared
Secretary of Interior Standards was also shared with the subcommittee
Mr. Delman will send the links with Marci Callejo so she can send them out to the Planning Commission accordingly.

New Business

Mr. Gregorek brought up the *99cent Store* at Walnut & Grove. The sign had been previously approved by the Planning Department, but has added to and something is now different from what was approved. Mr. Gregorek asked Mr. Murphy if anything had been done about the changed sign.

Mr. Murphy stated Code Enforcement has been informed about the situation.

Mr. Gregorek also mentioned they still have their grand opening banners up on the building, even though they opened in November.

Mr. Murphy stated that the banner information has been shared with Code Enforcement

as well so they can follow-up and try to get the store into compliance.

Mr. Delman asked how long a business can leave up "grand opening" signs.

Mr. Murphy replies that it is usually 30 days.

Mr. Delman brings up that the building on Holt Blvd. and Euclid Ave. looks to be coming to completion.

Mr. Gage brings up the off-ramp of 60 FWY (eastbound) and Vineyard. The landscape is neglected and there was so much trash.

Mr. Delman brings up that homeless people are living in the area.

Mr. Murphy states that it is Caltrans right away. And he will share the information with the appropriate resources.

NOMINATIONS FOR SPECIAL RECOGNITION

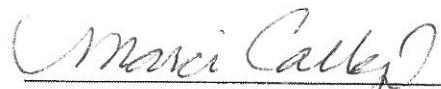
None at this time.

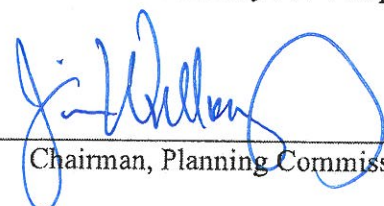
DIRECTOR'S REPORT

Mr. Murphy stated that at the last Council Meeting, the City Council directed staff to look at the Planning Commissions monthly salary and see if that is need of adjustment. They may looking at some adjustment, although no dollar amounts have been shared yet. The Council is recognizing the great amount of time you are putting in as Commissioners and wants up the pay a little bit. Council is looking at paying the other Boards and Commissions, which bares in mind rules, procedures and attendance.

ADJOURNMENT

Mautz motioned to adjourn, seconded by Ricci. The meeting was adjourned at 7:39 p.m.


Secretary Pro Tempore


Chairman, Planning Commission