

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

July 23, 2013

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July 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, Vice-Chairman Willoughby, Delman, Downs, Gregorek, Mautz, and Ricci

Absent: None.

OTHERS PRESENT: Planning Director Blum, Assistant Planning Director Murphy, City Attorney Gomer, Senior Planner Mercier, Senior Planner Mullis, 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. Delman.

SPECIAL CEREMONIES

Seating of new Planning Commission Nicola Ricci took place.

ANNOUNCEMENTS

Mr. Gage congratulated Commissioner Gregorek and wife Cathy on their 36th wedding anniversary.

PUBLIC COMMENTS

Petrina Delman, Lynn Gage, and Randi Campbell of Ontario Heritage, appeared and spoke at the podium. Mrs. Delman commended Mr. and Mrs. Gage for their many years of dedication to Ontario Heritage.

Commissioner Delman read a resolution into record continuing the commendation of Mr. and Mrs. Gage to acknowledge them for their dedication to Ontario Heritage.

A ten-minute break was called for cake in the lobby to celebrate Ontario Heritage.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of May 28, 2013 and June 25, 2013, approved as written.

It was moved by Mautz, seconded by Gregorek, to approve the Planning Commission Minutes of May 28, 2013 and June 25, 2013, as written. The motion was carried 6 to 0 with Ricci abstaining.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA13-003:** An Ordinance of the City of Ontario, California, prepared pursuant to the State Housing Accountability Act (Senate Bill No. 2), which rescinds current Ontario Development Code Article 29 (Airport Approach Zoning) and establishes a new Article 29 (Emergency Shelter Overlay District), which {1} creates the Emergency Shelter Overlay District affecting approximately 36.05 acres of land generally located on the north side of Mission Boulevard, between Benson and Magnolia Avenues, within the M3 (General Industrial) and C3 (Commercial Service) zoning districts; and [2] establishes provisions for supportive housing, transitional housing, emergency shelters, and farmworker housing, for very low, and low or moderate-income households. 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 an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), which was certified by the City Council on January 27, 2010. The Addendum finds that the proposed Development Code Amendment introduces no new significant environmental impacts. **City Initiated** (APNs: 1011-211-02, 03, 05, 06, 07, 09, 10 & 12 through 21; and 1011-221-00 through 06, 08 through 13, 15, 16, 18, 19 & 20). City Council action required.

Senior Planner Chuck Mercier presented the staff report and asked the Planning Commission to recommend approval of File No. PDCA13-003, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Willoughby asked how many people attended the open house for this item.

Mr. Mercier answered five people attended.

Mr. Willoughby asked how many parcels are involved with this project.

Mr. Mercier stated he does not have a parcel total however it takes up a two-block area.

Mr. Blum estimated there were approximately thirty-plus properties in the two block area.

Mr. Gregorek asked if there is an existing structure to occupy as an emergency shelter.

Mr. Mercier stated that an applicant could either build a new structure or take an existing structure and convert it to accommodate the use.

Mr. Gregorek asked if they could use part of an industrial building for the use.

Mr. Blum stated a typical industrial building would probably not satisfy the use. In additions, that the likelihood of one of these uses coming to the area is fairly remote.

Mr. Downs asked about the overlay and the underlying general plan designation.

Mr. Blum stated the General Plan is industrial so there will not be housing in this area.

Ms. Mullis stated every city has to address the emergency shelter area as part of the potential homeless population of each community, pursuant to the state law.

Mr. Willoughby asked if someone wanted to convert one of the nearby hotels into emergency shelter would a rehabilitation of the property be required before using it as an emergency shelter area.

Mr. Mercier answered yes.

PUBLIC TESTIMONY

No one responded from the audience.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Gregorek, to recommend adoption of the Addendum to the Environmental Impact Report and Development Code Amendment, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; 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 they met on July 11, 2013, and made a recommendation to the Planning Commission for a historic landmark property at 324 East I Street. They also had training from the California office of Historic Preservation.

Mr. Gregorek spoke about the training session stating it would be beneficial at a future Briefing workshop.

Development Code Review (Ad-hoc): This subcommittee did not meet.

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

New Business

Mr. Gregorek spoke about the publics' concerns regarding green waste facilities. He

addressed several of the facilities within the City.

Mr. Blum stated there has been no expansion at one of the particular green waste facilities spoken of and the City will look further in to it. The other facility does not have a conditional use permit to operate and the Code Enforcement department is looking in to that facility.

Mr. Murphy addressed Mr. Gregorek's comment and stated the Fire Marshall is moving forward with their inspections due to high potential fire hazards.

Mr. Gage appointed Commissioner Ricci to the Development Code Review, Zoning General Plan Consistency, and Airport Land Use Compatibility Subcommittees.

Mr. Ricci accepted.

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Blum spoke about and showed a power point presentation of the Mercedes Benz project that was nominated by Chairman Gage for a special recognition award.

Mr. Downs, Mr. Willoughby, and Mr. Delman spoke about the high quality of the project and concurred with the nomination.

All Commissioners voiced their approval for special recognition of the Mercedes Benz project.

DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 7:49 p.m. Mr. Gregorek motioned to adjourn, seconded by Mr. Willoughby.


Secretary Pro Tempore


Chairman, Planning Commission