

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

MINUTES

November 24, 2015

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

MINUTES

November 24, 2015

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

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Ricci.

ANNOUNCEMENTS

Mr. Murphy requested Item A-02 be continued to the December 22, 2015 meeting. Mr. Downs and Mr. Gage will abstain from the voting on the Minutes due to being absent from the October meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of October 27, 2015, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV15-020: A Development Plan to construct 149 single-family homes on 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans

(ALUCP) for ONT Airport. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential.**

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Delman, to approve the Planning Commission Minutes of October 27, 2015, as written. The motion was carried 5 to 0. Downs and Gage abstain.

It was moved by Ricci, seconded by Delman, to continue item A-02, File No. PDEV15-020 to the next Planning Commission Meeting held on December 22, 2015. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA15-002:** A request to amend Section 9-1.3176 (Section 4.02.010 of the Development Code Update), Billboard Relocation Agreements, to include an "Interagency Relocation Exception" to relocate billboards within the City of Ontario, provided the billboards meet certain locational criteria and findings and include the elimination of other billboards within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) (General Rule). 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). **City Initiated. City Council action is required.**

Planning Director, Scott Murphy, presented the staff report. He stated that staff is requesting the Planning Commission recommend approval to the City Council for File No. PDCA15-002.

No one responded.

PUBLIC TESTIMONY

No one responded.

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

Mr. Gage questioned if a billboard is being placed on the I-10 corridor, is that setting a precedence for others will have to be placed on the I-10 corridor?

Mr. Murphy replies it would be up to the City Council's discretion and the City does not have to enter into this type of agreement. The Development Code Amendment provides

the mechanism to enter into an agreement if they choose. The provision is that they must remove six (6) billboards, a total of five (5) which must be in the City of Ontario. Given the fact that there were only eleven (11) billboards in the City presently, the potential for this to happen again, is maybe one other time.

Mr. Gage asks if the billboards on the 10 FWY, at the Arena, Mercedes and Mark Christopher signs are the same as billboards.

Mr. Murphy states those are not billboards, but freeway signs which are electronic.

Mr. Gage questions that is this is approved, will more billboards or freeway signs be approved in their replacement?

Mr. Murphy states no. All the Commission is doing is providing the City Council the opportunity to enter into an agreement, but is not obligated.

Mr. Gage questions the size and placement of the new billboard. What it might look like?

Mr. Rice states that what is before them tonight is just an ordinance for the City Council, not the specifications. It provides the criteria for them to follow.

Mr. Murphy states that the provisions for location, criteria, etc. would become a negotiated process once the ordinance is passed and agreement is made.

Mr. Gage questions if those specifications would come before the Planning Commission?

Mr. Murphy states it would not come before the Planning Commission.

Mr. Willoughby asks Mr. Murphy if there are regulations on the billboards?

Mr. Murphy says there are currently no criteria because billboards were previously prohibited in the City.

Mr. Willoughby reiterates that this is an inter-agency exception, to be replaced on the same freeway that is existing and because of public improvements.

Mr. Murphy states that is correct. They tried to make the criteria as narrow as possible so there would not be a proliferation of signs along the 10 FWY or 15 FWY.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to recommend adoption of a resolution to approve the Development Code Amendment, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gage, Gregorek, Mautz, Ricci, and Willoughby; 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: This subcommittee met on November 12, 2015

- **Approved a Tier III Designation** to the house located at 428 East Plaza Serena Street. A 1,371 square foot, one story, Mediterranean Revival Bungalow style residential building. (PHP15-011)
- **Recommended Approval for Landmark Designation** for the house located at 428 East Plaza Serena Street. A 1,371 square foot, one story, Mediterranean Revival Bungalow style residential building. (PHP15-008)

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

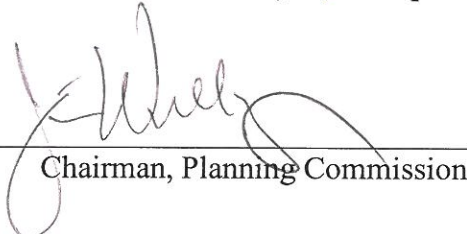
DIRECTOR'S REPORT

Mr. Murphy stated the Monthly Activity Reports are in their hands. He also reminded the Commission about the December Planning Commission meeting to be held at the Ontario Convention Center.

ADJOURNMENT

Ricci motioned to adjourn, seconded by Mautz. The meeting was adjourned at 6:50 p.m.


Secretary Pro Tempore


Chairman, Planning Commission