

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

September 27, 2011

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September 27, 2011

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

COMMISSIONERS

Present: Chairman Delman, Vice-Chairman Gage, Downs, Gregorek, Hartley, and Reyes

Absent: Willoughby

OTHERS PRESENT: City Attorney Raymond, Blum, Murphy, Mercier, and Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Gage.

ANNOUNCEMENTS

Mr. Blum stated Item B is being requested to be continued to the Special Planning Commission meeting on October 26, 2011.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of August 23, 2011, approved as written.

It was moved by Gregorek, seconded by Downs, to approve the Planning Commission Minutes of August 23, 2011, as written. The motion was carried 6 to 0 with Commissioner Willoughby absent.

PUBLIC HEARING ITEMS

B. DETERMINATION OF USE (FILE NO. PDET11-001): A request to determine that a Goodwill retail store and collection center is similar to and no more objectionable than other permitted or conditionally permitted uses in the Commercial/Office designation of

the California Commerce Center North (Ontario Mills) Specific Plan. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15060(b)(3) of the California Environmental Quality Act; **submitted by Daybreak Properties, LLC.**

Planning Director, Jerry Blum stated he is recommending the Planning Commission continue File No. PDET11-001 as per memo given to the Planning Commission dated September 27, 2011 (memo on file).

PLANNING COMMISSION ACTION

File No. PDET11-001. It was moved by Downs, seconded by Gregorek, to continue Item B to the Special Planning Commission meeting on October 26, 2011. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, and Delman; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried with 6 AYE votes.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA11-002:** A Development Code Amendment to include criteria pertaining to alcoholic beverage sales operating standards and approval requirements. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15321 (Enforcement Actions by Regulatory Agencies). **City Initiated. City Council action is required.**

Assistant Planning Director, Scott Murphy, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDCA11-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Brian C. Fish, Attorney, representing Walgreen's, spoke at the podium. He stated staff did an excellent good job explaining the process that has brought them to this meeting tonight. He spoke in favor of recommending the resolution for approval.

The public testimony was closed

Mr. Gregorek stated he is glad we have come to a compromise. He is pleased with the staff report.

Mr. Downs thanked staff for their work and research in the staff report. He agreed with Mr. Gregorek's comment.

Mr. Reyes spoke about the floor area ratios stating these types of stores typically do not have a large floor area ratio. He spoke about crime rates in this particular location.

Mr. Gage spoke about the difficulty in balancing our liberties. He spoke about prohibition and legalities involved with alcohol sales and public safety.

Mr. Delman stated he likes the over-concentration criteria.

PLANNING COMMISSION ACTION

File No. PDCA11-002. It was moved by Gage, seconded by Downs, to recommend a Resolution to the City Council to approve the Development Code Amendment. Roll call vote: AYES, Gage, Gregorek, Hartley, Reyes, Downs, and Delman; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

Mr. Blum stated this was a substantially good process. He spoke about having new perspectives on information. He gave appreciation to staff, especially Scott Murphy, John Hildebrand, Corporal Alvarez, Jamie Raymond, Marco Martinez, the ABC Licensing Guidelines Subcommittee, and Planning Commission.

Mr. Delman stated he appreciates business and government working together.

MATTERS FROM THE PLANNING COMMISSION

None.

Old Business Reports From Subcommittees

Mr. Blum spoke about Haven Avenue and 60 freeway truck parking issue. The trucks do not appear to be parked long term according to the Code Enforcement department.

Mr. Reyes thanked Mr. Blum and added a comment to this issue about parking in the fire lanes.

Mr. Blum stated he will turn the fire lane issue over to the Code Enforcement and Police departments.

ABC Licensing Guidelines Committee: Mr. Blum stated this subcommittee will stay awhile longer to look at on-sale licensing issues.

Airport Land Use Compatibility: This subcommittee did not meet.

Development Code Review: Mr. Murphy stated the next meeting will reference residential development.

Historic Preservation: Mr. Gage stated the meeting took place on September 8, 2011. They approved a property for the Mills Act which he recused himself from since the owners are his neighbors. He showed a PowerPoint presentation from the subcommittee tour to the downtown area of the City of Monrovia.

Mr. Delman stated this was a great presentation.

Mrs. Hartley spoke about the restaurant in Monrovia that had an open porch area.

Mr. Blum stated this use is very similar with the Bank of Italy that is yet to come to Ontario.

Mr. Gage stated the City of Monrovia's City Council made a decision to not build along the freeway, but to restore their Downtown area.

Mrs. Hartley spoke about the different types of streets and trees they saw on the tour.

Mr. Gage spoke about retro-fitting in the City of Monrovia. They emphasized it in Monrovia. They had businesses come to the Historic Subcommittee first. The Developers liked this type of process. It was a "win/win" situation.

Rules and Procedures Review: Mr. Reyes spoke about the meeting. Mr. Blum stated they met on September 20, 2011 where Mr. Reyes was in attendance. He and Mr. Reyes came up with a draft for the subcommittee to review.

Zoning General Plan Consistency: This meeting will take place on September 29, 2011.

New Business

DIRECTOR'S REPORT

Mr. Blum spoke about the weed issue at Creekside Community along Riverside Drive and Milliken. They are trying to have SCE cleanup the area.

He recognized Mr. Gage for his PowerPoint show and gave appreciation to the depth and information given on the slides. He also gave thanks to Mrs. Hartley for her comments.

Mr. Blum wished Attorney Jamie Raymond a Happy Birthday.

Mr. Gregorek asked Mr. Blum if there is going to be any other cleanups of the weed issue at Vineyard and Walnut.

Mr. Blum stated the fences will be installed along the site.

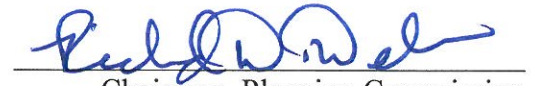
Mr. Downs stated there is going to be a historic event at Chaffey High School on October 22, 2011.

Mr. Reyes asked about the ticket sales for the Chaffey High School event.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m. in honor of Ms. Raymond's birthday and Mr. Blum's daughter, Michelle Blum's fourteenth birthday. Mr. Gregorek motioned to adjourn, seconded by Mr. Reyes.


Secretary Pro Tempore


Chairman, Planning Commission