

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

September 24, 2013

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

September 24, 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 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. Downs.

SPECIAL CEREMONIES

Mr. Blum stated the presentation of the Special Recognition Award to the Mercedes-Benz Auto Dealership of Ontario is going to be continued to the next Planning Commission meeting of October 22, 2013.

ANNOUNCEMENTS

Mr. Delman spoke about his attendance at the Route 66 Cruisin' Reunion event in Ontario on September 20-22, 2013, stating it was a success. He spoke about the Bellevue Cemetery Tour to take place on October 12, 2013. He also stated he has been elected to the Ontario Police Museum Board of Directors.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of August 27, 2013, requested to be continued.

A-02. REVISED MINUTES APPROVAL

Planning Commission Revised Minutes of January 22, 2013, approved as written.

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-015: A request to establish a Conceptual Master Plan for George Gibbs Park (**File No. PDEV10-015**) located on approximately 2.8 acres within the Open Space zone, located between 5th Street to the north and Princeton Street to the south. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule). **Submitted by City of Ontario** (APN: 1008-561-02).

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to approve the Consent Calendar items as presented. The motion was carried 7 to 0 with Delman and Ricci abstaining from the REVISED January 22, 2013 Minutes.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA13-003: A General Plan Amendment to update the Housing Element of the Policy Plan of The Ontario Plan pursuant to State law to cover the period 2014-2021. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), an update of the City of Ontario General Plan and Preferred Land Use Plan, for which an Environmental Impact Report (State Clearinghouse No. 2008101140) was adopted by the City Council on January 27, 2010. Staff is recommending the adoption of an addendum to this Environmental Impact Report since the project will not result in impacts beyond what was previously analyzed in the TOP EIR. City initiated. **City Council action is required.**

Senior Planner Melanie Mullis presented the staff report and asked the Planning Commission to recommend approval of File No. PGPA13-003, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Jennifer Gastelum, Project Manager, PMC, gave a presentation of the Housing Element report. She spoke about the HCD comments and revisions which are as follows:

- Added list of qualified entities
- Added findings for projects
- Added information about Mixed Use zones
- Revised Program 16 (Land Monitoring to meet RHNA) and 17 (Incentives) to include a more specific timeframe for rezoning
- Revised Fair Housing Program to specify where information will be provided
- Revised Program 28 to modify the definition of “Family,” which is one or more person living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.
- Added Program 31 to require collaboration with affordable housing developers to develop special needs housing

- Modified available Land Inventory and clarified rezoning requirements

Mr. Willoughby asked about the number of affordable housing sections that are set to expire in the next five to seven years.

Ms. Gastelum stated she believes the only project that has already expired is Ontario Town Homes with eighty-six units. Several unsuccessful phone calls have been made to determine their intention with funding. She stated HCD is currently preparing a Conditional Compliance letter for Ontario. She praised the City of Ontario for meeting the deadline of October 15, 2013.

Mr. Gage asked if all neighboring cities are required to comply with the General Plan.

Ms. Gastelum stated it is the duty of each city to have and comply with their General Plan which would include a certified Housing Element. It is each city's discretion on whether they have a certified Housing Element or not. Choosing to decline would subject a city to litigation and possible inability to approve developed plans and issue building permits.

Mr. Gage asked if the state takes into account that Ontario already has affordable housing compared to our neighboring cities.

Ms. Gastelum stated affordable housing is based on population and projected growth for the next eight years.

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 staff has done a remarkable job and the consultant has kept the City informed.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Willoughby, to adopt the CEQA Determination and the use of an Addendum for the project. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Downs, seconded by Mautz, to adopt the General Plan Amendment File No. PGPA13-003 (Housing Element) with the amendments presented by staff at the hearing. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

Mr. Blum recognized Principal Planner Cathy Wahlstrom, Senior Planner Melanie Mullis, and Associate Planner Lorena Mejia on an excellent job for this project.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees – No action from the Subcommittees were reported.

New Business

Mr. Gregorek spoke about the shopping center on Walnut Street and Vineyard Avenue.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m. Mr. Willoughby motioned to adjourn, seconded by Mr. Downs.


Secretary Pro Tempore


Chairman, Planning Commission