

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

December 15, 2014

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

December 15, 2014

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

COMMISSIONERS

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

Absent: Downs

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Senior Planner Mullis, Senior Planner D. Ayala, Senior Planner Noh, Senior Planner Mercier, Associate Planner Burden, Associate Planner Mejia, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gregorek.

ANNOUNCEMENTS

Mr. Murphy stated there is additional information with the Commissioners pertaining to items D, E, and H.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission / Historic Preservation Commission Minutes of November 25, 2014, approved as written.

A-02. MINUTES APPROVAL

Corrections to Planning Commission / Historic Preservation Commission Minutes of October 28, 2014, approved as written.

A-03. Kaiser Permanente Healthy Eating , Active Living (HEAL) Grant Progress

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Mautz, to approve the Planning Commission Minutes of November 25, 2014, the corrected Minutes of October 28, 2014, and HEAL Grant progress report, as written. The motion was carried 5 to 0 for the November 25, 2014 Minutes and HEAL Grant progress report with Downs absent. The motion was carried 5 to 0 with Downs and Ricci absent and Willoughby recusing from the October 28, 2014 Minutes.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-001:** A Zone Change request to change 0.58 acres of land from C1 (Shopping Center Commercial) to R2 (Medium Density Residential) and to change .48 acres of land from C1 (Shopping Center Commercial) to NC (Neighborhood Commercial), located on the west side of Euclid Avenue, north of Elm Street from 1420 to 1442 S. Euclid Avenue. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APN: 1050-051-01 thru 05); **submitted by Johnathan Ma and City of Ontario. City Council action is required. This item was continued from November 25, 2014.**

Associate Planner, Clarice Burden, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PZC14-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage inquired about what currently exists in the R2 zone.

Ms. Burden stated it is currently vacant.

PUBLIC TESTIMONY

No one responded.

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

Ms. Mautz stated this is an overall good plan as it seems fitting for this area.

Mr. Willoughby concurred with Commissioner Mautz.

Mr. Ricci arrived at 6:40 p.m.

Mr. Gage stated that "neighborhood commercial" zoning serves a purpose to the residents.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Willoughby, to recommend adoption of a resolution to approve the Zone Change, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

- C. **ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-020:** A Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the C1 (Neighborhood Commercial) and EA (Euclid Avenue) Overlay zoning districts. 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 (APN: 1050-051-01); **submitted by Johnathan Ma.**

Senior Planner, Chuck Mercier, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT14-020, 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

No one responded.

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

No one responded.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to adopt a resolution to approve the Parcel Map, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

- D. **ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-005:** A Zone Change request to change the zoning on 23.96 acres of land: 1) from AR (Agricultural-Residential) to HDR-45 (High Density Residential 25.1 to 45.0 du/ac) for properties generally located on the east side of Benson Avenue south of Mission Boulevard and west side of Oaks Avenue south of Mission Boulevard and west side of Magnolia Avenue south of Mission Boulevard; 2) from R2 (Medium Density Residential) to HDR-45 for properties located near the southwest corner of Mission Boulevard and Oaks Avenue; 3) from C1 (Shopping Center Commercial) to HDR-45 for properties located on

the south side of Mission Boulevard west of Palmetto Avenue; and 4) from C3 (Commercial Service) to HDR-45 for properties generally located on the south side of Mission Boulevard between Benson Avenue and Oaks Avenue and at the southwest corner of Mission Boulevard and Magnolia Avenue. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APN: 1011-361-01 thru 05, 07 thru 12, 15, 19 thru 32, 1011-371-12 thru 16, 1011-382-04 and 1011-382-65); **submitted by Linda Lui and City of Ontario. City Council action is required.**

Senior Planner, Melanie Mullis, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PZC14-005, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby asked for clarification of the location.

Ms. Mullis clarified the areas affected by the zone change.

Mr. Gage asked for an approximate distance going south from Mission Boulevard.

Mr. Murphy answered approximately 625 feet.

Mr. Gage asked where the entryway will be located.

Ms. Mullis stated that we do not have that information at this point.

PUBLIC TESTIMONY

Linda McDonald, resident, appeared and spoke in opposition of the item.

Mona Butler, resident, appeared and spoke in opposition of the item.

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

Mr. Willoughby asked if Ms. Butler's property would remain Agriculture Residential under the zone change.

Ms. Mullis stated Ms. Butler's property is not affected by the zone change.

Mr. Willoughby asked if there would be street-widening with a new development in the project area.

Ms. Mullis deferred to the question to the Planning Director.

Mr. Murphy stated that as development progresses; the City would typically require the widening of streets, curb gutters, and sidewalks.

Ms. Mautz asked about how many children are anticipated in this area.

Ms. Mullis stated that all multi-family developments are required to have recreational spaces that are appropriate for the type of development.

Mr. Murphy stated the school district uses a factor for K-8 students with an assumption of just over half per unit.

Ms. Mautz asked if the school district has made any inquiries on this item.

Ms. Mullis answered yes; the school district inquired about this item via email.

Mr. Willoughby asked if there are two elementary schools in this area.

Ms. Mullis stated there is an elementary school and middle school in that particular area.

Mr. Gage inquired about the street lights.

Mr. Murphy spoke about the typical requirements for any development in the city.

Mr. Gage asked about potential developments in the area.

Mr. Murphy stated the Development Code does not specify apartments, condominiums, or townhomes. At this density, we would typically see a rental project.

Mr. Gage asked if any new proposed developments would come before the Commissioners at another meeting.

Mr. Murphy stated that when an application is submitted which proposes four or more units; it must be reviewed by the Planning Commission as a Public Hearing, with notification to residents within 300-500 feet of the proposed development.

Mr. Gage and Mr. Murphy continued the discussion regarding potential products for the area.

Mr. Ricci asked about the process of additional power supply to the area.

Mr. Murphy spoke about a letter from Southern California Edison regarding an existing transformer in which there are no current plans to change it.

Mr. Willoughby asked if the HDR-45 is consistent with the General Plan and The Ontario Plan.

Ms. Mullis answered yes.

Mr. Gage addressed the two residents who came out to speak tonight on this item.

Mr. Ricci commended the residents who came out to speak tonight. He assured them that the Planning Department does an excellent job making sure the architecture is consistent

with the area it is in.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Delman, to recommend adoption of a resolution to approve the Zone Change, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

- E. ENVIRONMENTAL ASSESSMENT, PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PRD14-001, PMTT14-008 AND PDEV14-016: A request for certain entitlements for 6.11 acres of land located at 2041 East 4th Street to include: 1) A Planned Residential Development to develop the site as one land use complex and establish development standards that depart from the base zone (R1.5 Low-Medium Density Residential) allowing for reduced lot sizes, lot coverages and setbacks; 2) A Tentative Tract Map (TT 18984) to subdivide the site into 55 numbered lots and 2 lettered lots; and 3) A Development Plan for the construction of 55 single family detached homes, private/common open space areas and recreational amenities. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the related applications File Nos. PGPA14-002 and PZC14-003, and adopted by Ontario City Council on November 18, 2014. (APN: 0110-441-10); **submitted by Warmington Residential.**

Associate Planner, Lorena Mejia, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PRD14-001, PMTT14-008, and PDEV14-016, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Ricci asked about the type of material that will be used for the roofing.

Ms. Mejia stated concrete tile will be used.

Mr. Gage spoke about the importance of parking availability.

Ms. Mejia spoke about the CC&R's in place that address parking availability.

PUBLIC TESTIMONY

Phil Becera, Warmington Residential, appeared and spoke in favor of the item.

Mr. Gage asked how Mr. Becera accessed the parking arrangements.

Mr. Becera stated he worked with staff to provide adequate parking. He stated the garages are required to be used for parking and not solely for storage.

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

Mr. Willoughby stated Warmington Residential put together a nice product.

Ms. Mautz stated she thinks a gated community and CC&R's are appropriate. It gives the residents a means to keep the development looking well.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Ricci, to adopt a resolution to approve the Planned Residential Development, Tentative Tract Map, and Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-007:** A Development Agreement Amendment (Second Amendment) between the City of Ontario and SC Ontario Development Company, LLC (File PDA 14-007) to amend Development Agreement, File No. PDA05-002, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project site is located at the northwest corner of Archibald Avenue and Eucalyptus Avenue, within the Multi-Family Attached and Single-Family Detached Residential districts of Planning Areas 1 thru 4 of the Parkside Specific Plan. The project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport and is considered to be an "Existing Land Use" and is therefore not subject to the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35 and 37); **submitted by SC Ontario Development Company, LLC. City Council action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA14-007, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked if this project is going from two phases to four phases.

Mr. Zeledon answered yes.

PUBLIC TESTIMONY

Damon Gascon, Lewis Operating Corporation, appeared and spoke in favor of the item.

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

Mr. Willoughby stated this seems like a straight-forward Development Agreement and he will be in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Agreement, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

- G. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-021:** A Tentative Tract Map (TT 18999) to subdivide 66.87 gross acres of land into 5 numbered lots and 9 lettered lots, within the Multi-Family Attached and Single-Family Detached Residential districts of Planning Areas 1 thru 4 of the Parkside Specific Plan, located at the northwest corner of Archibald Avenue and Eucalyptus Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport. The project is considered an "Existing Land Use" as defined by the Ontario International Airport (ONT) Airport Land Use Compatibility Plan (ALUCP) for ONT and the Chino Airport ALUCP that relied upon the Riverside County ALUCP. Therefore, the proposed project is not subject to the policies and criteria of the ALUCP for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35, 37, and 39); **submitted by SC Ontario Development Company, LLC.**

Senior Planner, Henry Noh, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT14-021, 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

Damon Gascon, Lewis Operating Corporation, appeared and spoke in favor of the item.

Mr. Willoughby asked about the time frame for the actual development of this project.

Mr. Gascon stated they are moving forward immediately upon approval of the Tract Map.

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

No one responded.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to adopt a resolution to approve the Tentative Tract Map, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

- H. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18713 AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV14-019, PMTT14-012 & PHP14-009**: A Development Plan and Certificate of Appropriateness to retain two existing single family homes and to construct four new single family homes on approximately 1.63 acres of partially developed land generally located by the southwest corner of Francis Street and San Antonio Avenue, a historic eligible site, at 1816 & 1834 S. San Antonio in conjunction with Tentative Tract Map (TT 18713) to subdivide the subject site into six single family lots within the proposed R1 (Single Family Residential) Zoning District. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15331 (Historical Resource Restoration/Rehabilitation) and 15332 (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 (ALUCP). (APN: 1050-341-05); **submitted by Pio & J Designers. This item is continued from November 25, 2014.**

Senior Planner, Diane Ayala, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PDEV14-019, PMTT14-012, and PHP14-009, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage asked about the architectural style.

Ms. Ayala stated it is modern/contemporary style. It is Spanish-inspired.

Mr. Willoughby asked if there are any plans yet for the two existing homes on the lot as far as refurbishing.

Ms. Ayala stated the property owner has been rehabilitating both houses and it is currently in the Plan Check process.

PUBLIC TESTIMONY

Jimmy Espinoza, owner, appeared and spoke in favor of the item.

Mr. Delman asked if Mr. Espinoza is in agreement with the Engineering Department's conditions of approval.

Mr. Espinoza answered yes.

Mr. Willoughby and Mr. Espinoza discussed the improvements being made to the two existing homes on the lot.

Mr. Ricci asked if there plans to improve the driveways.

Mr. Espinoza answered yes.

Mr. Willoughby asked if the two garages were existing or if they are new.

Mr. Espinoza answered they are existing garages.

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

No one responded.

PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION

Acting as the Historic Preservation Committee, it was moved by Gregorek, seconded by Ricci, to adopt a resolution to approve the Certificate of Appropriateness, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

Acting as the Historic Preservation Committee, it was moved by Willoughby, seconded by Mautz, to adopt a resolution to approve the Development Plan and Tentative Tract Map, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0 with Downs absent.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): 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.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.


DIRECTOR'S REPORT

Mr. Murphy stated the report is in the agenda packet.

ADJOURNMENT

Ms. Mautz wished everyone a Merry Christmas. The meeting was adjourned at 8:16 p.m. Mautz motioned to adjourn, seconded by Delman.


Secretary Pro Tempore


Chairman, Planning Commission