

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

April 23, 2013

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of March 26, 2013 and April 9, 2013	2
A-02. Rules and Procedures	3
PUBLIC HEARINGS	
B. File No. PGPA12-002.....	3
C. File No. PDCA13-002	4
D. File Nos. PDEV12-015 and PMTT12-009	7
E. File Nos. PMTT13-002 and PDEV13-008	7
F. File No. PHP13-001.....	5
G. File No. PADV13-003	8
MATTERS FROM THE PLANNING COMMISSION.....	9
DIRECTOR'S REPORT.....	10
ADJOURNMENT	10

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

April 23, 2013

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

COMMISSIONERS

Present: Chairman Gage, Delman, Downs, Gregorek, Mautz, and Reyes

Absent: Vice-Chairman Willoughby

OTHERS PRESENT: City Attorney Gomer, Planning Director Blum, Assistant Planning Director Murphy, Senior Planner Mercier, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, and Deputy Fire Chief Andres

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Reyes.

SPECIAL CEREMONIES

Presentation of Service Award plaque to previous Chairman Richard Delman.

Presentation of Service Award plaque to previous Vice-Chairman Rick Gage.

ANNOUNCEMENTS

Mr. Blum stated item A-02 Rules and Procedures is being requested for continuance to the May 28, 2013 Planning Commission meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of March 26, 2013 and April 9, 2013, approved as written.

It was moved by Mautz, seconded by Reyes, to approve the Planning Commission Minutes of March 26, 2013 and April 9, 2013, as written. The

motion was carried 7 to 0 for the March 26, 2013 Minutes and 6 to 0 for the April 9, 2013 Minutes with Commissioner Delman abstaining.

A-02. ADOPTION OF 2013 ONTARIO PLANNING COMMISSION RULES AND PROCEDURES

PLANNING COMMISSION ACTION

Item A-02 is continued to the May 28, 2013 Planning Commission meeting.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA12-002:** The proposed General Plan Amendment is to revise the Mobility Element - Figure M-2 Functional Roadway Classification Plan by adding existing road segments to the map and modify Figure M-3: Multipurpose Trails and Bikeway Corridor Plan by changing the location of certain multipurpose trails within the southern portion of the City of Ontario. The proposed amendments to Figures M-2 and M-3 would not result in the construction of new streets or trails therefore is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). City Council action is required. Continued from Planning Commission meeting of February 26, 2013 and March 26, 2013. **Submitted by City of Ontario.**

Assistant Planning Director Scott Murphy presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PGPA12-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Reyes asked if some of the trails will be developed in the future.

Mr. Murphy stated they will be developed on a “phase to phase” basis.

Mr. Reyes asked if bicycles are allowed in the multi-purpose trail.

Mr. Murphy answered the multi-purpose trail is to serve all modes of transportation.

PUBLIC TESTIMONY

No one responded from the audience.

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

Mr. Reyes spoke about local bicycle trails.

Mr. Gage spoke about the changes in the City.

PLANNING COMMISSION ACTION

CEQA Determination and File No. PGPA12-002. It was moved by Downs,

seconded by Mautz, to recommend adoption of the CEQA Determination and File No. PGPA12-002, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Reyes, Willoughby, and Gage; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA13-002** – A request to amend the Development Code to allow variety stores as a permitted use within the C1 (Shopping Center Commercial) zoning designation and to allow grocery and variety stores within the Euclid Avenue Overlay District. An addendum to The Ontario Plan (TOP) EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act; **submitted by One Ontario Plaza, LLC**. Continued from Planning Commission meeting of March 26, 2013. City Council action is required.

Assistant Planning Director Scott Murphy presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDCA13-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gregorek asked for the existing average square footage of the City's larger variety stores. He asked about the general parking requirements for a variety discount store and what would trigger any site improvements if any.

Mr. Murphy stated the average size of a grocery store has changed over time. They can range from 50,000 to 70,000 square feet depending on the usage. The parking ratio is based on the square footage. The improvements are a function of the needs of the particular vendor.

Mr. Downs asked if the tenant will take up to half of the existing market.

Mr. Murphy answered yes that is to his understanding.

Mr. Downs asked if there are any plans of who will occupy the other half of the building.

Mr. Murphy stated the City is not aware of any potential tenants for the remainder of the building at this time.

Mr. Delman asked if the existing store next to Liborio Market is considered a thrift store.

Mr. Murphy stated the existing store next to Liborio Market applied for a "variety store" on their business license.

Mr. Gage asked about The Ontario Plan policies.

Mr. Blum stated he believes the recommended action complies with The Ontario Plan.

PUBLIC TESTIMONY

No one responded from the audience.

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

Ms. Mautz stated she went by the site and believes the Code Enforcement Department may have had an impact on the cleanliness of the site as opposed to the past condition of the site. She is in favor of supportive this action.

Mr. Gregorek spoke about his contemplation of this item and stated he is in favor of recommendation of this item with a few changes. He recommended to set a square footage standard for these type of uses.

He recommended that in the C-1 zone, Variety stores be permitted for uses occupying 10,000 square feet or more and a Conditional Use Permit be required for Variety stores less than 10,000 square feet.

Mr. Delman addressed Mr. Gregorek's concerns and asked for clarification on grocery and variety stores.

Mr. Murphy gave an explanation on different types of stores.

Mr. Reyes commented on the site's uniqueness.

PLANNING COMMISSION ACTION

CEQA Determination. It was moved by Gregorek, seconded by Delman, to recommend adoption of the CEQA Determination to use an addendum to a previous EIR. Roll call vote: AYES, Gregorek, Mautz, Reyes, Delman, Downs, and Gage; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

File No. PDCA13-002 and Euclid Avenue Overlay District. It was moved by Gregorek, seconded by Downs, to recommend adoption of a Resolution to approve the Development Code Amendment, subject to conditions of approval that the proposed use be a minimum of 10,000 square feet and if not, then it would require a Conditional Use Permit, and based on facts and reasons contained in the staff report and resolution. Roll call vote: AYES, Gregorek, Reyes, Delman, Downs, and Gage; NOES, Mautz; ABSENT, Willoughby. The motion was carried 5 to 1.

The Commission unanimously agreed to hear item F out of order due to a potential lack of a quorum later in the meeting.

HISTORIC PRESERVATION ITEM

- F. FILE NO. PHP13-001:** A request to designate the Euclid Avenue Historic District a local historic district, which includes all properties with Euclid Avenue frontage, bound by G Street to the south and the I-10 to the north. (APNs: 1047-241-06 to 09, 1047-242-08 to 09, 1047-251-01 to 02, 1047-251-26 to 27, 1047-331-01 to 03, 1047-332-11 to 12, 1047-332-15 to 16, 1047-344-07, 1047-344-09, 1047-345-01, 1047-345-04, 1047-351-12 to 15, 1047-351-17, 1047-351-29, 1047-352-10 to 14, 1047-361-17 to 20, 1047-531-01 to

09, 1047-541-01 to 04, 1047-542-01 to 04, 1048-043-07 to 14, 1048-052-04 to 06, 1048-052-08 to 11, 1048-052-27, 1048-061-01, 1048-062-01, 1048-062-21, 1048-062-24, 1048-071-01, 1048-071-50 to 53, 1048-072-01, 1048-241-01, 1048-241-34 to 35, 1048-242-01, 1048-242-06 to 08, 1048-251-01, 1048-251-47, 1048-252-01, 1048-252-41 to 42, 1048-261-22 to 23, 1048-262-17 to 18, 1048-262-32, 1048-271-15 to 17, 1048-361-16, 1047-361-32 to 38, 1047-551-01 to 02, 1047-561-01 to 02, 1047-571-49 to 50, 1048-061-21 to 32, 1048-251- 52 to 54, 1048-271-18 to 20, 1048-271-22); **submitted by City of Ontario.** City Council action is required.

Associate Planner Diane Ayala presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PHP13-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Dr. (speaker card not received and name unclear on dictation set) 484 N. Euclid Avenue, appeared and spoke. She would like to inquire on the impact of small businesses such as hers.

Ms. Ayala stated the Historic District does not regulate the uses in its area.

Speaker stated she is concerned about restrictions on signage.

Mr. Blum suggested speaker contact Ms. Ayala for her signage needs.

As there was no one else wishing to speak, Commissioner Gregorek closed the public testimony (Chairman Gage recused himself from this item)

Mr. Downs stated he is in favor of this item.

Ms. Mautz stated she thinks our Historic District is well-maintained.

Mr. Reyes related to the speaker's concerns.

PLANNING COMMISSION ACTION

CEQA Determination and File No. PHP13-001. It was moved by Mautz, seconded by Reyes, to recommend adoption of the CEQA Determination and The Euclid Avenue Historic District, based on facts and reasons contained in the staff report and resolution. Roll call vote: AYES, Mautz, Reyes, Downs, and Gregorek; NOES, none; ABSENT, Willoughby. RECUSE, Gage and Delman. The motion was carried 4 to 0.

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV12-015 AND PMTT12-009 (PM 19145)**: A Development Plan (File No. PDEV12-015) to make improvements to 1.18 acres of land for the purpose of outside storage for Main Street Fibers Recycling and a Tentative Parcel Map (File No. PMTT12-009, PM 19145) to merge eight parcels into one, located at the southeast corner of Ontario Boulevard and Campus Avenue, at 704 East Ontario Boulevard, within the M3 (General Industrial) zoning district. 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 project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Main Street Fibers.** (APNs: 1049-201-08, 1049-201-09, 1049-201-10, 1049-201-11, 1049-201-12, 1049-201-13, 1049-201-14, & 1049-201-15).

Associate Planner John Hildebrand III presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV12-015 and PMTT12-009, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

No one responded from the audience.

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

Mr. Gregorek stated he is glad staff is bringing this project forward.

Ms. Mautz stated she believes this will improve the appearance of the whole area.

Mr. Downs is in favor of this item.

Mr. Reyes commented on the landscaping.

Mr. Delman applauded the applicant.

PLANNING COMMISSION ACTION

CEQA Determination and File Nos. PDEV12-015 and PMTT12-009. It was moved by Delman, seconded by Downs, to adopt the CEQA Determination, Development Plan and Tentative Parcel Map, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Reyes, and Gage; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-002 (TT 18874) & PDEV13-008**: A Tentative Tract Map (File No. PMTT13-002 (TT 18874)) to subdivide

3.48 gross acres of land into 9 numbered and 3 lettered lots, and a Development Plan (File No. PDEV13-008) to construct 52 multiple-family dwellings (townhouses) on the subject site, located at the northeast corner of Via Molinara and Inland Empire Boulevard, within the Garden Commercial II/Planned Residential Overlay land use district of the Ontario Festival Specific Plan. 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 project is consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, 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: 0210-651-07, 08 & 09; and 0210-181-09 & 10).

Senior Planner Chuck Mercier presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PMTT13-002 and PDEV13-008, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Dave Bartlett, Brookfield Residential, appeared and spoke. He stated this is a win-win project. He thanked the Planning Commission for their consideration.

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

Mr. Delman stated he is pleased to see this project again.

Ms. Mautz stated Brookfield Residential always bring Ontario a good product.

Mr. Reyes commended the applicant on their plans and commended staff for a job well done.

Mr. Gage commented on the Edenglen project.

PLANNING COMMISSION ACTION

CEQA Determination and File Nos. PMTT13-002 and PDEV13-008. It was moved by Mautz, seconded by Downs, to adopt the CEQA Determination, Tentative Parcel Map, and Development Plan, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: AYES, Mautz, Reyes, Delman, Downs, Gregorek and Gage; NOES, none; ABSENT, Willoughby. The motion was carried 6 to 0.

HISTORIC PRESERVATION ITEM

G. THIRTEENTH ANNUAL MODEL COLONY AWARDS NOMINATIONS: A

request for the Historic Preservation Commission to accept the nominations (File No. PADV13-003) for the Thirteenth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee; **submitted by City of Ontario (City Council presentation of Awards).**

Planning Director Jerry Blum read the item into record.

PUBLIC TESTIMONY

No one responded from the audience.

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

Mr. Gregorek stated staff did a great job again this year.

Mr. Delman and Mr. Gage recognized Senior Planner Rudy Zeledon and Associate Planner Diane Ayala for another job well done.

PLANNING COMMISSION ACTION

CEQA Determination and File No. PADV13-003. It was moved by Gregorek, seconded by Mautz, to recommend adoption of the CEQA Determination and the Thirteenth Annual Model Colony Awards, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Gregorek, Mautz, Reyes, Delman, Downs, and Gage; NOES, none; ABSENT, Willoughby. RECUSE, none. The motion was carried 6 to 0.

Ms. Mautz excused herself from the meeting at 8:28 p.m.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Gage stated they met on April 11, 2013 to discuss the Model Colony Awards.

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.

Rules and Procedures (Ad-hoc): Mr. Reyes stated they met on March 13, 2013 and they will be going over the items at their next meeting.

Mr. Gage announced new members of subcommittees as follows:

- a. Airport Land Use Compatibility: Delman, Mautz, Reyes
- b. Development Code Review: Gage, Reyes, Gregorek
- c. Historic Preservation: Gregorek, Delman, Downs
- d. Rules and Procedures: Willoughby, Mautz, Downs
- e. Zoning General Plan Consistency: Reyes, Downs, Willoughby

New Business

None at this time.

NOMINATIONS FOR SPECIAL RECOGNITION

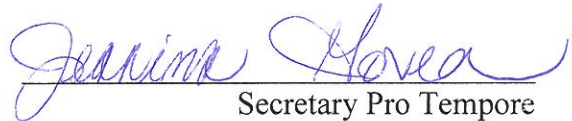
None at this time.

DIRECTOR'S REPORT

Mr. Blum stated he looks forward to working with the Planning Commission with its members' new positions.

ADJOURNMENT

The meeting was adjourned at 8:32 p.m. Mr. Gregorek motioned to adjourn, seconded by Mr. Downs.


Secretary Pro Tempore


Chairman, Planning Commission