

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

February 26, 2013

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of January 22, 2013.....	2
PUBLIC HEARINGS	
B. File Nos. PDEV07-025 AND PVAR12-003	2
C. File No. PGPA12-002	4
D. File No. PDCA13-001	4
MATTERS FROM THE PLANNING COMMISSION.....	6
DIRECTOR'S REPORT.....	7
ADJOURNMENT	7

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

February 26, 2013

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, Mautz, Reyes, and Willoughby

Absent: None.

OTHERS PRESENT: City Attorney Gomer, Planning Director Blum, Assistant Planning Director Murphy, Senior Planner Mercier, Assistant City Engineer Lee, Sr. Management Analyst Scott Melendrez, Deputy Fire Chief Andres, and Planning Secretary Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Gregorek.

ANNOUNCEMENTS

Mr. Blum stated item C is being requested to be continued.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of January 22, 2013 are being continued to March 26, 2013.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV07-025 AND PVAR12-003:** A Development Plan (File No. PDEV07-025) to construct a 2,000 square-foot convenience store, in conjunction with an existing fueling station, and a Variance (File No. PVAR12-003) request to reduce the street-side building setback from 20-feet to 12-feet, located at the southeast corner of Holt Boulevard and Mountain Avenue, at 1065 West Holt Boulevard, within the C3 (Commercial Service) zoning district. 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. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Travis Companies, Inc.** (APN: 1011-132-06).

Associate Planner John Hildebrand III presented the staff report. He stated that staff is recommending the Planning Commission recommend approval for File No. PGPA12-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby asked about the existing pavement plans.

Mr. Hildebrand stated the existing pavement that is cracked will be slurry sealed and the pavement that cannot be repaired will be replaced.

Mr. Willoughby asked for the height of the proposed structure.

Mr. Hildebrand stated the proposed structure is approximately twenty-five feet and the existing structure is about the same. The maximum allowable height for the area is fifty-five feet.

Raymond Lee, Assistant City Engineer, spoke about the access point on Mountain Avenue that was reviewed by the Traffic Division.

Mr. Reyes asked about the type of lighting that is being proposed behind the building.

Mr. Hildebrand stated the building will have lighting fixtures applied to each elevation. There will also be security cameras installed throughout the exterior of the building.

General discussion took place regarding the lighting of the building.

PUBLIC TESTIMONY

Karl Huy, applicant representative, Travis Companies, appeared and spoke. He stated he is in concurrence with the conditions of approval. He spoke about the repair of two lighting fixtures on the exterior of the building and stated the trash enclosure will be secured. He questioned condition number 2.03 from the Engineering Department.

Mr. Willoughby stated he likes the look of the ledge rock and suggested the pillars of the pump island be wrapped in ledge rock to complement the same look of the building.

Mr. Huy stated he will have to contact his client to confirm if they would be willing to comply with the request.

Mr. Lee responded to the comment about condition number 2.03 stating that the City needs a Certificate of Compliance or a Deed.

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

testimony

Mr. Gregorek complimented the applicant on the design of the building.

PLANNING COMMISSION ACTION

CEQA Determination. It was moved by Downs, seconded by Mautz, to adopt the CEQA Determination, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Downs, Gage, Gregorek, Mautz, Reyes, Willoughby, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried 7 to 0.

File No. PVAR12-003. It was moved by Gage, seconded by Mautz, to adopt a Resolution to approve the Variance, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Gregorek, Mautz, Reyes, Willoughby, Downs, Gage, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried 7 to 0.

File No. PDEV07-025. It was moved by Willoughby, seconded by Reyes, to adopt a Resolution to approve the Development Plan, subject to conditions of approval and added condition to match the pillars and building with same rock, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Mautz, Reyes, Willoughby, Downs, Gage, Gregorek, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA12-002:** The proposed General Plan Amendment is to revise the Mobility Element - Figure M-2 Functional Roadway Classification Plan by adding existing road segments to the map and modify Figure M-3: Multipurpose Trails and Bikeway Corridor Plan by changing the location of certain multipurpose trails within the southern portion of the City of Ontario. The proposed amendments to Figures M-2 and M-3 would not result in the construction of new streets or trails therefore is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). City Council action is required. **Submitted by City of Ontario.**

Planning Director Jerry Blum recommended this item be continued to the next meeting.

PLANNING COMMISSION ACTION

CEQA Determination and File No. PGPA12-002. It was moved by Gregorek, seconded by Downs, to continue this item to the next Planning Commission meeting. Voice roll call vote: Downs, Gage, Gregorek, Mautz, Reyes, Willoughby, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried 7 to 0.

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA13-001:** An amendment to various provisions of Title 9 (Development Code), Chapter 1 (Zoning and Land Use Requirements), of the

Ontario Municipal Code, including Part 3 (Zoning Districts and Land Use), Article 13 (Land Use and Special Requirements), and Part 4 (Base District Regulations), Article 14 (Residential Districts), adding the RE-2 (Residential Estate—0 to 2.0 DU/Acre) Zoning District, RE-4 (Residential Estate—2.1 to 4.0 DU/Acre) Zoning District, R4 (High Density Residential—25.1 to 45.0 DU/Acre) Zoning District, and related changes to the development standards. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), an update of the City of Ontario General Plan and Preferred Land Use Plan, for which an Environmental Impact Report (SCH No. 2008101140) was adopted by the City Council on January 27, 2010. This Project introduces no new significant environmental impacts. City Council action is required. **City Initiated.**

Senior Planner Chuck Mercier presented the staff report. He stated that staff is recommending the Planning Commission recommend approval File No. PDCA13-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Downs asked for the density of the medium density residential units.

Mr. Mercier stated they are approximately twenty-five units per acre.

Mr. Blum stated the apartments to the west of the townhomes are approximately sixty units per acre.

Mr. Gage asked for the reason to increase the height.

Mr. Mercier answered it was to allow for more density that would accommodate the changes in the zoning.

Mr. Gage asked if the changes in zoning would impact historical districts.

Mr. Mercier stated they could make an impact but reviewing a project in that type of zone would require special review by the City.

General discussion of the Planning Commission took place.

PUBLIC TESTIMONY

No one responded.

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

PLANNING COMMISSION ACTION

CEQA Determination. It was moved by Gage, seconded by Gregorek, to recommend adoption of the CEQA Determination and Mitigated Negative Declaration, subject to conditions of approval, and based on facts and reasons contained in the staff report and resolution. Roll call vote: Mautz, Reyes, Willoughby, Downs, Gregorek, and Delman; NOES, none; ABSENT, none.

RECUSE, none. The motion was carried 7 to 0.

File No. PDCA13-001. It was moved by Willoughby, seconded by Downs, to adopt a Resolution to recommend approval of a Development Code Amendment, subject to conditions of approval. Roll call vote: Reyes, Willoughby, Downs, Gage, Gregorek, Mautz, and Delman; NOES, none; ABSENT, none. RECUSE, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Gage stated they reviewed a rear residential structure on I Street that a resident wished to demolish. If they keep the structure it would have to be permitted and it has to appear the same as the remainder of the home.

Mr. Blum stated they also met today with the Building Department and the property owners and other options were discussed.

Airport Land Use Compatibility (Ad-hoc): This subcommittee did not meet.

Development Code Review (Ad-hoc): Mr. Delman appointed Sheila Mautz as the Chairperson.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet. Mr. Blum stated as a result of the Planning Commission's action last month we are moving forward with the General Plan Zoning Consistency project. The City Council appointed a two-person committee to review Development Code changes that are being proposed.

ABC Licensing Guidelines Committee (Ad-hoc): This subcommittee did not meet.

New Business

Mr. Gregorek spoke about his concern of truck stop areas that he previously spoke about.

Mr. Blum stated the Code Enforcement Department and Police Department have been diligently working on this issue.

Mr. Gage spoke about the market shopping center at Walnut Street and Vineyard Avenue.

Mr. Blum stated there may be some improvement on the south side of Cardenas market.

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Blum spoke about the review of El Pescador Restaurant on Mountain Avenue that Commissioner Reyes nominated for their remarkable improvements. In researching the Development Code the Planning Commission has responsibility for recognizing new projects in the City. In this particular case because it is an existing structure, it is more of

a rehabilitation project and therefore falls under the matter of the City Council.

Mr. Reyes spoke about the outstanding rehabilitation efforts at El Pescador Restaurant and he would like to create a memo to City Council stating the same.

Mr. Willoughby made a motion to issue a memo to City Council requesting recognition from the City Council body for rehabilitation projects. Seconded by Commissioner Reyes. Voice roll call approved 7 to 0.


DIRECTOR'S REPORT

Mr. Blum introduced Alison Gomer with BB&K as our new Planning Commission attorney.

ADJOURNMENT

The meeting was adjourned at 7:49 p.m. Mr. Delman motioned to adjourn, seconded by Ms. Mautz.


Secretary Pro Tempore


Chairman, Planning Commission