

**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**March 28, 2017**

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**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**March 28, 2017**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Willoughby at 6:32 PM

**COMMISSIONERS**

**Present:** Chairman Willoughby, Vice-Chairman Downs, DeDiemar, Delman, Gage, Gregorek, and Reyes

**Absent:** None

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner Wahlstrom, Principal Planner Zeledon, Senior Planner D. Ayala, Senior Planner Mejia, Senior Planner Mercier, Assistant Planner Antuna, Planning Intern Baez, Assistant City Engineer Do, and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**SPECIAL CEREMONIES**

Mr. Nicola Ricci was recognized for his service as a Planning Commissioner during the years of 2013-2017. Mr. Murphy shared how some may have thought he served during an “easy time” during the recession, but stated that during that time, there were over 200 development applicants that were submitted and over 75 tentative maps. Those projects resulted in millions of square-feet of industrial and thousands of square-feet of residential units being approved and it wasn’t a cake walk. He stated that from a staff perspective, they appreciated his dedication, his always asking questions and his concerns for what was being approved was best for the community. He asked him to come forward, as he was honored with a plaque and cake in the lobby.

Mr. Ricci first wanted to thank God for the abundant blessings in his life. He also thanked his wife Elizabeth who was a former Parks and Recreation Commissioner who prompted him to apply for the Planning Commission. He stated he was grateful to be part of the Commission and wished he could have been on the Commission longer. He said he couldn’t be on the Commission forever, like Bob Gregorek. He thanked Planning Director, Scott Murphy and City Attorney Thomas Rice, stating he especially enjoyed his British accent. He thanked the Planning staff and shared that he thought other cities were jealous of their knowledge and professionalism. He went down the dais thanking each Commissioner starting with Ms. DeDiemar, for her perspective on public art and the museum. Next, he thanked Mr. Delman for being awesome and being a fellow Navy Veteran. He appreciated his historic knowledge of the City that he and his

wife shared through Ontario Heritage. He thanked Mr. Gregorek for being on the Commission for so long and his knowledge in geology. He shared that Mr. Downs was part of many organizations in the City and remembered seeing his name on an Ontario-Montclair School Board plaque when attending a school function for his sons. He told Mr. Gage he will always be remembered for his efforts towards parking. He wished Mr. Reyes the best on the Commission and he thanked Mr. Willoughby for being so gracious, thought he was a very honorable man and he was glad he was able to get to know him. He concluded by thanking his parents, his brother and shared how they moved as a family from Canada and how that experience of seeing development played a role for him as a Commissioner.

Mr. Willoughby also stated he echoed the sentiments of Mr. Murphy and that Mr. Ricci was always concerned about the city, whether in the areas where he lived, the industrial area or in the New Model Colony. He said Mr. Ricci was concerned about the quality of life for the citizens of Ontario. He said as a citizen, he thanked him for his service and looked forward to seeing him at future events within the City.

The Commission gathered for a photo as he was presented with a plaque and took a short break for cake in the main lobby.

### **ANNOUNCEMENTS**

Mr. Delman stated that it was with great sadness that he share Louise Melton passed away that afternoon from a heart attack. He stated Ms. Melton had been on the board and secretary of Ontario Heritage for about the past eight years. He said she was always there to help out, had an active role in the Ontario community and she will be truly missed. He asked that this meeting be dedicated in the memory of Louise Melton.

Mr. Willoughby said that would be fine. He shared he remembered seeing Ms. Melton about a week or so ago at the Ontario Heritage golf tournament fundraiser. He said she was a blessing to Ontario Heritage and his heart went out to the family.

### **PUBLIC COMMENTS**

No one responded from the audience.

### **CONSENT CALENDAR ITEMS**

#### **A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of February 28, 2017, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND STANDARD CONDITIONS OF APPROVAL AMENDMENT REVIEW:** An amendment to the City of Ontario Standard Conditions for new development, to include updates consistent with the 2016 comprehensive update to the Ontario Development Code. 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 ONT Airport Land Use Compatibility Plan (ALUCP); **City Initiated. City Council action is required.**

## PLANNING COMMISSION ACTION

*It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of February 28, 2017, as written. The motion was carried 6 to 0 for the Minutes, Commissioner Downs Abstaining since he was absent at the last meeting and the Standard Conditions of Approval were approved with the motion of 7 to 0.*

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV16-051 & PVAR17-001:** A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land and a Variance request (PVAR17-001) to deviate from minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet – 2 inches, located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) and Section 15301 (Class1- Existing Facilities) 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1015-131-23); **submitted by Sizzler Restaurant/BMW Management.**

Planning Intern, Randy Baez, presented the staff report. Mr. Baez gave the location of the project site and background information. He presented various photos of the existing building and current surrounding properties all zoned Neighborhood Commercial (CN). Mr. Baez pointed out elevations that highlighted the building expansion and site improvements, including a trash enclosure, handicap parking stalls and new landscaping. He shared the expansion meets all parking requirements within the Development Code even with having parking spaces removed for the new trash enclosure. He stated the east building expansion will provide additional seating and reorient the entrance to the southeast part of the building. He said the south addition will provide 10 new booths for 40 patrons and the west addition will provide seating for 30 patrons and janitorial space and mechanical equipment storage. Mr. Baez shared some of the proposed landscaping plans for the site including the types of trees and shrubs. He explained the square-shaped building constructed in the 1970s met the Development Code at the time, which required a 10 foot setback. However, a Variance request was required due to the proposed renovations and additions which exceed the current Development Code requirement of 20 feet. The applicant is requesting a 13 feet, 2 inch setback. He stated the applicant has been working towards rebranding the Sizzler design, with a more “Americana Theme” and showed various elevations of the property including some of the changes with the proposed materials. He stated that staff is recommending the Planning Commission approve File Nos. PVAR17-001 and PDEV16-051, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Willoughby stated there sounded like an addition of about 70 seats. He questioned what the current seating was and what the new seating will be total with the additions.

Mr. Murphy stated that can be asked of the applicant.

Mr. Willoughby asked if the handicapped entrance will change.

Mr. Baez stated that was correct, the handicapped entrance will be at the new entrance.

### **PUBLIC TESTIMONY**

Tatjana Radojkovic, with Architectronix, located at 250 N. Golden Circle Drive, Suite 205, Santa Ana, CA 92705, the project representative, appeared and spoke. She stated that Bob Christoff, the Sizzler/BMW Management representative was present as well. Ms. Radojkovic stated they support the conditions of approval and would answer any questions.

Mr. Willoughby asked what the current seating capacity and new seating capacity were.

Ms. Radojkovic stated 136 concentrated/fixed seating and dining un-concentrated without fixed seating is 78. So there's a total of 214.

Mr. Willoughby asked if that was new seating.

Ms. Radojkovic said yes, existing is 144.

Mr. Willoughby asked if restrooms would be expanded.

Ms. Radojkovic stated the restrooms are being redesigned for accessibility requirements. She said in the new design there are three toilets in the restroom for women and two toilets and one urinal in the restroom for men.

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

Mr. Gregorek stated he was pleased to see the Sizzler being remodeled, expanded and that it was going to get some new life and a different design. He said he was in total support of it.

Mr. Reyes stated it would be a great addition to that center to see the renovation and he hates to cross City lines to eat. He said he hoped that renovation will spark the rest of the center to be renovated. He said the setback doesn't bother him because it's just lawn there now and the design is very clever.

Mr. Gage said looking at the Variance, going from 20 foot to 13 feet, 2 inches, he doesn't see a problem. He stated it's still a good amount of setback and it will still look fine. He said he was glad there was no variance on parking, especially in that center. He stated there was adequate parking. Yeah! He said he was glad Sizzler was going through "an extreme remodel" and he was going to vote for it.

Mr. Willoughby asked if the existing trash enclosure was being torn out.

Mr. Baez stated the current site does not have a trash enclosure.

Mr. Christoff stated there's a trash area now that will become a drop-off area.

Mr. Delman said he was excited about the contemporary look of the Sizzler and it will bring him back to a Sizzler.

### **PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Downs, to adopt resolutions to approve the Variance and Development Plan, File Nos., PVAR17-001 and PDEV16-051, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-007:** A Development Code Amendment revising provisions of Development Code Chapter 5.0 (Zoning and Land Use) pertaining to Accessory Dwelling Units (formerly referred to as Second Dwellings), to incorporate recent changes in the State's Accessory Dwelling Unit laws (as prescribed in Senate Bill 1069, and Assembly Bills 2299 and 2406). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated. City Council action is required. Continued from February 28, 2017.**

Senior Planner, Charles Mercier, presented the staff report. Mr. Mercier stated that several changes went into effect earlier this year, which were made to the State law regarding Accessory Dwelling Units (ADU) requiring the City's Development Code's section, which included Second Units, be amended. He explained some of the changes which were included to be parking requirements, allowed footage for the ADU and ownership versus renting of an ADU. He shared the regulations of what State law and the City are requiring. Regulations allow for the construction of a second unit in conjunction with an existing single-family dwelling, which is located within a single-family or multiple-family residential zoning district within the City. Furthermore, the regulations impose standards on second units that control parking, height, setbacks, lot coverage, architectural review, and size and provides that second units are acted on ministerially, without the need for discretionary review or a hearing. He then went over the details of these regulations. Mr. Mercier stated all the updates within the new provisions and definitions went into State law at the beginning of 2017. He stated that staff is recommending the Planning Commission recommend approval to City Council File No. PDCA16-007, pursuant to the facts and reasons contained in the staff report and attached resolution.

No one responded.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Willoughby questioned SB 1069 and if that was in the 1,200 square foot range. He wanted to confirm that the City is allowing up to 850 square feet.

Mr. Murphy stated that the State legislation establishes a maximum of 1,200 square feet. He said in consultation with the City Attorney's office, they found that there were a number of ordinances which have been adopted which have ranges of 800 up to the maximum of 1,200 square feet. He said they felt that if they were within that range, they were in a good position. He said that given the size of the units, 1,200 square feet might be as big or bigger than some of the houses out there. He said they felt comfortable at the 850 square feet and if somebody wants to challenge them, they address it then.

Mr. Reyes asked about a note in the [provisions] about the square footage cannot exceed 50 percent of the existing home or something like that.

Mr. Mercier stated that this applies to integrated ADUs.

Mr. Murphy said that if it is attached to the main unit, it can be 50 percent of the existing home up to 850 square feet.

Mr. Reyes asked why the 850 square feet if the lot is still going to have setbacks requirements.

Mr. Murphy stated that the current Ordinance allows for 650 square feet for a second unit. He said that allowing for 1,200 square feet may be as large or larger than the original house itself. So they wanted to emphasize that this is an Accessory Dwelling use of the property and not a primary use. He said given the range, they felt that 850 square feet was more than the current allotment on the books. He stated that 850 is still a good size for a one or even two-bedroom unit. He said the emphasis would be on accessory and not primary.

Mr. Willoughby asked if the Development Code Amendment would have an effect on other structures on the property. He gave examples like garages or workshops. Are they still required to stay at 650 square feet.

Mr. Murphy stated that was correct. This is strictly dwelling units.

City Attorney, Mr. Rice stated the California Environmental Quality Act (CEQA) section which was being referenced earlier is 21080.17. He said statute applies to ordinances implementing law relating to the construction of second units.

## PLANNING COMMISSION ACTION

*It was moved by Gregorek, seconded by Downs, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA16-007. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

## HISTORIC PRESERVATION ITEMS

**D. SEVENTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PHP17-005: A request for the Historic Preservation Commission to approve the Seventeenth Annual Model Colony Awards; submitted by City of Ontario. City Council presentation of Awards.**

Assistant Planner, Elly Antuna, presented the staff report. Ms. Antuna stated that this would be the seventeenth year for the Model Colony Awards program. She stated this year's theme was "Redefining Preservation" and each nominee presented fit within the theme. She began with stating the George Chaffey Memorial Award nominee was Bellevue Memorial Park. She stated Bellevue Memorial Park is a significant historic cultural resource that consists of 80 acres of beautifully manicured grounds and almost 600 trees. Bellevue has utilized a major solar power system with 16 large panels on the mausoleum roof, significantly reducing electrical costs and uses reclaimed water irrigation. They are great examples of utilizing modern technology to increase energy efficiency in historic places. She also explained they participate in numerous community activities, one being, the Annual Ontario Heritage Cemetery Tour. Ms. Antuna stated the next award was the Award of Merit for the property located at 127 East Fourth Street. She said the house is an excellent example of the Tudor Revival architectural style and was built in 1928 for Harry W. Fredrickson. It is a Contributor to the College Park Historic District. She stated the current property owner purchased the home in 2007 and inherited the Mills Act contract on the property which the previous owner started in 2004. She said the property owner completed the improvements of the contract this year, which included refinishing the original hardwood floors, repairing the original exterior windows and screens and installation of a new HVAC and plumbing. The next Award of Merit goes to 326 and 330 East Fourth Street, an infill project within the College Park Historic District. Ms. Antuna shared the lots at 326 and 330 East Fourth Street originally contained irrigation standpipes, a remnant of the irrigation system for the orchards that the Graber family owned. She stated the Commission may remember in 2016, a Certificate of Appropriateness was approved to allow for the infill project of two single-family residences at this location. She said the property owner took special care throughout the project to ensure the residential infill was appropriate in scale, massing, architecture and design so that the new construction was sensitive to the existing historic neighborhood. She said the home at 326 was constructed in the French Eclectic Revival style and the home at 330 was constructed in the Mediterranean Revival style. Ms. Antuna continued by stating the next Award of Merit was for the property at 214 East Fourth Street. She said this Mediterranean Revival house was built in 1925 for S. Earl Blakeslee, a longtime head of the Music Department at Chaffey High School. This home is a Contributor to the College Park Historic District. She shared the current property owner purchased the home in 1996 and entered into a Mills Act Contract in 2002.



Improvements have included painting, landscaping and reroofing the home. She stated the final nominee is for the Rehabilitation Award for the Sunkist Water Tower. She said the water tower stands as a reminder of the City's Citrus Industry and the Sunkist Plant that was once located at this property site. She said in 2015 a Certificate of Appropriateness, along with a Development Plan, was approved to facilitate the relocation of the water tower to accommodate the construction of a 239,400 square foot industrial building. She shared the water tower was relocated about 120 feet from its relocation and as part of the relocation project, paint analysis was done to allow for an authentic restoration of the tower itself. She said the tower has been hoisted up to its new height of 62 feet to meet Federal Aviation Administration (FAA) regulations. To convey the historic significance of the site, an interpretive sign program is being installed on the site adjacent to the water tower. The interpretive signage will follow National Park Service standards and will describe the history of the citrus industry in Ontario. The Model Colony Awards will be presented at the May 2, 2017 City Council Meeting. She stated that staff is recommending the Planning Commission approve File No. PHP17-005, pursuant to the facts and reasons contained in the staff report.

Mr. Willoughby stated he thought they were all wonderful nominees. He said he remembered the Sunkist Tower and the various Historic Preservation Subcommittee meetings they had for the project. He said because it is such an iconic symbol in the City, he was glad it was preserved and hats off to Majestic for their hard work and to all the other nominees. He said it speaks to Ontario's Historic Heritage and what they do to maintain that.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Gage said he wanted to make some comments. He stated the Sunkist Tower is such an important part of Ontario's history. He said he remembers at the All-States Picnic when he was young, Sunkist would setup stands every year and give out free orange juice and lemonade. He said it was certainly a great employer in the City and it's great to see the tower preserved. He commented Bellevue Memorial Park will likely be where he'll spend eternity, but it certainly is a historic graveyard. He said it was great that the walls were lower now so you can see the graveyard better. He shared his positive impressions of the Cemetery Tour and how Richard Delman thought of the idea of having actors of the ones who were buried there. He also congratulated East Fourth Street on being recognized.

Mr. Reyes said in regards to the two homes, it's challenging to design in-fill projects like that, with appeal that matches the neighborhood. He said it would be tempting for any new developer to come in and put the garage upfront and be twenty feet from the street, or whatever the setback is. He said it takes a real strong group of people working together, so thanks to staff and to the developer who did that. He said it's not easy to do and thanked staff for taking the time.

Mr. Gage commented about getting involved in Ontario when a vacant lot was being proposed in the north area of his neighborhood, in the historic district. He said they were looking to put in what he called, "Alta Loma Tract Homes". He stated he got involved and went to public hearings and people were all up in arms. He said an appropriate home did go in and Ontario has come a long way. He was glad to see projects like these approved for infill and vacant lots. He said "Way to go Ontario!"

### **PLANNING /HISTORIC PRESERVATION COMMISSION ACTION**

*Acting as the Historic Preservation Commission, it was moved by Downs, seconded by Reyes, to approve the Seventeenth Annual Model Colony Awards, File No. PHP17-005. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

### **MATTERS FROM THE PLANNING COMMISSION**

#### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on March 9, 2017.

- *They approved four requests for Tier Determination as an Eligible historic resource on the Ontario Register all along Holt Boulevard in anticipation of its possible widening. The properties included:*
  - *File No. PHP09-019 (Torley's Big Store located at 444 E. Holt Blvd.)*
  - *File No. PHP09-020 (Jacob Lerch House located at 541 E. Holt Blvd.)*
  - *File No. PHP09-031 (Cucamonga Valley Wine Company Bldg. located at 1101 E. Holt Blvd.)*
  - *File No. PHP09-032 (Fountaine Winery Bldg. located at 1264 E. Holt Blvd.)*
- *They approved a request to rescind a Tier Determination and remove two properties from the Ontario Register along Holt Boulevard.*
  - *File No. PHP17-004 (The homes located at 813 and 817 E. Holt Blvd.)*
- *They also made a motion to recommend approval of the Seventeenth Annual Model Colony Awards to the Historic Preservation Commission.*

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

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

#### **New Business**

### **ELECTION OF OFFICERS**

Chairman Willoughby stated that Mr. Downs and Mr. Gage were not interested in being considered for Chairman.

Ms. DeDiemar nominated Mr. Delman for Chairman.

Mr. Reyes nominated Mr. Willoughby for Chairman.

Mr. Willoughby stated he has already served for two years.

Mr. Murphy stated that under their rules, a Chairman can only serve for two consecutive years and then he/she would need to step down for at least a year.

Mr. Reyes stated he didn't realize he [Willoughby] was unable to serve again, so he changed his nomination to Mr. Delman.

Mr. Gage nominated Ms. DeDiemar since she has not been Chairperson before and wanted her to have the chance.

Mr. Willoughby stated they had two nominations and stated they should take a vote.

Mr. Murphy said, they do have two nominations, but they should probably make sure that both those nominated accept the nominations.

Mr. Murphy asked Mr. Delman if he accepted the nomination.

Mr. Delman accepted the nomination.

Mr. Murphy asked Ms. DeDiemar if she accepted the nomination.

Ms. DeDiemar stated with much gratitude to Mr. Gage, she declined the nomination.

Mr. Willoughby stated they have one nomination and would take a vote.

Mr. Delman was unanimously voted in as Chairman.

Mr. Willoughby asked for nominations for Vice-Chair.

Mr. Delman nominated Mr. Willoughby for Vice-Chair.

Mr. Willoughby asked City Attorney, Mr. Rice if there were any issues with him becoming Vice-Chair after just serving as Chairman.

Mr. Rice stated there were no issues. He could accept the nomination if he chose.

Mr. Willoughby stated very good and asked if there were any other nominations for Vice-Chair.

Ms. DeDiemar stated she motioned for Vice-Chair nominations to be closed.

Mr. Willoughby stated he would gladly accept the Vice-Chair position.

Mr. Willoughby was unanimously voted in as Vice-Chairman.

Mr. Willoughby stated the Election of New Officers was closed.

## **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

Mr. Gage questioned the Gloria's Restaurant on Euclid Avenue.

Mr. Murphy stated it was coming along slowly.

Mr. Willoughby asked if they were still moving forward with the mural on the side wall.

Mr. Murphy stated as far as he knew, it was moving forward.

## **DIRECTOR'S REPORT**

Mr. Murphy stated the monthly activity report was in their packet. He reminded Mr. Delman, it is his opportunity to select subcommittee members. He said those on the Commission who have a particular interest in a subcommittee, to contact Mr. Delman.

Commissioners DeDiemar, Downs and Willoughby gave short summaries of their attendance to the Planning Commissioners Academy hosted by the League of California Cities, March 1-3, 2017 in the LAX Marriott.

- Mr. Downs stated one of the sessions he attended was on parking. He gave an example of parking meters in Old Town Pasadena which generates 1.2 million dollars and these funds help pay for extra police (foot patrol). He said he attended another session called, "How to Build a Successful Downtown" which taking a theme and sticking with it. He gave the example of San Dimas having a "western" theme but now people are getting away from that. He said the current trend is attracting "all types of shoppers". Other sessions included: a legislative update and one specializing on in-fill projects. He said the cities included in the in-fill projects session were Santa Rosa, Santa Barbara and Anaheim. The final session he spoke about was "What Comes Next?" He stated this session talked about development with retail on the bottom portion and residential on the top. He thought it was something their Commission had looked at. He said it talked about mixed-uses and Netzero houses, solar panels and water-wise landscaping, including the attention to trees.
- Ms. DeDiemar stated this was her first opportunity to attend being one of the newest Commissioners. Being so, she attended the sessions intended for new Commissioners. She said that one of the things that was apparent, is that City of Ontario has adopted the best practice to Brief Planning Commissioners prior to the actual Planning Commission meeting, allowing Commissioners to get their questions asked. She said that when the question/answer period of the period came about in one session, she was surprised to hear some of the questions raised by other Commissioners. She stated one question by a Commissioner was "when I am meeting with an applicant, what am I allowed to say and not to say?" She said it gave her an appreciation for the City of Ontario for the best practices they follow, but also for the training and thoroughness they bring for being impartial. She said the Academy was wonderful and helped her see what the future vision

maybe for future development. She stated things that impressed her about future development were multi-family projects, less parking due to the decrease in cars and she wondered as a Commissioner how this will affect her role in Ontario.

- Mr. Willoughby stated it was wonderful. He stated he attended about 10 sessions. He said one of the things he heard a lot about was density bonus law. He said other things he heard a lot of buzz about were the Netzero Plan and the Climate Action Plan. He said there were talks about game changers like Uber, Lift, Airbnb, Plate and Tesla and how all of these have changed the game out there. He said the sessions were from “in-fill projects to “What Planners need to Know about City Finance”. He said it was a great conference and he echoed Ms. DeDiemar’s comments when talking with other Planning Commissioners from other cities, they realized how good they have it in Ontario. He stated some Commissioners are given large notebooks prior to the meeting, given little time to prep. He thanked Mr. Murphy and all of the staff for their support. He thanked the City of Ontario for allowing them to attend.

Mr. Murphy reiterated that Planning Commissioners should not meet with developers and applicants outside of the public hearing, even as an individual. He said if you should feel you absolutely need to meet with them, he would suggest they call him and let him take part in the meeting with them. He said the last thing he would want for them, are claims of something being said of “what did or didn’t happen”. He said that at least if he were in the meeting, there’s a third party witness to what was said. He said however, this is not something he would advocate altogether.

Mr. Murphy also stated that Mr. Willoughby mentioned Airbnb’s and there are things like autonomous cars which can change what happens in the future. He said no one really knows how technology will affect how the future will play out and that is often why we are a step behind and we are constantly doing these updates to the Development Code. He said we don’t want to be the first one to adopt something and find out it flops badly.

Mr. Willoughby stated one of the sessions was on “tiny houses” and how those issues need to be addressed because they’re out there. He said it’s a new and different world that’s changing.

Mr. Gage wanted to thank the City for allowing the Commission to attend the conference and sharing these great things with everyone.

### **ADJOURNMENT**

The meeting was closed in memory of Louse Melton. Delman motioned to adjourn, seconded by DeDiemar. The meeting was adjourned at 8:25 PM.

  
Secretary Pro Tempore

  
Chairman, Planning Commission