

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

June 25, 2013

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

June 25, 2013

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, Downs, Gregorek, Mautz, and Reyes

Absent: None.

OTHERS PRESENT: City Attorney Gomer, Assistant Planning Director Murphy, Senior Planner Mercier, 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 Mr. Reyes.

ANNOUNCEMENTS

Mr. Murphy stated item B is requested to be tabled.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of April 23, 2013 and May 28, 2013.

It was moved by Mautz, seconded by Delman, to approve the Planning Commission Minutes of April 23, 2013, as written, with Willoughby abstaining, and to continue Planning Commission Minutes of May 28, 2013 to the next meeting. The motion was carried 7 to 0 to continue the May 28, 2013 Minutes.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:** A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; a Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce the required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce the building setback along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) zone. 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by Patterson Development Company, LLC.** (APNs: 1015-181-07).

Assistant Planning Director Scott Murphy stated staff is recommending the Planning Commission table item B File Nos. PVAR13-001-002-003, PDEV12-018, and PCUP12-028 as per memo given to the Planning Commission dated June 25, 2013 (memo on file).

PUBLIC TESTIMONY

No one responded from the audience.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Willoughby, to table the CEQA Determination, Mitigated Negative Declaration, Development Plan, Variances, and Condition Use Permit. Roll call vote: AYES, Mautz, Reyes, Willoughby, Delman, Downs, Gregorek, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- C. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILES NO. PVAR13-006 AND PDEV13-007:** An Administrative Exception to reduce the landscape requirement by 1.5% and a Development Plan to construct a 618,000 square-foot industrial building on 29.7 acres of land, located near the southwest corner of Santa Ana Street and Etiwanda Avenue, within the M3/VI (General Industrial/Vintage 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC.** (APNs: 0238-101-82 & 0238-101-83).

Associate Planner John Hildebrand presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV13-007 and PVAR13-006, pursuant to the facts and reasons contained in the staff report and attached

resolution.

Mr. Downs asked if all city departments are satisfied with the plans.

Mr. Hildebrand stated all city departments had an opportunity to comment and add conditions of approval for this project.

Mr. Reyes asked to see where the screen wall occurs along the easement.

Mr. Hildebrand referred to the 14-foot screen wall on his power point presentation. He stated the truck bay area will not be in public view.

Mr. Gage questioned the parking spaces.

Mr. Hildebrand explained the two parking scenarios.

Mr. Murphy spoke about distribution facility audits which account for fewer employee counts but still require more parking spaces for truck parking purposes.

Mr. Gage asked if the scenarios are based upon automated relevance.

Mr. Murphy stated when a business license is requested we ask for a copy of the site plan. We then confirm there is adequate parking on site. The parking lot would have to be re-stripped to accommodate additional parking spaces. The parking is calculated by square footage for each use if the site is combined with two different types of businesses such as a warehouse and manufacturer sharing the same parking lot.

PUBLIC TESTIMONY

Matt Englhard, owner, Jurupa Gateway, LLC., appeared and spoke.

Mr. Gage asked if they are ready for either scenario A or B.

Mr. Englhard stated they have already experienced scenario A with previous projects but they will be able to adjust to scenario B if necessary.

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

Mr. Murphy stated the current vacancy rate is less than 5%.

Mr. Reyes asked about the motion process.

Mr. Murphy explained the reasoning of the Administrative Exception motion.

Mr. Delman stated he likes the versatility of the building since it is an oddly shaped lot.

Mr. Gage stated this particular lot calls for an Administrative Exception.

PLANNING COMMISSION ACTION

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

It was moved by Downs, seconded by Reyes, to adopt a Resolution to approve the Development Plan and Variance, subject to conditions of approval. Roll call vote: AYES, Downs, Gage, Gregorek, Mautz, Reyes, Willoughby, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-004 (TT 18898) & PDEV13-012:** A Tentative Tract Map (File No. PMTT13-004 (TT 18898)) to subdivide 1.73 acres of land into 3 numbered and 4 lettered lots, and a Development Plan (File No. PDEV13-012) to construct 20 multiple-family dwellings (townhouses) on the subject site, located at the northwest corner of North 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: 0210-631-01, 02, 03, 04, 12 & 21).

Senior Planner Chuck Mercier presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV13-012 and PMTT13-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Downs asked if there is a median strip along Inland Empire Boulevard.

Mr. Mercier answered yes.

PUBLIC TESTIMONY

Derek Barbour, representative, Brookfield Residential, appeared and spoke.

General discussion among the Planning Commission took place.

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

General discussion among the Planning Commission took place.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Mautz, to confirm exempt status of the CEQA Determination and Mitigated Negative Declaration. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Reyes, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Delman, seconded by Downs, to adopt a Resolution to approve a Development Plan and Tentative Tract Map, subject to conditions of approval which include expanding the Tot Lot and Recreational facility. Roll call vote: AYES, Downs, Gage, Gregorek, Mautz, Reyes, Willoughby, and Delman; NOES, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Delman stated there was no quorum for the last meeting.

Development Code Review (Ad-hoc): Mr. Murphy stated this subcommittee will meet soon.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Gage nominated Ontario Mercedes Benz for the architecture of the building.

DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 7:31 p.m. Mr. Delman motioned to adjourn, seconded by Mr. Gregorek.


Secretary Pro Tempore



Chairman, Planning Commission