

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

January 24, 2012

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CITY OF ONTARIO PLANNING COMMISSION

MINUTES

January 24, 2012

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Delman at 6:30 p.m.

COMMISSIONERS

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

Absent: None.

OTHERS PRESENT: City Attorney Raymond, Murphy, Aguilo, D. Ayala, Hildebrand, and Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Gage.

ANNOUNCEMENTS

Scott Murphy, Assistant Planning Director stated if there is to be discussion for item A-03 Rules and Procedures he recommends it to be pulled from the Consent Calendar to Public Hearing items. He added items B through E are being requested to be continued.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of December 19, 2011, approved as written.

It was moved by Downs, seconded by Willoughby, to approve the Planning Commission Minutes of December 19, 2011, as written. The motion was carried with 7 AYE votes.

A-02. PADV12-001

Certified Local Government (CLG) Annual Report 2010-2011 for the State of California, Office of Historic Preservation.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Willoughby, to approve the Certified Local Government (CLG) Annual Report 2010-2011.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS. PGPA09-001, PZC09-002, AND PSP09-001**: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 44 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (File No. PSP09-001), to master plan approximately 44 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Assistant Planning Director Scott Murphy stated staff recommends that each file associated with the Tuscana Village project be continued.

PUBLIC TESTIMONY

No one responded from the audience.

PLANNING COMMISSION ACTION

File Nos. PGPA09-001, PZC09-002, AND PSP09-001. It was moved by Gregorek, seconded by Gage to continue to March 27, 2012. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, Willoughby, and Delman; NOES, none.; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460)**: A Development Plan (File No. PDEV09-016) to construct 176 dwelling units and a Tentative Tract Map (File No. PMTT11-007 – PM 18460) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Assistant Planning Director Scott Murphy stated staff recommends that each file

associated with the Tuscana Village project be continued.

PUBLIC TESTIMONY

PLANNING COMMISSION ACTION

File Nos. PDEV09-016 and PMTT11-007. It was moved by Gregorek, seconded by Gage, to continue to March 27, 2012. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, Willoughby, and Delman; NOES, none.; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459):** A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 – PM 18459) to subdivide 20 acres into 10 parcels, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Assistant Planning Director Scott Murphy stated staff recommends that each file associated with the Tuscana Village project be continued.

PUBLIC TESTIMONY

No one responded from the audience.

PLANNING COMMISSION ACTION

File Nos. PDEV09-017, PCUP09-026, AND PMTT09-003. It was moved by Gregorek, seconded by Gage to continue to March 27, 2012. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, Willoughby, and Delman; NOES, none.; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PANAYIOTIS KATELARIS AND ADRIANA KATELARIS FILE NO. PDA11-001:** A Development Agreement to construct up to 200 residential units, 120,000 square feet of commercial space, various interim improvements and uses, and the required infrastructure on 20 acres of land within the Tuscana Specific Plan, generally located northwest corner of Riverside Drive and Milliken Avenue; **submitted by Panayiotis Katelaris and Andriana Katelaris.** (APN: 1083-361-01). (City Council action is required).

Assistant Planning Director Scott Murphy stated staff recommends that each file associated with the Tuscana Village project be continued.

PUBLIC TESTIMONY

PLANNING COMMISSION ACTION

File No. PDA11-001. It was moved by Gregorek, seconded by Gage, to continue to March 27, 2012. Roll call vote: AYES, Downs, Gage, Gregorek, Hartley, Reyes, Willoughby, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TWO TENTATIVE PARCEL MAPS FOR FILE NOS. PDEV11-009, PMTT11-008 (PM 19341), AND PMTT11-009 (PM 19342):** A Development Plan (File No. PDEV11-009) to construct three buildings totaling 804,547 square feet, a Tentative Parcel Map (File No. PMTT11-008 – PM 19341) to subdivide multiple parcels into a single 28.6-acre parcel, and a Tentative Parcel Map (File No. PMTT11-009 – PM 19342) to create two parcels totaling 10.0 acres, located at the northeast and southeast corners of Archibald Avenue and Jurupa Street, within the Airport Business Park - Hofer Ranch Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Hofer Ranch Specific Plan (File No. PSPA04-001). Submitted by Hillwood Investments. (APNs: 0211-211-12 & 0211-341-01 to 08).

Associate Planner John Hildebrand III presented the staff report. He stated staff recommends the approval of File Nos. PDEV11-009, PMTT11-008, and PMTT11-009.

PUBLIC TESTIMONY

General discussion about the project took place.

Mr. Murphy requested a condition of approval be added stating that if a parking issue is identified the applicant would be required to restripe in accordance with the alternative plan.

Ned Sciortino, Vice President, Development, Hillwood Investment Properties, stated they are in agreement with the additional condition discussed by Mr. Murphy.

Public Testimony was closed

General discussion from the Planning Commission took place.

Raymond Lee, Assistant City Engineer, clarified project location information.

PLANNING COMMISSION ACTION

File Nos. PDEV11-009, PMTT11-008, and PMTT11-009. It was moved by Gregorek, seconded by Downs, to approve a Development Plan and a Tentative Parcel Map subject to conditions of approval. Roll call vote: AYES, Willoughby,

Delman, Downs, Gage, Gregorek, Hartley, Reyes, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.

- G. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP11-022:** A Conditional Use Permit request to allow for six (6) temporary modular structures to be used as an education center for patients and staff conference rooms for ten (10) years, within an existing parking area, generally located at the east side of Kaiser Permanente Hospital, located on the 27.8 acres of land, at 2295 South Vineyard Avenue, within the Medical/ Administrative Facilities land use district of the Kaiser Permanente Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Kaiser Foundation Hospitals.** (APN: 0113-285-13).

Planning Intern Jeanie Aguilo presented the staff report. She stated staff recommends the approval of File No. PCUP11-022.

PUBLIC TESTIMONY

General discussion about the project took place.

Nancy Burke, Kaiser Permanente, stated they are in agreement with the conditions of approval.

Public Testimony was closed

Mr. Reyes questioned the initial plans for the conference rooms.

Public Testimony was opened

Ms. Burke answered the initial plans did not accommodate the actual room size needed.

Public Testimony was closed

PLANNING COMMISSION ACTION

File No. PCUP11-022. It was moved by Willoughby, seconded by Downs, to continue to a date uncertain. Roll call vote: AYES, Willoughby, Delman, Downs, Gage, Gregorek, Hartley, Reyes, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.

A-03. Rules and Procedures 2011

Adoption of the Planning Commission Rules and Procedures, revised 2011.
Mr. Gregorek requested this item to be pulled for discussion.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs to approve the updated Rules and

HISTORIC PRESERVATION ITEMS

- H. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP, VARIANCE, AND CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV11-003, PMTT11-004, PVAR11-003, and PHP11-011:** A request for the following Entitlements: 1) Development Plan (File No. PDEV11-003) to construct four multi-family units, 2) Certificate of Appropriateness (File No. PHP11-011) to relocate a historic eligible single family home on site, 3) Variance (File No. PVAR11-003) to reduce access drive building setback from 15 feet to 9 feet, and 4) Tentative Tract Map- TT 18812 (File No. PMTT11-004) to subdivided 0.57 acres of land into one common area for condominium purposes on a historic eligible property, within the R2 (Medium Density Residential) zoning district, located at 904 South Palmetto Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project **Submitted by Creative Design Associate, Inc.** (APN: 1011-413-01).

Associate Planner Diane Ayala presented the staff report. She stated staff recommends the approval of File Nos. PDEV11-003, PMTT11-004, PVAR11-003, and PHP11-011.

PUBLIC TESTIMONY

General discussion about the project took place.

Eric Chen, Applicant, thanked staff for a job well done.

Public Testimony was closed

PLANNING COMMISSION ACTION

*File Nos. PDEV11-003, PMTT11-004, PVAR11-003, and PHP11-011. It was moved by Hartley, seconded by Gregorek, to approve **. Roll call vote: AYES, Willoughby, Delman, Downs, Gage, Gregorek, Hartley, Reyes, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried with 7 AYE votes.*

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

ABC Licensing Guidelines Committee: This subcommittee did not meet.

Airport Land Use Compatibility: This subcommittee did not meet.

Development Code Review: This subcommittee did not meet.

Historic Preservation: Mr. Gage stated they discussed 904 South Palmetto Avenue and also approved a 72 square foot addition to a home at their meeting on January 12, 2012.

They discussed a possible City of Pasadena field trip set for February 2012.

Rules and Procedures Review: This subcommittee did not meet.

Zoning General Plan Consistency: This subcommittee did not meet.

New Business

DIRECTOR'S REPORT

Mr. Murphy stated he appreciated the opportunity to attend the meeting in the absence of Planning Director Jerry L. Blum.

Mr. Reyes complimented Mr. Hildebrand's staff report and aerial map. He also thanked Ms. Ayala and Ms. Aguilo for a job well done on their items.

ADJOURNMENT

The meeting was adjourned at 8:26 p.m. Mr. Willoughby motioned to adjourn, seconded by Mrs. Hartley.


Secretary Pro Tempore


Chairman, Planning Commission