

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

**MINUTES**

**August 25, 2015**

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**MINUTES**

**August 25, 2015**

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

**COMMISSIONERS**

**Present:** Chairman Willoughby, Delman, Gage, Gregorek, Mautz, and Ricci

**Absent:** Downs

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Senior Planner Mercier, Senior Planner Mullis, Associate Planner Burden, Assistant City Engineer Lee, and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Gage.

**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 July 28, 2015, approved as written.

*It was moved by Mautz, seconded by Ricci, to approve the Planning Commission Minutes of July 28, 2015, as written. The motion was carried 5 to 0 with Willoughby abstaining.*

**PLANNING COMMISSION ACTION**

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-001:** A request to change the zoning on 3 parcels, totaling 1.4 acres, from R1 (Single Family Residential) to HDR-45 (High Density Residential) and to change 11 parcels, totaling 3.25 acres, from R2 (Medium Density Residential) to HDR-45 (High Density Residential), located on Fourth Street between Baker and Corona Avenues from 1673 to 1733 E. Fourth Street. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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). (APNs: 0108-551-01, 06-09, 34-35, and 44-50); **submitted by Dayu Capital, Inc. and City initiated. City Council action is required.**

Associate Planner, Clarice Burden, presented the staff report. She began stating that the City of Ontario is undergoing an effort to bring the zoning into conformance with the General Plan. However, that effort has not yet reached this area. The applicant has filed an application for a zone change for three properties. As staff researched the area, it was decided to include a larger area since there were both R1 and R2 areas in this vicinity. On July 8, 2015, staff held an Open House to notify the property owners in the surrounding area and to get input and from those in attendance. There were about 12 people in attendance at the meeting and some questioned if they would be able to keep their houses, other concerns were expressed and the zone change was explained. Overall, no one had objections about the zone change proposal. Ms. Burden stated that staff is recommending the Planning Commission recommend File No. PZC15-001, pursuant to the facts and reasons contained in the staff report and attached resolution making it in conformance to the General Plan.

Mr. Gage asked a question regarding the Open House. He wanted to know what the response was to the individual questioning if they would be able to keep their house.

Ms. Burden said they would be able to keep their house. The changing of the zoning will ultimately recycle the homes, but until the time comes when anyone wants to sell, they will be able to keep their houses. They are allowed to stay for as long as they want to.

Mr. Gage asked if their zoning would be “grandfathered” in and they would not have to move.

Ms. Burden confirmed they do not have to move and the density increase does not have to happen at this time.

Mr. Willoughby asked for clarification about the rezoning. He wants to know that if the current owner’s sale and new owners purchase the home/property, they can keep it as a single family residence.

Ms. Burden confirmed that it would have a new zoning, but further explains that ultimately a developer might come in and develop higher density properties. But these homes can remain.

## PUBLIC TESTIMONY

Danny Tan, the applicant appeared before the Commission. He stated that he bought this

property because it is really a nice location and it was good for a housing development. He is hoping for a condo project, which would be good with the school in the area.

Jason Mak, owner of the Casa Corona Apartments came to speak in support of the zone change. His family has owned the apartments for 12 years and believes the zone change and any other forward development for residential apartments would be a benefit to the area. Mr. Mak said that as a neighbor, he definitely speaks in support of the zone change.

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

Mr. Gage stated that this zone change was straight forward and would make it to comply with the longer range plan - The Ontario Plan. He didn't see any long term negative effect in making it a higher density area.

Mr. Willoughby thought with the upcoming development at Fourth and Vineyard this would only help revitalize this area and thought things were moving in the right direction.

Before the vote is taken, Mr. Murphy made a correction on the CEQA resolution. The title should read "recommendation to approve", rather than "approves" since this item is going to City Council. Chairman Willoughby noted the change and continued.

#### **PLANNING COMMISSION ACTION**

*It was moved by Mautz, seconded by Gregorek, to recommend approval of an Addendum of an Environmental Impact, Roll call vote: AYES, Delman, Gage Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

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

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV15-001, PMTT15-001 (PM 19650) & PVAR15-001:** A Tentative Parcel Map (File No. PMTT15-001 / PM 19650) to subdivide approximately 5.11 acres of land into 3 parcels, a Development Plan (File No. PDEV15-001) to construct 3 buildings totaling 103,637 square feet on the proposed lots, and a Variance (File No. PVAR15-001) to deviate from the minimum Archibald Avenue setback, from 35 feet to 10 feet, located at the northeast corner of Archibald Avenue and Mission Boulevard, within the Business Park land use district of the Airport Business Park (Hofer Ranch) Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Airport Business Park (Hofer Ranch) Specific Plan (File No. PSPA04-001), for which a Mitigated Negative Declaration was adopted by the City of Ontario City Council on June 7, 2005. This Application introduces no new significant environmental impacts. 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). (APNs: 0211-261-17); **submitted by Orbis Real Estate Partners, LLC.**

Senior Planner, Chuck Mercier, presented the staff report. He began stating that the project covers approximately 5 acres of vacant land on the north east corner of Archibald Avenue and Mission Blvd. within the Business Park land use district of the Airport Business Park Specific Plan. The applicant requests a Variance to construct 3 industrial buildings intended to house small warehouse distribution centers. The Variance will allow for a reduction in the minimum setback along Archibald Avenue property line from 35 feet to 10 feet due to the widening of the street right away and corresponding deduction of lot depth necessary to accommodate the future construction of an overpass at the Union Pacific Railroad right away, which runs parallel to Mission Boulevard. Mr. Mercier explained the proposed buildings will be of concrete tilt-up construction with architectural designs similar to surrounding buildings. He stated that staff is recommending the Planning Commission approve File Nos. PDEV15-001 and PVAR15-001, and PMTT15-001 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**

Grant Ross of Orbis Real Estate Partners appeared and spoke. He explained that this is a remnant parcel of the Hofer family, which has been one of the longest ownerships of property in Ontario and they were fortunate to purchase the property from them and is proud of the project. Mr. Ross explained they were very happy about working with the City of Ontario and where their business may lead with the future of the Ontario Airport. He explained their desires for the Variance, which included the need to put in a reclaimed water line and overpass for the railroad.

Or no one responded.

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

Ms. Mautz stated that this is likely the last remaining parcel of Hofer Ranch to be developed and it is fitting with what is already there and it would be an improvement to the intersection of Archibald. She also said, it's sad to see it go, but it's also fitting, so the Variance, Development Plan and Parcel Map should be approved.

Mr. Gage stated he'll miss the Zinfandel grapes. He continued by saying he certainly understood the Variance being requested and that it makes sense. He also shares he's in favor of this development.

Mr. Willoughby stated that it was exciting to see and the growth in Ontario, especially on the smaller range, because there has not been that much in that size out there. He also praised the Planning Staff for their hard work. He felt this project would create jobs and then questioned Mr. Murphy about taking a motion to include all the Variance, Development Plan and Parcel Map.

Mr. Gregork was ready to give the second, but also wanted to comment. He wanted to share with Mr. Hofer, who was in the audience, that he will also miss the Zinfandel grapes.

Paul Hofer came forward, apologizing to the Chairman that he was speaking out of order. He wanted to reassure the Commission that there are still wine grapes, soon to be harvested next week. He concluded with there will always be wine grapes at Hofer Ranch. He thanked everyone for letting him speak and for their concern, and consideration on the item.

*It was moved by Mautz, seconded by Gregorek, to approve the Resolutions of a Variance, Development Plan, and Tentative Parcel Map. Roll call vote: AYES, Delman, Gage Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; 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 Thursday, August 13, 2015  
**File Reviewed:**

**PVAR15-006** A request for Variance to deviate from the minimum Development Code standard for the eastern interior side yard setback, from 10 ft to 1.5 ft, to accommodate a 360 s.f. addition to an existing detached 360 s.f., two-car garage on approximately 0.244 acres of land located within Armsley Square Historic District, at 410 W Armsley Sq., within the RE (Residential Estate) zoning district. (APN: 1047-341-10)

**Variance was recommended by the Historic Preservation Subcommittee**

### New Business

## NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

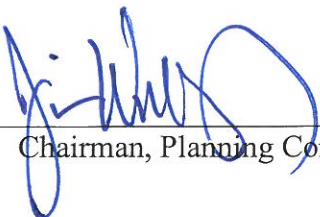
## DIRECTOR'S REPORT

Mr. Murphy stated that the Monthly Status Report was in their packet for their review.

## ADJOURNMENT

Mautz motioned to adjourn, seconded by Gage. The meeting was adjourned at 7:04 p.m.

  
Secretary Pro Tempore

  
Chairman, Planning Commission