

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

February 25, 2014

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MINUTES

February 25, 2014

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 Murphy, City Attorney Gomer, Senior Planner Batres, 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. Delman.

ANNOUNCEMENTS

Mr. Murphy announced a revision to Item B, Historic Preservation resolution.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of January 28, 2014, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-033: A Development Plan to establish a Master Plan for Del Rancho Park located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. 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 has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3). (APN's: 1014-501-03, 04, 05, 06). **City Initiated.**

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to approve the Consent Calendar items as presented. The motion carried 7 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, VARIANCE, AND CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV13-023, PVAR14-002 & PHP13-009:** A Development Plan and Certificate of Appropriateness to construct a parking deck and at-grade parking on 1.11 acres of land located at the southeast corner of Transit Street and Lemon Avenue, within the C2 (Central Business District) zoning district, on historic designated properties, and a Variance for a reduction in the minimum rear and street side yard setback requirements of the C2 zoning district, from 10 feet to 7.5 feet and 15 feet to 0 feet, respectively, to facilitate construction of the parking deck. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. 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. (APNs: 1049-064-01, 02, 03-04 & 05); **submitted by Fullmer Construction, Inc.**

Senior Planner Chuck Mercier presented the staff report and asked the Planning Commission to approve File Nos. PVAR14-002, PDEV13-023, and PHP13-009, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Ms. Mautz asked if staff has spoken to the applicant regarding the suggested improvements.

Mr. Mercier stated yes.

Mr. Willoughby asked for the number of handicap parking spaces.

Mr. Mercier stated at this point in the phase, the structure does not show the handicap spaces that will be allocated. The Building Department is required to indicate the number of handicap spaces and they have not done yet.

Mr. Gage asked about the light fixtures.

Mr. Mercier stated there is a requirement to incorporate a decorative light fixture around the site.

Mr. Gage inquired about what is going to be on the side of the ramp.

Mr. Mercier stated the applicant has proposed a precision block however the requirement is a decorative block. Staff is suggesting the use of a burnished block.

Mr. Murphy confirmed there will be no vertical columns on the side of the ramp.

Mr. Mercier stated vine pockets are proposed on the side of the ramp.

Mr. Gage asked about the schematics of the columns.

Mr. Mercier explained the column location placements.

Mr. Gage asked if the second level wall is solid.

Mr. Mercier answered yes.

Mr. Gage asked if the hedges proposed on the first level harm the integrity of the structure.

Mr. Murphy stated the way the structure is designed, a pony wall alongside the first level is not necessary to make it work as it is being supported by the columns.

PUBLIC TESTIMONY

Brad Anderson, Fullmer Construction, appeared and spoke. He stated they are willing to remedy the conditions of approval. He confirmed the lower wall is not required.

Mr. Downs asked if there are interior columns.

Mr. Anderson answered yes.

Mr. Willoughby asked if the upper wall is sufficient shield for head lights.

Mr. Anderson answered yes.

Mr. Gage asked about the parking space requirements.

Mr. Anderson spoke about the County's parking requirements.

Mr. Gage asked if approved, will two parking spaces be eliminated.

Mr. Mercier answered yes.

Mr. Gage asked if eliminating five parking spaces would be possible to ensure adequate space for the historical tree on the corner.

Mr. Anderson stated they are eliminating two parking spaces to accommodate the tree.

Sam Chebir, owner, appeared and spoke about the County's parking requirements and parking lease agreement.

Mr. Willoughby asked about the parking lease agreement requirements.

Mr. Chebir stated that when they began this project, the City of Ontario was aware of the 211 parking space requirement and now that the lease has been signed, they are being

questioned about further reduction in parking spaces by the Planning Commission.

Mr. Willoughby asked if the 211 parking spaces are excluding offsite parking spaces.

Mr. Mercier stated that is correct.

Barbara Hartley, resident, appeared and spoke regarding the ramp use and its hours. She is concerned it will be used as a skate boarding area and ramp.

Mr. Mercier stated the plan indicates the ramp would remain open day and night.

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

Ms. Mautz asked about options for relocating the historical tree.

Mr. Mercier stated the tree would not survive if it were to be relocated.

Mr. Willoughby stated Ms. Hartley brought up a good point and asked for the length of the ramp.

Mr. Murphy stated approximately 110 to 120 feet.

Mr. Willoughby asked if there is something that can be done that would not affect traffic but would detour skate boarders from using the premises.

Mr. Downs asked if the County is willing to provide some type of security for safety matters.

Mr. Anderson stated it is difficult to take complete control of the skate boarding loitering issue due to the fact that they can enter the premises through several different entrances.

Mr. Delman thanked staff for working with the developer.

PLANNING COMMISSION ACTION

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

Mr. Gage stated he was initially disappointed with the parking ramp when it was first introduced to the City, however, he is glad they were able to work with staff to resolve the matters.

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

Mr. Gage spoke about the importance to approve a development that is appropriate for the area.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Gregorek stated they met on February 13, 2014 to discuss a Certificate of Appropriateness.

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 asked about the past item that involved a Conditional Use Permit for the 99 cent store and asked about the zoning of the vacant Albertson's lot.

Mr. Murphy stated he will look in to it and they could discuss at a future Development Code Review subcommittee meeting.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.


DIRECTOR'S REPORT

Mr. Murphy announced the promotion of Rudy Zeledon to Principal Planner. He spoke about the difficult decision that was made to promote a Principal Planner.

ADJOURNMENT

The meeting was adjourned at 7:26 p.m. Ms. Mautz motioned to adjourn, seconded by Mr. Ricci.


Secretary Pro Tempore


Chairman, Planning Commission