

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

April 24, 2012

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

April 24, 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 Raymond, Planning Director Blum, Assistant Planning Director Murphy, Senior Planner Mercier, Assistant City Engineer Lee, Deputy Fire Chief Andres, Crime Prevention Specialist White, Corporal Alvarez, and Planning Secretary Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Reyes.

ANNOUNCEMENTS

Mr. Gage stated Upland Heritage is having a home tour on Mother's Day. They are in need of docents and will give each docent a free ticket.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of March 27, 2012, approved as written.

It was moved by Gregorek, seconded by Downs, to approve the Planning Commission Minutes of March 27, 2012, as written. The motion was carried 6 to 0 with Commissioner Willoughby absent.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP09-026: A Conditional Use Permit (File No. PCUP09-026) to establish

alcoholic beverage sales and live entertainment in conjunction with a retail farm store, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (**File No. PSP09-001**). **Submitted by Pelican Homes.** (APNs: 1083-361-01). Continued from March 27, 2012.

Planning Director Jerry Blum stated he is recommending the Planning Commission continue File No. PCUP09-026, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

File No. PCUP09-026. It was moved by Gage, seconded by Hartley, to continue this item to the May 22, 2012 Planning Commission meeting. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, and Delman; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried with 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA12-002:** A Specific Plan Amendment to the Ontario Gateway Specific Plan (**File No. PSPA12-002**) to allow a second freeway oriented pylon sign (digital freeway sign) for Fletcher Jones of Ontario, an automobile dealership located on 8.17 acres. The project is located along the southeast corner of Haven Avenue and I-10 Freeway within the Auto land use designation of the Ontario Gateway Specific Plan, at 3787 East Guasti Road. The environmental impacts for the project were previously reviewed under Environmental Impact Report (No. SCH#2006091039) prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). No new environmental impacts are anticipated. **Submitted by Young Electric Sign Company** (APN's: 0210-212-55, 56, 57, 58, 59, 60). City Council action is required.

Senior Planner Luis Batres presented the staff report. He stated that staff is recommending the Planning Commission recommend to the City Council approval of File No. PSPA12-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Downs asked about the distance between this proposed sign and another proposed sign closer to the interchange.

Mr. Batres stated the typical distance is between three-hundred to four-hundred feet.

Mr. Reyes questioned if the sign will consist mainly of photos or more as a video.

Mr. Batres stated the proposed sign is an L.E.D. digital sign advertising vehicles and specials with a four-second interval between images.

Mr. Reyes questioned the size of the screen sign.

Mr. Blum stated this is for a Specific Plan which sets its own standards for signage and architecture.

Mr. Gage asked how this sign compares to other signs in Ontario.

Mr. Blum stated this sign is smaller than the Auto Center signs. It's about the same the same size as the Mark Christopher sign.

PUBLIC TESTIMONY

Raymond Burke, 25785 Middle Ridge Lane Ontario, CA 92653, Fletcher Jones Mercedes Benz Ontario stood at the podium. He offered a verbal invitation amongst the Planning Commissioners to tour the new facility which is approximately fifteen-percent away from completion.

Mr. Gage questioned the positioning of the sign.

Rod Wilson, 4737 W. 156th Street Lawndale, CA 90260, Fletcher Jones Mercedes Benz Ontario stated after testing out different locations it was determined that the far east site had Cal Trans trees that blocked the signage. They moved the sign toward the center of the property and it was the perfect location.

Mr. Reyes questioned the life expectancy of the lighting and the number of colors it displays.

Mr. Wilson answered twelve years and it has the ability to display four-trillion different colors.

The public testimony was closed

Mr. Gregorek stated he was glad to see the applicant and city staff work together to create signage of such high quality.

Mr. Reyes stated the design of the sign is exquisite.

PLANNING COMMISSION ACTION

File No. PSPA12-002. It was moved by Gage, seconded by Downs, to adopt a Resolution to approve the Specific Plan Amendment, 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, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV11-020, PCUP11-026, AND PVAR11-007:** A Development Plan (File No. PDEV11-020) to construct a telecommunication facility (for Verizon Wireless), a Conditional Use Permit (File No. PCUP11-026) to operate, and a Variance (File No. PVAR11-007) to exceed

the 40 foot height limit within the C1 (Shopping Center District) zone to allow construction of a 55-foot high monopine antenna and operating equipment on an 875 square foot lease area within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Verizon Wireless.** (APN: 0110-301-21).

Planning Director Jerry Blum gave an explanation of the project.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

File No. PVAR11-007. It was moved by Gregorek, seconded by Reyes, to continue this item to the May 22, 2012 Planning Commission meeting. Roll call vote: AYES, Gregorek, Hartley, Reyes, Downs, Gage, and Delman; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried 6 to 0.

File No. PDEV11-020. It was moved by Gregorek, seconded by Reyes, to continue this item to the May 22, 2012 Planning Commission meeting. Roll call vote: AYES, Gregorek, Hartley, Reyes, Downs, Gage, and Delman; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried 6 to 0.

File No. PCUP11-026. It was moved by Gregorek, seconded by Reyes, to continue this item to the May 22, 2012 Planning Commission meeting. 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. **FILE NO. PHP11-021:** A request for a Local Landmark designation for a 2,000 square foot Early Post-War Tract style residential building, within the R1- Single Family Residential zone, located at 537 West I Street (APN: 1048-291-16); **submitted by Ronald Johnson.** City Council action is required.

Associate Planner Diane Ayala presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PHP11-021, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

No one responded.

The public testimony was closed

Mr. Reyes stated he appreciates the layout of this property.

PLANNING COMMISSION ACTION

File No. PHP11-021. It was moved by Gage, seconded by Hartley, to adopt a Resolution to approve the Local Landmark designation, 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.

- F. **FILE NO. PHP12-002:** A request for a Local Landmark designation for a 1,500 square foot Neoclassical Revival Bungalow style residential building, within the R3- High Density Residential zone, located at 423 West D Street (APN: 1048-571-02); **submitted by Phi Troung.** City Council action is required.

Associate Planner Diane Ayala presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PHP12-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Delman questioned the style of the building.

Ms. Ayala stated it is pre-fabricated detailed which is typical of catalogue homes.

Ms. Hartley asked if there is a list of approved colors for the painting of the homes.

Ms. Ayala stated we do not regulate paint colors unless it is a certificate of appropriateness. We offer paint pallets at the Planning counter which have been approved by the National Trust of Historic Preservation.

Mr. Blum stated we offer paint-color assistance.

PUBLIC TESTIMONY

No one responded.

The public testimony was closed

Mr. Gage stated he is happy we honor homes such as this one.

PLANNING COMMISSION ACTION

File No. PHP12-002. It was moved by Gage, seconded by Gregorek, to adopt a Resolution to approve Local Landmark designation, subject to conditions of approval. Roll call vote: AYES, Reyes, Downs, Gage, Gregorek, Hartley, and Delman; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- G. **TWELFTH ANNUAL MODEL COLONY AWARDS NOMINATIONS:** A request for the Historic Preservation Commission to accept the nominations (File No. PADV12-002) for the Twelfth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee. (City Council presentation of Awards).

Associate Planner Diane Ayala presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PADV12-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

No one responded.

The public testimony was closed

General discussion of the Planning Commission about the awards took place.

PLANNING COMMISSION ACTION

File No. PADV12-002. It was moved by Gage, seconded by Gregorek, to adopt a Resolution to approve the Twelfth Annual Model Colony Awards, subject to conditions of approval. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, 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 met on April 12, 2012. Mr. Gage stated they approved the items that were heard tonight.

Airport Land Use Compatibility (Ad-hoc): Mr. Blum stated staff is currently working with the jurisdictions which are affected by the Ontario Airport. So far staff has met with legal staff and the Planning Department staff of San Bernardino County and will be moving forward by June 2012 to get approvals necessary from Board of Supervisors. Staff attended the City Council meeting for the City of Montclair to give presentation to them and they will be moving forward by June 2012 to adopt the ALUC and policies. Staff met with City of Upland staff and are waiting to attend their City Council meeting. Staff attended the City of Rancho Cucamonga Planning Commission meeting last month and they are getting ready to move it forward to their City Council for recommendation. Staff will attend the City of Chino's City Council meeting on May 2, 2012 and they will be the first city to adopt the ALUC, the policies and the agreement to implement this whole process and on the same night staff will attend the City of Fontana's Planning Commission meeting to move the item on to their City Council before June 2012. Once all signatures are gathered they will move to the Division of Aeronautics and Ontario will have the first and only alternative process for ALUC in the state of California.

Development Code Review (Ad-hoc): Mr. Blum stated staff continues to work on the Development Code with a couple sections left to review. There may be a need to have a joint-session between the City Council and the Planning Commission to bring this forward.

Zoning General Plan Consistency (Ad-hoc): There are several general plan changes that have been compiled that need to change for the general plan designations from when The Ontario Plan was adopted in 2010. We will move this forward in May 2012. We plan to have open houses at City Hall or maybe at the Police Department in late May or June

in the hours of the evening to discuss zone changes in neighborhoods. This may continue from twelve to sixteen months.

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

New Business

Mr. Reyes spoke about a mobile home park off of Philadelphia and Euclid stating there is no landscaping between the roadway and the front of the mobile homes.

Ms. Hartley spoke about the shopping center at Vineyard and Walnut stating it is in need of clean-up. This is a Code Enforcement case.

Mr. Gage spoke about a deteriorating look on 4th Street between the McDonald's at Cucamonga and Vineyard. The red curbs and parkways and roads need improvement.

DIRECTOR'S REPORT


Mr. Blum stated the Historic Preservation Awards Program will take place at the May 15, 2012 City Council meeting.

Mr. Blum spoke about next month's Planning Commission workshop on May 17, 2012 which will begin at 4:30 p.m. instead of 5:30 p.m. so that they may have the opportunity to attend the "Swing Swing Swing" City of Ontario Museum of History and Art Big Band event.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m. Mr. Delman motioned to adjourn, seconded by Mr. Gregorek.


Secretary Pro Tempore


Chairman, Planning Commission