

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

October 30, 2012

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of September 25, 2012.....	2
PUBLIC HEARINGS	
B. File No. PMTT12-004.....	2
C. File Nos. PMTT12-005 and PDEV12-011	4
D. File Nos. PMTT12-007, PMTT12-012, and PDEV12-013.....	5
E. File Nos. PMTT12-008 and PDEV12-014.....	6
MATTERS FROM THE PLANNING COMMISSION.....	7
DIRECTOR'S REPORT.....	8
ADJOURNMENT	8

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

October 30, 2012

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 Martinez, Planning Director Blum, Assistant Planning Director Murphy, Senior Planner Mercier, Assistant City Engineer Lee, Sr. Management Analyst Scott Melendrez, and Planning Secretary Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Gage.

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 September 25, 2012, approved as written.

It was moved by Hartley, seconded by Downs, to approve the Planning Commission Minutes of September 25, 2012, as written. The motion was carried 6 to 0 with Willoughby absent.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-004:** A Tentative Tract Map (File No. PMTT12-004 (TT 18850)) to subdivide approximately 27.14 acres of land into 11 numbered lots and 7

lettered lots to facilitate future development of property generally located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Garden Commercial and Residential land use designations of the Ontario Festival Specific Plan. The 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 consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APNs: 0210-181-28, 29 & 39 and 0210-631-05 through 11).

Assistant Planning Director Scott Murphy stated staff is recommending the Planning Commission approve File No. PMTT12-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Mercier continued with the presentation of the project.

Mr. Blum stated the city received a letter from Briggs Law Corporation on October 29, 2012. Staff has supplied each Commissioner tonight with a copy of the letter and a memorandum regarding staff's response to the letter.

Mr. Martinez stated the staff reports do a fine job detailing the history of this project for the Specific Plan, Addendum and the Environmental Impact Report. He spoke about Government Code 65457. He suggested the Commission add a "Finding" in section 1e of the Resolutions.

Mr. Gregorek asked for clarification of the letter from Briggs Law Corporation.

Mr. Martinez gave an explanation of the additional components to be added to the Resolutions.

Mr. Reyes asked if they are voting on the map they are viewing on the power point.

Mr. Mercier stated this is the overall map so it includes some areas they are not voting on.

Mr. Reyes questioned the decorative paving material at the entries of the building.

Mr. Blum stated the Specific Plan shows under the guidelines and standards where the improvements will have to be made. Every private driveway and intersection has some improvement.

Mr. Reyes stated the original clubhouse had more detail and element.

Mr. Blum stated there are conditions on the clubhouse and the basic area for the open space is shown on the map. The applicant is still working with their landscape architect to come up with a plan. The Specific Plan dictates the types of recreational amenities

offered.

PUBLIC TESTIMONY

Applicant Craig Cristina, Brookfield Residential, appeared and spoke. He stated tonight marks a momentous time for them. He spoke about the infrastructure of this project.

Mr. Reyes asked for the details of the clubhouse.

Mr. Cristina stated they are taking designs from some of the historic designs in Ontario such as the Guasti area.

Mr. Reyes stated the previous plan had elevations in the building and a more detailed floor plan.

Mr. Blum stated he hopes we can widen the sidewalk of the paseo with landscaping on both sides.

Mr. Cristina stated Brookfield feels strongly for a pedestrian connection from the condos to the amenities.

Mr. Reyes stated we need to create a distinction between the products.

Mr. Cristina stated their intent was to process a Development Plan with architecture.

Mr. Blum stated minor issues that are changed are acceptable but any major changes have to come back to the Planning Commission.

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

Mr. Blum stated the Planning Commission is stating for the record that the Addendum was approved and this is consistent with the Addendum.

PLANNING COMMISSION ACTION

File No. PMTT12-004. It was moved by Reyes, seconded by Downs, to adopt a Resolution to approve the Tentative Tract Map and condition to add a fundamental component by City Attorney and the Addendum, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, and Delman; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried 6 to 0.

- C. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-005 & PDEV12-011:
A Tentative Tract Map (File No. PMTT12-005 (TT 18851)) to subdivide approximately 7.00 acres of vacant land into 93 numbered lots and 13 lettered (common) lots, and a Development Plan (File No. PDEV12-011) to construct 93 single-family dwellings on

the subject site, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential (APN: 0210-631-11).**

Assistant Planning Director Scott Murphy presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PMTT12-005 and PDEV12-011, pursuant to the facts and reasons contained in the staff report and attached resolutions.

No comments or questions.

PUBLIC TESTIMONY

No one responded.

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

No comments or questions.

PLANNING COMMISSION ACTION

File Nos. PMTT12-005 and PDEV12-011. It was moved by Downs, seconded by Hartley, to recommend adoption of a Resolution to approve the Tentative Tract Map and condition to add a fundamental component by City Attorney and the Addendum, subject to conditions of approval. Roll call vote: AYES, Gage, Gregorek, Hartley, Reyes, Downs, and Delman; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- D. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-007, PMTT12-012 & PDEV12-013: [1] A Tentative Tract Map for condominium purposes (File No. PMTT12-007 (TT 18852)) to subdivide approximately 5.81 acres of land into 15 numbered lots and 6 lettered (common) lots; [2] a Tentative Tract Map for condominium purposes (File No. PMTT12-012 (TT 18868)) to subdivide approximately 1.05 acres of land into 4 numbered lots and 1 lettered (common) lot; and [3] a Development Plan (File No. PDEV12-013) to construct 110 multiple-family (townhouse) dwellings on each subject site, totaling 6.9 acres of land, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APN: 0210-631-5 through 11; and 0210-181-28, 29 & 39).

Assistant Planning Director Scott Murphy presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PMTT12-007, PMTT12-012, and PDEV12-013, pursuant to the facts and reasons contained in the staff report and attached resolutions.

No comments or questions.

PUBLIC TESTIMONY

No one responded.

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

Mr. Gregorek spoke about the letter of correspondence written by Briggs Law Corporation to staff and the responding letter written by staff.

PLANNING COMMISSION ACTION

File Nos. PMTT12-007, PMTT12-012, and PDEV12-013. It was moved by Gregorek, seconded by Downs, to adopt a Resolution to approve the Tentative Tract Map and condition to add a fundamental component by City Attorney and the Addendum, subject to conditions of approval. Roll call vote: AYES, Gregorek, Hartley, Reyes, Downs, Gage, and Delman; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried 6 to 0.

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-008 & PDEV12-014: A Tentative Tract Map (File No. PMTT12-008 (TT 18853)) to subdivide approximately 5.77 acres of vacant land into 57 numbered lots and 11 lettered (common) lots, and a Development Plan (File No. PDEV12-014) to construct 57 single-family dwellings on the subject site, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 consistent with the Addendum to Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant

environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APN: 0210-631-11; and portion of 0210-181-39).

Assistant Planning Director Scott Murphy presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PMTT12-008 and PDEV12-014, pursuant to the facts and reasons contained in the staff report and attached resolutions.

No comments or questions.

PUBLIC TESTIMONY

No one responded.

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

No comments or questions.

PLANNING COMMISSION ACTION

File Nos. PMTT12-008 and PDEV12-014. It was moved by Hartley, seconded by Gregorek, to adopt a Resolution to approve the Tentative Tract Map and condition to add a fundamental component by City Attorney and the Addendum, subject to conditions of approval. Roll call vote: AYES, Hartley, Reyes, Downs, Gage, Gregorek, and Delman; NOES, none; ABSENT, Willoughby. 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.

Airport Land Use Compatibility (Ad-hoc): 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.

ABC Licensing Guidelines Committee (Ad-hoc): This subcommittee did not meet.

New Business

Mr. Gage asked about status for the new city park.

Mr. Blum spoke about the issue of the costs for the park project.

Mr. Delman spoke about the 3rd annual Bellevue tour on November 10, 2012.

Mr. Downs spoke about Thomas the Tank Engine event in the City of Perris which he is taking part on November 10, 2012.

Mr. Gregorek spoke about the Albertson's store closure on Grove Avenue and Walnut Grove.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Blum spoke to the Planning Commissioners about the November Briefing since it falls on Thanksgiving. It was determined to meet at 5:00 p.m. on the day of the Planning Commission meeting which is on November 27, 2012.

Mr. Blum and Mr. Delman spoke about their experience at the 2012 APA Conference in Rancho Mirage, CA. He spoke about the Airport Land Use Compatibility Plan award that the city staff received at the conference where Jerry Blum gave a presentation.


Mr. Blum spoke about Development Code Review subcommittee to meet soon.

Mr. Blum spoke about the Zoning Plan Consistency parcel review.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m. Mr. Delman motioned to adjourn, seconded by Mr. Gregorek.


Secretary Pro Tempore


Chairman, Planning Commission
For Richard Delman