

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

**MINUTES**

**December 19, 2016**

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

**MINUTES**

**December 19, 2016**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Willoughby at 6:33 PM

**COMMISSIONERS**

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

**Absent:** None

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner  
Zeledon, Senior Planner Mejia, Assistant City Engineer Do, and  
Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Delman.

**ANNOUNCEMENTS**

No one responded from the audience.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

Agenda Item A-02 was pulled for separate discussion by Mr. Gage.

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of November 22, 2016, approved as written.

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO.**

**PDEV16-047:** A modification (File No. PDEV16-047) to Development Plan File No. PDEV13-028 to introduce three new single-family floor plans, ranging in size from 2,295 square feet to 2,507 square feet, for 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located on the southwest

corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 Plan (ALUCP) for ONT and Chino. (APN: 218-052-02); **submitted by KB Homes Southern California.**

### **PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Downs, to approve the Planning Commission Minutes of November 22, 2016, as written and to approve File No. PDEV16-047 with conditions of approval as presented. The motion was carried 7 to 0.*

### **PUBLIC HEARING ITEMS**

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-042:** A Development Plan to construct 55 single-family homes on 7.07 acres of land within the P7 (single-family detached) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods. The first neighborhood is bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108) that was adopted by the City Council on November 1, 2005 and was prepared pursuant to the requirements of California Environmental Quality Act. 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: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78); **submitted by Edenglen Ontario, LLC.**

Senior Planner, Lorena Mejia, presented the staff report. Ms. Mejia stated that Edenglen was approved in 2005 and has undergone various stages of development since that time; primarily in 2009 and 2012. She said the applicant is now proposing to develop the remaining 55 single-family lots in the residential portions of the community. She stated all 55 lots are within the P7 area of the Edenglen Specific Plan. Ms. Mejia showed the three styles and explained how many of each style would be built and gave the specifics of size, floorplan, etc. She stated that staff is recommending the Planning Commission approval of File No. PDEV16-042, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage questioned the approved Edenglen Specific Plan from 2005. He asked if the parking was approved as a whole to include these additional units.

Mr. Murphy stated the parking requirements for single-family homes are garages. All of the proposed units are providing garages and in addition they all have driveways out in front which are at least 18-feet in length so there is the ability to park on the driveway as well. He stated there is currently no requirement for guest parking for single-family homes, but there is on street parking available within the subdivision.

Mr. Gage asked if in the Edenglen Specific Plan, if guest parking was taken into account.

Mr. Murphy stated that when you look at the layout of the Specific Plan in its entirety, there are clearly multi-family developments that do require guest parking spaces that are provided on-street and most of those are relative to the proximity to those units. He said most of those are around the main corridor where the triplex is located and at the southern end of the project. He stated at the northern end where there is predominately single-family units, there is on-street parking available that is sufficient not only for the units but can also accommodate guest parking as well.

Mr. Gage asked if the new development would provide new street parking which they don't have now.

Mr. Murphy said they would utilize the existing streets which are there for parking.

Mr. Gage asked if the new addition of what the Commission was approving would provide more street parking.

Mr. Willoughby stated that all the streets where all these homes [will be built], are blocked off right now, so there is no street parking there currently because you cannot drive in there. So, with the development, it would provide, in essence, more street parking because it would open up those streets.

Mr. Gage stated so right now they are vacant lots with new streets.

Mr. Murphy stated, in a matter of speaking. He said they were playing a little bit of semantics. The streets are not "new" streets, they are actually existing, but as Chairman Willoughby mentioned, they are blocked off and individuals are not accessing them now. So, they will have existing streets which are not being utilized.

Mr. Gage stated, so if someone thought there wasn't enough parallel or street parking before, opening up these streets will help with more street parking or possible more guest parking needed for 55 more homes.

Mr. Murphy stated yes, that was correct.

Mr. Gage asked if there were any surveys for parking to the existing development.

Mr. Murphy stated there have not been any formal surveys down in the area. But he stated his own observations have been that there are two areas which tend to be more utilized for on-street parking. He said one is Edenglen Avenue as you enter the site simply because those are alley loaded, but also because of the proximity to Riverside Drive, there is a limit to no parking for a certain distance coming into the main entry of

the development. However, he said he doesn't know of a deficiency of parking in that area. He said the same is true for the multi-family product in the south end of the development. He stated that the area is well utilized and people may not be able park directly in-front of their unit, but he has not seen or heard of any problem about a deficiency in parking.

Mr. Willoughby questioned if the 2005 Edenglen Specific Plan designated these lots for single-family homes.

Mr. Murphy stated yes.

### **PUBLIC TESTIMONY**

Bart Hayashi, the Development Director for Brookfield Residential appeared and spoke. He stated he was glad to be there and start another community in the City of Ontario. He said they have several right now and a lot of land in the city and they're very happy to be there and have been treated really well from the city. He thanked staff who helped get them there and working really well with them. He does respectfully request the Commission's approval of the project. He said he would answer any questions.

Mr. Gage questioned the applicant if the parking was working in the development.

Mr. Hayashi said he believed it was working, but typically with higher density developments, HOAs need to get involved to make sure the garages are being used to their full extent. He said with the single-family development, with seven to the acre, there is seldom any parking problems because there are two-car garages, two-car driveways and street parking. Typically there is never any problems with single-family detached.

Mr. Willoughby questioned how many units are in there total.

Mr. Murphy stated approximately 425 to 430.

Mr. Willoughby questioned if these are the first single-story products they've done in Ontario.

Mr. Hayashi stated yes, that he knows of and he thinks they will work out real well.

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

Mr. Gage stated he was concerned about street parking. He said he was concerned about the residents and visitors having a reasonable place to park. Mr. Gage requested a survey now or later for these types of developments before more houses are added to see if the parking is working. He stated the worse they can have is no parking for the residents and their guests. He said he would not vote against it, but those were his thoughts and observations.

Mr. Gregorek stated that he thought it was a well thought out project. It was well designed and the parking will work out okay.

*It was moved by Gregorek, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No. PDEV16-042, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-040:** A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land, located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. 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: 1011-382-04); **submitted by Mission Pams Investments, LLC.**

Principal Planner, Rudy Zeledon, presented the staff report. Mr. Zeledon gave background, location and descriptions of the surrounding areas of the project site. Mr. Zeledon stated there are 68 units proposed and the building will be five-stories and the unit sizes range from 600 to 800 square feet. He stated there will be 56 one-bedroom, one bath units and 12 two-bedroom, one bath units. The building will be placed along the frontage of Mission Boulevard and have two points of access; the primary from Palmetto Avenue and a secondary access for emergency purposes from Mission Boulevard. Mr. Zeledon stated there is a total of 136 parking spaces required for the site and 139 have been proposed with a combination of tuck-under carport, standard carport and open surface parking. He said of the total parking, 14 spaces are allocated for guest parking. Mr. Zeledon shared the open and private spaces, amenities and urban architecture of the development. He stated that staff is recommending Planning Commission approval of the CEQA determination of a Mitigated Negative Declaration and File No. PDEV14-040, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Downs questioned the setbacks and if ten feet is the standard.

Mr. Zeledon stated that ten feet is standard. He said that it used to be five feet and when they did the Development Code Update, they pushed it back to ten feet.

Mr. Willoughby questioned what the sidewalk width would be.

Mr. Zeledon stated it would be five-foot sidewalk.

Mr. Willoughby asked what the height of the railing or safe guard on the community garden area.

Mr. Zeledon stated it would be the parapits. He said they would vary in height, but there is a minimum.

Mr. Murphy said there is a minimum according to Building Code, which he thought was 42 inches, but wasn't sure.

### **PUBLIC TESTIMONY**

Homer Yen, Principal from Homer Yen + Architects, Inc. whose offices are located in Arcadia, California, appeared and spoke. Mr. Yen said he is the architect for this 68-unit, five-story project and it's his honor to have this first project in the City of Ontario. He stated he didn't want to just put some box for 68 units, but wanted to make a memory and add some value to the community, especially since this is not far from the Ontario International Airport. He wanted to thank the City staff for working with him for the past two years. He and his client have reviewed the staff report along with attached conditions and have no issues and will comply. He said he would answer any questions.

Mr. Gregorek questioned the colors. He wanted to know if the red would be that bright.

Mr. Yen stated that it wasn't quite that bright, it's probably the printer. He said that he would work with City staff to comply with the City regarding the colors to make sure they were satisfied with the colors.

Mr. Gage asked about parking on the first floor, at the back of the building. He questioned if would be built according to earthquake requirements.

Mr. Yen stated yes, it would go through the structural engineers.

Mr. Willoughby asked if it was head-in parking.

Mr. Yen said it was facing the back. The parking will not be seen from the front of the property, per the City's requirements.

Mr. Murphy stated that it essentially functions like a carport.

Mr. Willoughby asked if the developer looked into solar for the parking covers at all.

Mr. Yen stated yes, and in the initial stage for the budget reasons there will only be covered carports. However, for the future, the structure will be designed, that solar can be added at a later time.

Mr. Gage asked if there were elevators in the buildings.

Mr. Yen stated yes there are two.

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

Mr. Gage stated he wanted to compliment this project. He said it's not a regular box and it's really wonderful. He said all the amenities on the roof, and he liked the bright colors. He stated it will make it unique and people will notice it.

**PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Gregorek, to adopt the CEQA Determination and Mitigated Negative Declaration. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

*It was moved by Downs, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No. PDEV14-040, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee held a Special Meeting on Thursday, December 15, 2016.

- *HPSC approved A Certificate of Appropriateness to construct a 380 square foot addition to an existing 676 square foot single family residence, an eligible historic resource, located at 547 East "J" Street, within the LDR-5.*

**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.

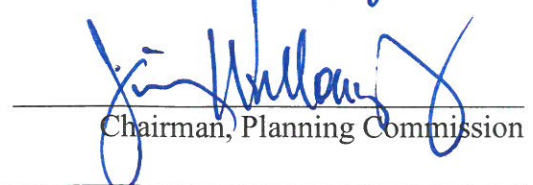
**DIRECTOR'S REPORT**

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

**ADJOURNMENT**

Gage motioned to adjourn, seconded by DeDiemar. The meeting was adjourned at 7:20 PM.

  
Secretary Pro Tempore

  
Chairman, Planning Commission