

**CITY OF ONTARIO PLANNING COMMISSION**

**SPECIAL MINUTES**

**December 16, 2013**

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# CITY OF ONTARIO PLANNING COMMISSION

## SPECIAL MINUTES

December 16, 2013

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

### COMMISSIONERS

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

**Absent:** Gage.

**OTHERS PRESENT:** Assistant Planning Director Murphy, City Attorney Gomer, Senior  
Planner Zeledon, Deputy Fire Chief Andres, 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. Delman.

### ANNOUNCEMENTS

No one responded from the audience.

### PUBLIC COMMENTS

No one responded from the audience.

### CONSENT CALENDAR ITEMS

#### **A-01. MINUTES APPROVAL**

Planning Commission Minutes of October 22, 2013, approved as written.

*It was moved by Delman, seconded by Gregorek, to approve the Planning Commission Minutes of October 22, 2013, as written. The motion was carried 5 to 0 with Willoughby abstaining and Gage absent.*

### PUBLIC HEARING ITEMS

**B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN FILE NO. PSP12-001:** A Specific Plan (Grand Park) request to establish land use designations, development standards, and design guidelines for approximately 320 gross acres, which

includes the potential development of 1,327 dwelling units and a 146-acre public park. The project site is located within the New Model Colony and bounded by Edison Avenue to the north, Eucalyptus Avenue to the south, Archibald Avenue to the west, and Haven Avenue to the east. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report (EIR) prepared for the Specific Plan. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. (APNs:218-241-06,10,11,13,14,15,16,19,20,22 and 23). **Submitted by Distinguished Homes. City Council action is required.**

Senior Planner Rudy Zeledon presented the staff report and asked the Planning Commission to recommend approval of File No. PSP12-001, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Downs asked for the definition of Agricultural Resources.

Mr. Zeledon and Mr. Murphy gave an explanation of the definition and its impacts.

### **PUBLIC TESTIMONY**

Jason Lee, Distinguished Homes, appeared and spoke.

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

Ms. Mautz thanked Mr. Zeledon for a job well done. She stated she is excited to see development in the Grand Park area.

Mr. Downs stated he appreciates that development looks at the needs of schools in the area.

Mr. Delman and Mr. Willoughby thanked all of staff involved in this project.

### **PLANNING COMMISSION ACTION**

*It was moved by Mautz, seconded by Downs, to recommend adoption of the CEQA Determination, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; ABSENT, Gage. The motion was carried 6 to 0.*

*It was moved by Mautz, seconded by Ricci, to recommend adoption of the Specific Plan File No. PSP12-001, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; ABSENT, Gage. 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.

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

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

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

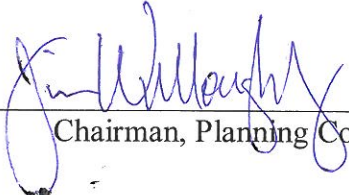
**DIRECTOR'S REPORT**

None at this time.

**ADJOURNMENT**

The meeting was adjourned at 7:02 p.m. Mr. Delman motioned to adjourn, seconded by Mr. Ricci.

  
Secretary Pro Tempore

  
Chairman, Planning Commission