

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

March 25, 2014

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of February 25, 2014.....	2
PUBLIC HEARINGS	
B. File No. PCUP13-029.....	2
C. File No. PCUP13-033.....	4
D. File No. PDEV13-034	5
E. File No. PDEV13-027	6
F. File No. PDEV13-028	7
G. File No. PHP14-001	8
MATTERS FROM THE PLANNING COMMISSION.....	8
DIRECTOR'S REPORT	9
ADJOURNMENT	9

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

March 25, 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, Mautz, and Ricci

Absent: None.

OTHERS PRESENT: Planning Director Murphy, City Attorney Gomer, Associate Planner Hildebrand, Principal Planner Zeledon, Principal Planner Wahlstrom, Associate Planner Ayala, 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 Ms. Mautz.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of February 25, 2014, approved as written.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Willoughby, to approve the Planning Commission Minutes of February 25, 2014, as written. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NO. PCUP13-029: A Conditional Use Permit to establish a large-scale recycling center and parking area for Main Street Fibers, located 608 East Main Street, within the M3 (General Industrial) 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APNs: 1049-082-06 & 1049-081-11); **submitted by Main Street Fibers.**

Associate Planner John Hildebrand presented the staff report and asked the Planning Commission to approve File No. PCUP13-029, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Willoughby asked about the fence structure on the left side of the tracks asking it will be replaced.

Mr. Hildebrand answered yes.

Mr. Willoughby asked if the site is the old GE Baseball Field.

Mr. Hildebrand answered yes. He added the scope of this project involves the metal recycling facility only.

Mr. Gage asked if there are any little league field paraphernalia left for historical value.

Mr. Murphy referred his question to the applicant.

PUBLIC TESTIMONY

Greg Young, President, Main Street Fibers, appeared and spoke.

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

Ms. Mautz spoke about the improvements the family has been trying to make on this site. She stated this project has been a long time coming.

PLANNING COMMISSION ACTION

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

It was moved by Willoughby, seconded by Mautz, to adopt resolutions to approve the Conditional Use Permit, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-033:** A Conditional Use Permit to establish a green waste and manure composting facility on a 5 acre portion of a 18.3 acre former dairy cattle farm, located at the southeast corner of Schaefer Avenue and Walker Avenue, at 8559 East Schaefer Avenue, within the SP(AG) 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APNs: 0216-313-003 & 0216-313-004); **submitted by RWP.**

Associate Planner John Hildebrand presented the staff report and asked the Planning Commission to approve File No. PCUP13-029, pursuant to the facts and reasons contained in the staff report and attached resolutions.

PUBLIC TESTIMONY

Chris Kiralla, Applicant, appeared and spoke.

Mr. Willoughby asked for the percentage between green waste and manure.

Mr. Kiralla answered the majority will be green waste.

Mr. Willoughby asked if any structures will be demolished on the property for this use.

Mr. Kiralla answered no.

Bob Feenstra, appeared and spoke.

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

Mr. Gregorek asked for the number of truck trips for this facility per day.

Mr. Murphy answered ten to fifteen truck trips per day.

Mr. Gregorek asked about the designated truck route.

Mr. Murphy answered staff is working with the applicant to route south on Walker down to Edison; as opposed to going northbound.

Mr. Gage asked how far the nearest residential is from this site.

Mr. Murphy referred to the location map and stated one mile.

PLANNING COMMISSION ACTION

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

carried 7 to 0.

It was moved by Delman, seconded by Downs, to adopt resolutions to approve the Conditional Use Permit, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-034:** A Development Plan to construct 46 single family homes and 0.96 acre pocket park on 9.56 acres of land within Planning Area 8 of the Subarea 29 Specific Plan, located at the southeast corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared 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 Ryland Homes.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-034, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gage asked about parking at the site.

Mr. Zeledon each home will have a two-car garage, a standard driveway, and on-street parking.

Mr. Murphy added some of the garages will have two-car plus parking option.

Mr. Gage asked if guest parking is allowed on the street.

Mr. Murphy answered yes.

PUBLIC TESTIMONY

Craig Moraes, Representative, Ryland Homes, appeared and spoke.

Mr. Willoughby asked for the proposed date for model homes to open.

Mr. Moraes stated they are hoping to begin in August 2014 to open in November 2014.

Mr. Gage asked about a proposal for a park.

Mr. Moraes stated there is a park with a grass area and picnic benches on site.

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

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Mautz, to adopt a resolution to approve the Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-027:** A Development Plan (File No. PDEV13-027) to construct 69 single family homes on 9.91 acres of land within Planning Area 9 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Merrill Avenue. 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: 218-042-04); **submitted by KB Homes Southern California.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-027, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Downs asked for the set back from back of the house to the alley.

Mr. Zeledon answered 15 to 20 feet.

Mr. Willoughby asked if there is room to park a car without extending it into the alley way.

Mr. Murphy stated people will still try to park there, but we discourage that.

Mr. Willoughby asked if it is a citable violation if parking takes place where unauthorized.

Mr. Murphy stated the Home Owner's Association is aggressive in enforcement activity.

Mr. Willoughby asked how a guest will get to the front door of a home.

Mr. Zeledon answered there will be connectivity through a walkway.

Mr. Gage asked about guest parking areas.

Mr. Zeledon referred to the presentation showing the Commission the guest parking areas. He stated there are nineteen guest parking slots and on-street parking as well.

Mr. Murphy stated the Development Code requires two parking spaces within an enclosed garage.

PUBLIC TESTIMONY

John Miles, Project Manager, KB Homes, appeared and spoke.

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

Ms. Mautz stated this is another excellent project brought to our city and commented on Mr. Zeledon's great work.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to adopt a resolution to approve the Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-028:** A Development Plan (File No. PDEV13-028) to construct 53 single family homes and a 0.57 acre park on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. 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: 218-052-02); **submitted by KB Homes Southern California.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-028, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gage asked about guest parking.

Mr. Zeledon spoke about the parking arrangements stating each home has a two-car garage with an 18-foot minimum driveway and on-street parking availability.

Mr. Murphy stated the alley ways are unauthorized parking areas.

PUBLIC TESTIMONY

John Miles, Project Manager, KB Homes, appeared and spoke.

Mr. Willoughby asked if this project is associated with the Home Owner's Association.

Mr. Miles answered yes.

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

Mr. Murphy stated all three projects this evening are part of the Lewis Stratham overall master plan area and as such, they will all have access to a 16,000 square foot club house.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Ricci, to approve the Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- G. **FILE NO. PHP14-001:** A request for a Local Landmark designation of a 1½ story Minimal Traditional style residential building, within the R1- Single Family Residential zone, located at 227 West Sixth Street (APN: 1047-343-04); **submitted by Ken and Sue Miller.** City Council action is required.

Associate Planner Diane Ayala presented the staff report and asked the Planning Commission to recommend approval of File No. PHP14-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gregorek stated this is an excellent example for local landmark designation in the City.

Mr. Gage asked if the two-story garage is part of the original plan.

Ms. Ayala stated the two-story garage was constructed in 1949; about ten years after the home was built.

PUBLIC TESTIMONY

No one responded from the audience.

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

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Mautz, to recommend adoption of a resolution to approve the Local Landmark, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Gregorek stated they met on March 13, 2014.

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

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

New Business

Mr. Ricci spoke about possible wall improvements across from Bellevue Cemetery; between G Street and D Street; on Mountain Avenue.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

ELECTION OF OFFICERS

Ms. Mautz nominated Mr. Willoughby as Chairman. Mr. Downs seconded that motion.

Mr. Delman nominated Mr. Gage for a consecutive term as Chairman. Mr. Gregorek seconded that motion. The motion was carried with 4 to 2 votes.

Mr. Gregorek nominated Mr. Willoughby as a consecutive term for Vice-Chairman. The motion was carried with 6 to 0 votes.

DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m. Mr. Willoughby motioned to adjourn to a Special meeting April 8, 2014 at 6:30 p.m., seconded by Mr. Ricci.


Secretary Pro Tempore


Chairman, Planning Commission