

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

MINUTES

September 27, 2016

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

MINUTES

September 27, 2016

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM

COMMISSIONERS

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

Absent: None

Late: Ricci

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Senior Planner Noh, Associate Planner Chen, Assistant Planner Aguilo, Assistant City Engineer Do, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Mr. Murphy stated Item E is being requested for continuance to the next Planning Commission meeting on October 25, 2016.

PUBLIC COMMENTS

No one responded from the audience.

Commissioner Ricci arrived at 6:35 PM

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of August 23, 2016, approved as written.

It was moved by DeDiemar, seconded by Downs, to approve the Planning Commission Minutes of August 23, 2016, as written. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-022 & PCUP16-013**: A Development Plan (PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store in conjunction with a Conditional Use Permit (PCUP16-013) to establish and operate the drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, the project is categorically exempt from environmental review pursuant to Section §15332 (Class 32-In-Fill Development Projects). 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: 0238-012-26); **submitted by Empire Design Group, Inc.**

Associate Planner, Denny Chen, presented the staff report. Mr. Chen gave background on the project, surrounding areas and businesses adjacent to the project. He stated the Applicant deferred the carwash portion of the project from the earlier development plan and is now requesting the Conditional Use Permit (CUP) and Development Plan for the carwash to accompany the Arco service station and AM/PM convenience store. Mr. Chen went over the various improvements which included landscape and the architecture which will compliment that of the existing carwash. He explained the screening for the carwash tunnel and site plan for the project. Mr. Chen stated that staff is recommending the Planning Commission approve File Nos. PCUP16-013 and PDEV16-022, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gregorek questioned if the stacking distance for cars at the carwash is reasonable.

Mr. Murphy stated there is no minimum for a carwash. He said within this particular case, staff felt that they needed at least a five vehicle stacking space.

Mr. Downs asked about the screen wall, what the landscape will be.

Mr. Chen stated red trumpet vines are proposed.

Mr. Murphy said there will be box trees including Arbutus and Palo Verde; and a decorative trellis element to help with the screening where the trumpet vines will grow.

PUBLIC TESTIMONY

Gregory Hann, Architect and Representative from Empire Design Group, Murrieta, CA appeared and spoke. He stated they worked closely with staff and they should have room for about seven cars stacking. He said they would have plenty of room. Mr. Hann said he would be available to answer any questions the Commission might have.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Delman, to adopt a resolution to approve the Conditional Use Permit, File No. PCUP16-013 and the Development Plan, File No. PDEV16-022 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-009, PMTT16-007 (PM 19721) & PVAR16-001:** A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV16-009) to construct a 52,400-square foot industrial building and a Variance (PVAR16-001) to deviate from the minimum building setback requirements of the Development Code, from 20 feet to 10 feet, located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections §15304 (Class 4, Minor Alterations to Land), §15305 (Minor Alterations in Land Use Limitations), and §15332 (Class 32, 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 ONT Airport Land Use Compatibility Plan (APNs: 1049-382-05 and 1049-172-01); **submitted by Fullmer/MG, LLC.**

Assistant Planner, Jeanie Irene Aguilo, presented the staff report. Ms. Aguilo began by giving background on the project and showing slides of the project site. She pointed out there were two airport zoning areas; Zone One prohibits new structures unless FAA approves and Zone Two places intensity limits of 60 people per acre. She also explained the site access and circulation, parking and proposed architecture and elevations for the proposed building. She stated the need for a Variance to deviate from the minimum 20-foot building setback requirements of the Development Code along Mission Boulevard and Grove Avenue. The project proposed a 10 ft. setback along the frontage of Mission Avenue and 17 ft., 7 in. along the Grove Avenue frontage due to the FAA requirements. Ms. Aguilo stated that staff is recommending the Planning Commission approve File Nos. PVAR16-001, PMTT16-007 and PDEV16-009 pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci questioned the Variance and the distance of the setbacks regarding Mission Boulevard and Grove Avenue, specifically going southbound.

Mr. Murphy explained that there should not be as much of a concern for vehicles going northbound. He also stated that Mission Boulevard has a much wider lane distance across and drivers' line of sight should not be hindered.

Mr. Ricci stated that was his concern because vegetation could be growing and the building would be closer to the street.

Mr. Murphy stated that because of the grade separation, cars would be coming up at an angle and have a better line of vision.

Mr. Willoughby stated that he thought it would be about one and half car lengths setback.

PUBLIC TESTIMONY

Jim Fullmer, President from Fullmer/MG, LLC in Tustin, CA appeared and spoke. He wanted to first thank staff for a great job. He said it was a pleasure to work with them. He stated they were in full agreement with the conditions of approval and he would answer any questions the Commission had.

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

Mr. Downs stated he was glad to see something going into that lot.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Gage, to adopt a resolution to approve the Variance, File No. PVAR16-001, Tentative Parcel Map, File No. PMTT16-007 and Development Plan, File No. PDEV16-009 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV15-017, PCUP15-009 AND PVAR15-003:** A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1011-141-06); **submitted by Verizon Wireless.**

Senior Planner, Henry Noh, presented the staff report. He began with giving the location of the project and background. He explained the request for the Conditional Use Permit (CUP) was due to the location being 500-feet within a zoned residential development. He showed images explaining the block wall and design for the 65-foot monopine. Mr. Noh

explained the Variance was needed for the height requirement requested by the Applicant for the design for antennas and branches. He also showed images for the proposed landscape. Mr. Noh stated that staff is recommending the Planning Commission adopt the Mitigated Negative Declaration and approve File Nos. PCUP15-009, PVAR15-003 and PDEV15-017, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Downs questioned what business was behind the project on Brooks Street.

Mr. Noh stated it was an industrial building.

Mr. Willoughby asked if the two structures would be relocated.

Mr. Noh stated yes.

Mr. Willoughby asked about the landscape, questioning if there would be trees planted in the front of the property along the parkway.

Mr. Noh stated yes, two boxed pine trees.

PUBLIC TESTIMONY

Chris Colten, a representative from Spectrum Services on behalf of Verizon Wireless appeared and spoke. He stated that they were pleased to work with staff and agreed with all the conditions.

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

Mr. Gregorek stated that he knew staff would do a good job upon finalizing this project and this looked really good compared to earlier projects similar to this from years ago.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Gregorek, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Gage, seconded by Downs, to adopt a resolution to approve the Conditional Use Permit, File No. PCUP15-009, Variance, File No. PVAR15-003 and Development Plan, File No. PDEV15-017 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005:** A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art

and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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); **City initiated. City Council action is required.**

Planning Director, Scott Murphy, stated that staff is recommending continuance of this item to the October 25, 2016 meeting.

PUBLIC TESTIMONY

No one responded.

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

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to continue the Development Code Amendment, File No. PDCA16-005 to the October 25, 2016 Planning Commission Meeting. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet.

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

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

New Business

*Mr. Delman asked everyone to mark their calendars for the **Seventh Annual Historic Cemetery Tour** which will take place on Saturday, October 8, 2016 at Bellevue Memorial Park at 10:15 AM. He gave the names of the historic figures which will be portrayed at this year's event and which community members will portray them.*

Mr. Ricci wished Chairman Willoughby a Happy Birthday!

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

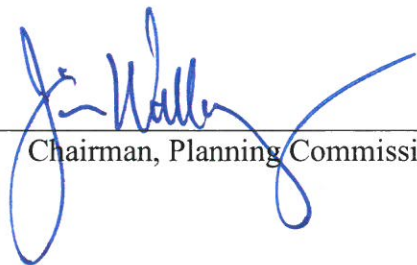
DIRECTOR'S REPORT

Mr. Murphy stated they have the Monthly Activity Reports and the pocket guides compliments of the City Attorney Rice.

ADJOURNMENT

Ricci motioned to adjourn, seconded by DeDiemar. The meeting was adjourned at 7:18 PM.


Secretary Pro Tempore


Chairman, Planning Commission