

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

**MINUTES**

**October 25, 2016**

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

**MINUTES**

**October 25, 2016**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Willoughby at 6:34 PM

**COMMISSIONERS**

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

**Absent:** Vice-Chairman Downs

**Late:** Ricci

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Senior Planner D. Ayala, Senior Planner Batres, Senior Planner Noh, Associate Planner Mejia, Assistant Planner Aguilo, Assistant Planner Antuna, Assistant City Engineer Do, and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Delman.

**ANNOUNCEMENTS**

Mr. Murphy stated that two items have been withdrawn, both being Mills Act Contracts. He said the first was Item F, a Mills Act Contract for the home located at 1458 N. Euclid Avenue and Item I, a Mills Act Contract for the home located at 951 N. Euclid Avenue. As a result of the withdrawn applications, no action is required by the Commission.

Mr. Ricci arrived.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of September 27, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-029:** A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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: 0218-111-52 and 0218-111-57); **submitted by DR Horton.**

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-038:** A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 both airports. (APN: 0218-281-02); **submitted by Tri Pointe Homes.**

**PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of September 27, 2016, as written and to approve File Nos. PDEV16-029 and PDEV16-038. The motion was carried 6 to 0.*

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TTM 20050) AND PDEV16-019:**

A Tentative Tract Map (File No. PMTT16-013/TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. 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 (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by Miken Construction.**

Assistant Planner, Jeanie Irene Aguilo, presented the staff report. Ms. Aguilo began with giving background of the location and its surrounding areas including shopping centers and Ontario Christian School. She explained the site plan, shared there would be 57 dwelling units and gave visuals of the various architectural styles of the proposed condominiums, including color schemes and amenities. Ms. Aguilo stated that staff is recommending the Planning Commission approve File Nos. PMTT16-013 and PDEV16-019, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

Simon Hibbert, from William Hezmalhalch Architects, Inc. in Lake Forest, California representing the Applicant appeared and spoke. He wanted to thank staff and stated it had been a wonderful process as always. He also said that it was exciting to have a project on Euclid Avenue, recognizing the importance of that street and the character style for the project.

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

Mr. Gage questioned what was located on the corner parcel which stated, “not a part” of the project.

Ms. Aguilo stated it was an existing residence.

The Public Hearing was reopened as someone from the public asked to come speak to the question brought up by Mr. Gage.

John Drake came up to speak, and stated that he currently lives on the parcel in question. He said the home is the parsonage and other building is part of the church. So, both structures are all encompassing and part of the church next to the property. He wanted to give clarification.

The Public Hearing was reclosed.

Mr. Willoughby asked about trash enclosures. He questioned if the current amount within the project would be sufficient for the proposed number of dwellings.

Mr. Murphy stated they were able to speak with the City’s Solid Waste department and that typically with a project this size, they would ask for six bins. Mr. Murphy stated that in this particular case, there are four bins that are proposed. He further explained that with six bins, there is a weekly pick-up. But in this case, they are going with four bins

with a pick-up twice a week to make up the difference. So, the Solid Waste department feels very comfortable with the number of bins and the number of pick-ups with twice a week and there should not be an issue. Mr. Murphy said there is always an option to add a third day for pick-up should that need arise.

Mr. Willoughby confirmed that Solid Waste was good with the schedule and will analyze as needed going forward.

Mr. Murphy stated that was correct.

The Public Hearing was reopened to address a question from a gentleman in the audience.

Sal who lives on the cul-de-sac on Manzanita Court wanted clarification on the project site. He stated he was not good with maps and didn't understand the one on the postcard which was mailed to him.

Mr. Willoughby gave the location, which was on the west side of Euclid Avenue, immediately south of the shopping center located on Francis Street.

Sal questioned if the proposed street would go all the way through to Manzanita Court.

Mr. Willoughby stated no.

Mr. Willoughby reclosed the Public Hearing.

### **PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Ricci, to adopt resolutions to approve the Tentative Tract Map, File No. PMTT16-013 and a Development Plan, File No. PDEV16-019 subject to conditions of approval. Roll call vote: AYES, DeDiamar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-017:** A Parcel Map (TPM 19732) to subdivide 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines. 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). (APN: 210-193-16); **submitted by CEMDT Park Haven, LLC.**

Associate Planner, Lorena Mejia, presented the staff report. Ms. Mejia began by giving background and stating that it was part of The Ontario Center Specific Plan. She explained the project site is surrounded by both commercial businesses and hotels, along with slides of various views of the site and the proposed division into the two parcels.

She stated that the Applicant is requesting to split the parcel and have each existing building on a separate parcel, giving the specific lot size and parking requirements. Ms. Mejia stated that staff is recommending the Planning Commission approve File No. PMTT16-017 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**

Kevin Richner, with Land Development Design Company appeared and spoke. He thanked staff for their work on the project and said he would answer any questions.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No. PMTT16-017, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV16-025 & PVAR16-003:** A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) of the CEQA guidelines. 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). (APN: 0108-381-05); **submitted by Misty Lake Properties, L.P.**

Senior Planner, Luis Batres, presented the staff report. Mr. Batres gave the location and background of the project, stating it was on the corner of Grove Avenue and Fourth Street. He shared that the project will have similar design to the existing shopping which has gone under a remodel in recent years. Mr. Batres explained the reason the Applicant requested a Variance, needing to comply with current city Development Code requirements for landscape setbacks. He also stated the circulation would have restrictions; along Fourth Street there would be a restricted right-in only. He stated a parking study was done for this project and the peak time was 5:30 PM on weekdays and on weekends it was 12 PM (noon). It was found that there was enough parking within the

shopping center so no issues were raised in the parking study. Mr. Batres also stated there are 21 on-site parking spaces proposed for this project. He said there will not be any issues with parking and they are meeting code requirements. Mr. Batres showed images of the proposed architecture and materials, including Arizona stone tile to be used. Mr. Batres stated that staff is recommending the Planning Commission approve File Nos. PVAR16-003 and PDEV16-025, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci questioned if there would be a wall along the back of the property separating the project site and gas station.

Mr. Batres stated there will be no wall, just landscaping.

Mr. Ricci asked about the trellis element; if that was to be used for landscaping and act as a decoration.

Mr. Batres stated that was correct.

Mr. Gregorek asked about the east elevation as well and wanted to know if the one area would have access doors.

Mr. Batres stated that there are no tenants in place as of now, so once there are tenants moving in, a tenant improvement plan will be implemented.

Mr. Willoughby questioned the one handicapped parking space in front and if that met the Development Code requirement for six possible tenants.

Mr. Batres stated that it would be changed as a tenant improvement if it did not meet current code requirements.

Mr. Murphy stated that the handicap requirements are a function of the number of parking spaces not the number of tenants. So the building code looks at it as how many parking spaces are being provided and in this case they are meeting that requirement.

Mr. Willoughby stated there are 21 on-site parking spaces, but there is additional parking to the north of the project site.

Mr. Batres stated that was correct.

Mr. Willoughby stated that it's a right turn-in only off of Fourth Street, but asked what is being done about traffic going out.

Mr. Batres stated they are working with Engineering to have signage stating "Beware, you are going the wrong way".

Mr. Murphy stated that the Commission should try and think of the access for the Mountain Avenue and 10-FWY, where there is a "Wing Nuts" and "Starbucks". He said it's a similar type of situation where it's a right-in only. He said while there are those individuals who will try to attempt it, they will do their best to design it to discourage it.

Also, they'll have signage, but ultimately you can't make it fool proof.

### **PUBLIC TESTIMONY**

Bill Beebe, representative from Amor Architectural Corporation appeared and spoke. He thanked the staff for all their help on the project. He wanted to bring up a couple of conditions by way of clarification. He wanted to go on record about fire hydrants that they only needed one fire hydrant on Fourth Street since there was one already on Grove Avenue. The second item was regarding street lights and was working with Antonio Alejos and waiting for clarification. He asked if that condition could be modified since they were working with staff.

Mr. Murphy asked what condition Mr. Beebe was speaking to.

Mr. Beebe stated it was on page 53, regarding street lights on both Grove and 4<sup>th</sup> Street and other conditions on page 55 (2.3, 2.6, 4 – regarding the LED type), which kind of goes along with it.

Mr. Murphy stated that he had no problem leaving it up to the City Engineer and his discretion.

Hughbe Burn, Rellabo Properties, appeared and spoke. He wanted to put out a special thanks to staff. He stated they owned the shopping center with Smart & Final property and they have been trying to develop for about 12 years and they've gone around and around with staff and he wanted to say thanks. He said they have moved forward with them and have been very helpful, assisted them with compromises to help make them successful and meet the criteria of the City. He just wanted to say thanks again!

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

Mr. Gage stated he was very pleased with the project. He said it will certainly improve that strip mall and the whole area. He said he loved the architecture and he was glad there was no variance on parking.

### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Gregorek, to adopt resolutions to approve the Variance, File No, PVAR16-003 and a Development Plan, File No., PDEV16-025 subject to conditions of approval and the condition of the street light on Fourth and Grove to be left up to the discretion of the City Engineer. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005:** A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt

from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines. 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. Continued from September 27, 2016.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy stated that over his twenty years with the City, there have been times when projects have proposed art or introduced artworks as part of their developments. He gave examples at The Ontario Center in their plaza areas and a winged art piece at an industrial site on Milliken Avenue. Mr. Murphy said, however, there is no public art ordinance in place nor is there anything that really does a good job addressing how we deal with public art in the City. He stated more recently with the development of Town Square, the public has seen the mural on the back of the bandstand and the historic wall, and these projects have brought public art to the forefront. Mr. Murphy stated with Commissioner DeDiemar's work at the art museum (Chaffey Community Art Museum) and the City Museum (Ontario Museum of History and Art), the whole issue of the finer arts is raised to a new level. He stated as the City is receiving donations and gifts for public art, there isn't a good policy in place in how to deal with those. The "Blue Man", [a prior art donation], was a great idea, but unfortunately because of the type of material that was used, location, it was subject to vandalism, it didn't hold up very well. Mr. Murphy said the public policy provides criteria for the review for those pieces of art which come in to ensure, that they will hold up, depending on the proposed location, what the cost of installation, maintenance of the art piece over time might be, and have this available for an advisory committee to be recommended up to the City Council. He said this would be the first of "baby steps" as they move into the public art world realm. Mr. Murphy stated the City Attorney wants to make some minor non-substantive edits prior to the City Council approval. Mr. Murphy also thanked Ms. DeDiemar for her help and the information she provided towards putting the policy together. Mr. Murphy stated that staff is requesting the Planning Commission recommend approval to the City Council for File No. PDCA16-005, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby stated that he likes the idea of being pro-active. He said he knows some cities have quite an extensive arts colony and it's good to see we're out in front of it.

### **PUBLIC TESTIMONY**

Baltazar Barrios III, a resident appeared and spoke. He said to see something related to the arts program is pretty interesting. He stated he grew up in the city his whole life and he considers the city to have a lot of history and believes the art reflects its history and sense of any place. So to have a public arts commission is really an awesome idea and if these are baby steps, he hopes they are something that becomes bigger. He said he hopes that one day it really happens. He said as a proud resident, the process excites him. He stated he hopes to see public art that reflects the history and community of the city.

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

Ms. DeDiemar wanted to extend her personal thanks to Mr. Murphy for the extensive amount of work he put in and for receiving input with an open mind. She stated also, with all respect to Commissioner Delman and the importance of Ontario's heritage and history, this [policy] represents a future for Ontario. It puts Ontario a step ahead of many cities, for a city to have a public art program requires that it have a good economic base, that it have a citizenry that is interested in the arts and that it have active, living, progressive artists in the area to draw on. She said Ontario has all of those things. She stated it makes her very proud and happy that they are taking this step forward tonight and she will proudly give her support to City Council.

Mr. Delman stated this will become history and heritage in the future.

Mr. Gage stated that some famous person said that the success of society and history is seen through the art they had, or something to that extent. Basically, yeah for us!

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Delman, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA16-005. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

### **HISTORIC PRESERVATION ITEMS**

- F. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-012:** A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1458 North Euclid Avenue, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-352-14); **submitted by Steven and Sylvia Romero. City Council action is required.**

### **PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION**

Application withdrawn, no action required.

- G-H. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-013:** A Mills Act Contract for a 1,398 square foot Early Post-War Tract style residential building, a Contributor within the designated College Park Historic District, located at 224 East Princeton Street, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-541-12); **submitted by Walter and Wendi Hafner. City Council action is required.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-015:** A Mills Act Contract for a 2,176 square foot Mediterranean Revival style residential building, a Contributor within the designated Rosewood Court Historic District, located at 403 East Rosewood Court, within the LDR5 (Low Density Residential) Zoning District. The

Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-063-17); **submitted by Kelly Strayer and Robert Miller. City Council action are required.**

Assistant Planner, Elly Antuna, presented the staff report. Ms. Antuna began by giving background of when the Mills Act program began in 1997 and the qualifications of properties to be eligible for a Mills Act Contract, which is between the City and the property owner. The contract requires the property owner agrees to certain improvements in return for a potential reduction in their property taxes. She explained the criteria for a potential contract which includes being a local, state or national landmark. Ms. Antuna then gave a short summary of each proposed home, their contract and potential savings. She stated the Historic Preservation Subcommittee reviewed and recommended approval for these contracts on October 13, 2016. She stated that staff is requesting the Planning Commission recommend approval to the City Council for File Nos. PHP16-013 and PHP16-015, pursuant to the facts and reasons contained in the staff report and attached resolutions.

### **PUBLIC TESTIMONY**

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

Mr. Willoughby stated that he thought the Mills Act Program is a great program for the City because of the value for the costs, it enhances all of the properties in the city.

Mr. Gage wanted to compliment the City for having the program, because some cities don't have the program or don't use it as often.

### **PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION**

*It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP16-013. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

*It was moved by Ricci, seconded by Gage, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP16-015. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- I. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-014:** A Mills Act Contract for a 2,079 square foot American Foursquare style residential building, Local Landmark No. 47 and a Contributor within the designated Euclid Avenue Historic District, located at 951 North Euclid Avenue, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-043-08); **submitted by Rebecca and Lekeith Brown.**

## **PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION**

Application withdrawn, no action required.

## **MATTERS FROM THE PLANNING COMMISSION**

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

**Historic Preservation (Standing):** This subcommittee met on October 13, 2016.

- *Recommendation for three Mills Act Contract, two which were presented at the Planning Commission meeting (PHP16-013 & PHP16-015)*
- *Mr. Delman stated he brought up the issue of driveways on historic properties at the subcommittee meeting and would like to request staff to develop a report about this subject in the future.*
  - *Mr. Murphy stated he would have the Historic Preservation Team work on this project. He mentioned it is becoming a prominent issue with the Planning Department.*
  - *Mr. Murphy also mentioned that Elly and Diane are working on a short written pamphlet about the basic review process and responsibilities that are part of owning an historic property. Hopefully this will help eliminate alternations that change the character to their historic home.*
- *Mr. Delman presented an article on “When Historic Properties are Threatened” presented; found on the National Alliance of Preservation Commission website.*
  - *The article speaks about how to keep a historic resource from demolition.*

**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 brought up an article published in today’s [10/25/16] Inland Valley Daily Bulletin regarding storage containers in the Ontario Ranch, dairy preserve area of the city. He asked if Mr. Murphy had anything to share on the subject. He requested if the City Manager’s office or Code Enforcement could make a presentation at the next meeting on how things were progressing on the issue.
- Mr. Murphy stated staff would make that request. He shared that the City Attorney and Planning staff has been working closely together to identify various property owners who have these overseas storage containers. He stated it’s becoming a huge problem and the city is taking appropriate legal action.
- Mr. Gregorek asked about whether the semi-trucks could be sited since they are driving on streets which are not legal truck routes within the City.
- Mr. Murphy stated the City Manager’s office is looking at various options regarding how to handle the trucks driving through the area.
- Mr. Gregorek again asked for a presentation by the City Manager’s office or another department at the next meeting for an update on the situation.

## **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Murphy stated they had the Monthly Activity Reports in their agenda packets.

**ADJOURNMENT**

Ricci motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:58 PM.

  
Secretary Pro Tempore

  
Chairman, Planning Commission