

# CITY OF ONTARIO PLANNING COMMISSION

## MINUTES

September 23, 2014

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# CITY OF ONTARIO PLANNING COMMISSION

## MINUTES

September 23, 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 Rice, Senior Planner Noh, 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 Commissioner Mautz.

### ANNOUNCEMENTS

Mr. Murphy stated items B, C, and E, are being requested for continuance.

Mr. Delman motioned to adjourn tonight's meeting in memory of Jack Mercer and Betty Graber.

Mr. Gage spoke about the Route 66 event and the grand opening of Ontario Towne Square. He thanked city staff for a job well-done.

### PUBLIC COMMENTS

No one responded from the audience.

### CONSENT CALENDAR ITEMS

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

Planning Commission Minutes of August 26, 2014, approved as written.

*It was moved by Willoughby, seconded by Gregorek, to approve the Planning Commission Minutes of August 26, 2014, as written. The motion was carried 6 to 0 with Gage abstaining.*

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005:** A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.**

Planning Director, Scott Murphy stated that staff is recommending the Planning Commission continue File Nos. PDEV14-002 and PCUP14-005 to the next Planning Commission meeting.

No one responded.

**PUBLIC TESTIMONY**

No one responded.

**PLANNING COMMISSION ACTION**

*It was moved by Mautz, seconded by Downs, to continue File Nos. PDEV14-002 and PCUP14-005 to the next Planning Commission meeting.*

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032:** A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited Industrial) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 1049-021-26); **submitted by M. L. Engineering.**

Planning Director, Scott Murphy stated that staff is recommending the Planning Commission continue File Nos. PDEV12-019 and PCUP12-032 to the next Planning Commission meeting.

No one responded.

**PUBLIC TESTIMONY**

No one responded.

#### PLANNING COMMISSION ACTION

*It was moved by Willoughby, seconded by Downs, to continue File Nos. PDEV12-019 and PCUP12-032 to the next Planning Commission meeting.*

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT14-022 (PM 19563)**: A Tentative Parcel Map to subdivide a 28.4-acre parcel into two parcels, located on the east side of Archibald Avenue, north of Jurupa Street, within the Planned Industrial land use designation of the Airport Business Park (Hofer Ranch) 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 environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration ("MND") prepared for the Airport Business Park (Hofer Ranch) Specific Plan, approved by the Ontario City Council in October 1996. This application introduces no new significant environmental impacts. (APN: 0113-461-10); **submitted by Hillwood Investments.**

Associate Planner, John Hildebrand, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT14-022, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

#### PUBLIC TESTIMONY

Ned Sciortino, Hillwood Investment Properties, appeared and spoke in favor of the project.

Paul Hofer, Hofer Ranch, appeared and spoke in favor of the project.

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

#### PLANNING COMMISSION ACTION

*It was moved by Willoughby, seconded by Mautz, to adopt the CEQA Determination and previous Mitigated 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 Gregorek, seconded by Willoughby, to adopt a resolution to approve the Tentative Parcel Map, 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.*

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:** A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. 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 ONT and Chino Airports. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN's.: 0218-201-05, 30, 39, 42, 43 and 45); **submitted by Brookfield Residential.**

Planning Director Scott Murphy stated that staff is recommending the Planning Commission continue approve File No. PDEV14-023 to the next Planning Commission meeting.

No one responded.

**PUBLIC TESTIMONY**

No one responded.

**PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Downs, to continue File No. PDEV14-023 to the next Planning Commission meeting.*

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-014:** A Tentative Tract Map (TT 18662) to subdivide 79.91 gross acres of land into 330 single family lots and 62 lettered lots, within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the 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. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN's: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Distinguished Homes.**

Senior Planner, Henry Noh, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT13-014, 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 asphalt is prohibited for the driveway material.

Mr. Noh stated that is correct.

Mr. Gage questioned street parking.

Mr. Noh gave an example of the street parking plan.

Mr. Murphy referred to the exhibit of the single-family conventional product at the south end. He stated that generally there are 2-3 parking spaces available on the street between each lot. On average there are 3 vehicles per household.

Mr. Willoughby asked about trash collection on the eight-packs.

Mr. Noh stated the CC&R's will require the trash receptacles be placed on the right-hand side of the streets.

Mr. Willoughby asked if there will be enough space for twenty-four trash receptacles on one side of the street.

Mr. Murphy stated these units will not be using the largest trash receptacles. In some cases, a third receptacle, which would be the green waste can, will not be needed.

Mr. Willoughby asked if the Home Owner's Association (HOA) will provide front yard maintenance.

Mr. Murphy stated the parkway areas are maintained by the HOA but typically the front yards are maintained by each owner.

#### PUBLIC TESTIMONY

Jason Lee, Distinguished Homes, appeared and spoke in favor of the project.

Mr. Ricci and Mr. Lee discussed the elevation of the private lane.

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

Ms. Mautz stated the mix is unique and well-thought out.

Mr. Gage stated he is wary about the street parking.

Mr. Murphy stated that in the case of the Edenglen project, there was a variety of product types. The multi-family attached product does tend to get full in the evenings with their on-street parking but within a block there is ample parking available. We try to keep up with parking standards.

#### PLANNING COMMISSION ACTION

*It was moved by Mautz, seconded by Willoughby, to adopt a 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; RECUSE,*

*Gregorek; ABSENT, none. The motion was carried 6 to 0.*

- G. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA14-002:** A Development Agreement between Ontario Edison Holdings, LLC, a Delaware Limited Liability Company, and the City of Ontario for the residential development of 330 residential units on 79.91 gross acres of land within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the 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 Airport. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN's: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Ontario Edison Holdings, LLC. City Council action is required.**

Planning Director, Scott Murphy, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA14-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

#### **PUBLIC TESTIMONY**

Jason Lee, Ontario Edison Holdings, appeared and spoke in favor of the project.

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

#### **PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Delman, to recommend adoption of a resolution to approve the Development Agreement, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 6 to 0.*

#### **MATTERS FROM THE PLANNING COMMISSION**

##### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on September 11, 2014. Mr. Gregorek spoke about 324 East I Street.

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

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



**New Business**

Mr. Gregorek spoke about zero-energy requirements with future development.

Mr. Murphy stated we have not looked at the specific implications of it but it is being applied at a state-wide level.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

None at this time.

**ADJOURNMENT**

The meeting was adjourned in memory of Jack Mercer and Betty Graber at 7:35 p.m. Ricci motioned to adjourn, seconded by Willoughby.

  
Secretary Pro Tempore

  
Chairman, Planning Commission