

CITY OF ONTARIO SPECIAL PLANNING COMMISSION

MINUTES

April 29, 2014

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CITY OF ONTARIO SPECIAL PLANNING COMMISSION

MINUTES

April 29, 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, and Mautz

Absent: Ricci.

OTHERS PRESENT: Planning Director Murphy, City Attorney Gomer, Principal Planner Zeledon, 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. Gregorek.

ANNOUNCEMENTS

Mr. Murphy stated items C and D will be presented together with separate actions.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of March 25, 2014 and April 8, 2014, approved as written.

A-02. ADVANCE PLANNING QUARTERLY STATUS REPORT

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Willoughby, to approve the Consent Calendar items as presented. The motion carried 6 to 0.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.: PMTT12-010 and PDEV13-013:** A Tentative Tract Map (File No. PMTT12-010) to subdivide 0.37 acres for condominium purposes and a Development Plan (File No. PDEV13-013) to construct a 6-unit residential condominium for property within the R2 (Medium Density Residential) zoning district, located at 1187 East D Street. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 (APN: 1048-451-16); **submitted by Mr. David Liu.**

Senior Planner Luis Batres presented the staff report and asked the Planning Commission to approve File Nos. PMTT12-010 and PDEV13-013, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Downs asked for an explanation of how the drainage will work.

Mr. Batres stated the project is designed with underground pipes that will run from the northern portion of the project towards the south portion of the site.

Mr. Willoughby asked if there is a back-up system to the drainage pipes to prevent flooding.

Mr. Batres stated he believes that was a requirement from the Engineering department.

Raymond Lee, Assistant City Engineer, appeared and spoke. He stated once the water reaches a certain level, the water will be pumped out to the street with a sump pump and excess water will be retained on site.

Mr. Gage asked about the surroundings of the site.

Mr. Batres stated the site is surrounded to the north by residential apartment units and to the east and west there are existing residential units.

PUBLIC TESTIMONY

Michael Sung, Architect, appeared and spoke.

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

Ms. Mautz stated the project has unique details that she is impressed with. A lot was accomplished on a small site.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to adopt a resolution to approve the Tentative Tract Map and Development Plan, subject to conditions of approval. Roll call

vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Ricci. The motion was carried 6 to 0.

Mr. Gregorek stated he is pleased that staff and the applicant worked out the design.

Mr. Gage is glad to see the applicant provided more parking spaces than required.

- C. **ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-002:** A Zone Change from C3 (Commercial Service District) to the M1 (Limited Industrial) zoning designation on 3.82 acres of land located at the northeast corner of Mission Boulevard and Oaks Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 (APN: 1011-211-06); **City Initiated.** City Council Action required.

- D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT14-001 & PDEV14-001:** A Tentative Parcel Map (PM 19517) to subdivide 3.82 acres of land into two parcels to facilitate a Development Plan for the construction 2 industrial buildings totaling 88,850 square feet, located at the northeast corner of Mission Boulevard and Oaks Avenue, at 1320 and 1380 West Mission Boulevard, within the M1 (Limited Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 (APN: 1011-211-06); **submitted by Xebec Development Company.**

Senior Planner Chuck Mercier presented the staff reports of items C and D, and asked the Planning Commission to recommend approval of File No. PZC14-002 and to approve File Nos. PMTT14-001 and PDEV14-001, pursuant to the facts and reasons contained in the staff report and attached resolutions.

PUBLIC TESTIMONY

Jay Soni, Acquisitions Vice-President, Xebec Realty Partners, appeared and spoke.

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

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to adopt a resolution to recommend approval of the Zone Change, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Ricci. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Downs, to adopt the resolutions to approve the Tentative Parcel Map and the Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Ricci. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-040:** A Development Plan (File No. PDEV13-040) to construct 65 single family homes on 18.07 acres of land within Planning Area 7 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-042-03); **submitted by Woodside Homes.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-040, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Mike Jagels, Woodside Homes, appeared and spoke.

Mr. Gage asked about the conception of the garage doors.

Mr. Jagels stated they are standard color-coordinated garage doors varying with elevation.

Mr. Willoughby asked for a time frame for grading.

Mr. Jagels stated they would like to begin in July of this year or sooner.

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

Mr. Downs stated he is pleased to see slightly larger lots. He stated this is a good plan going forward.

Ms. Mautz stated she likes the different types of elevations and is excited they are eager to begin this project.

Mr. Gregorek commented on the diversity of the lot sizes.

Mr. Downs commented on the streetscape.

Mr. Gage spoke about the history of the annexation of the agriculture preserve.

Mr. Willoughby concurred with Mr. Gage.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Downs, to adopt a resolution to approve the Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Ricci. The motion was carried 6 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-043:** A Development Plan (File No. PDEV13-043) to construct 57 single family homes on 7.81 acres of land within Planning Area 10 of the Subarea 29 Specific Plan, located on the north side of McCleve Way East and McCleve Way West, between Discovery Lane and Hamilton Street. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-321-01 and 04); **submitted by Tri Pointe Homes Inc.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-043, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Greg Mendoza, Tri Pointe Homes, Inc., appeared and spoke.

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

Mr. Gregorek stated the lots are small in size but the homes are spacious.

Mr. Delman stated he likes the lot diversity.

Mr. Gage spoke about the subdivision and public amenities.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to adopt a resolution to approve the Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Ricci. The motion was carried 6 to 0.

- G. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-044:** A Development Plan (File No. PDEV13-044) to construct 67 single family homes and 0.43 acre neighborhood park on 16.97 acres of land within Planning Area 6 of the Subarea 29 Specific Plan, located on the southwest corner of Merrill Avenue and McCleve Way West. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File

No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-321-01); **submitted by Tri Pointe Homes, Inc.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-044, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Greg Mendoza, Tri Pointe Homes, Inc., appeared and spoke.

Mr. Willoughby asked about the driveway upgrades.

Mr. Mendoza stated its purpose is for the model homes. The actual homes will have standard driveways.

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

Mr. Gregorek asked about the fencing material.

Mr. Zeledon stated any fencing exposed to the public will be decorative masonry block.

Mr. Gregorek commented on the balconies.

Mr. Gage stated the project has synergy with the other projects in the area.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Gregorek, to adopt a resolution to approve the Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Ricci. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on April 10, 2014.

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

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

Mr. Gage stated he would like to keep the same subcommittee members as last year.

New Business

Mr. Murphy introduced the newest member of the Planning Department, Henry Noh, Senior Planner.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 7:52 p.m. Mr. Mautz motioned to adjourn, seconded by Mr. Willoughby.


Secretary Pro Tempore


Chairman, Planning Commission