

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

**MINUTES**

**May 26, 2015**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of April 28, 2015.....	3
A.02. Minutes of May 7, 2015 .....	3
PUBLIC HEARINGS	
B. File No. PMTT14-017 .....	3
C. File No. PMTT14-018 .....	5
MATTERS FROM THE PLANNING COMMISSION.....	5
DIRECTOR'S REPORT .....	5
ADJOURNMENT .....	6

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

**MINUTES**

**May 26, 2015**

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

**COMMISSIONERS**

**Present:** Chairman Willoughby, Delman, Gage, Gregorek, Mautz, and Ricci

**Absent:** Downs

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Senior Planner Noh, Assistant City Engineer Lee, and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Ricci.

**SPECIAL CEREMONIES**

Recognition of Commissioner Rick Gage for his time served as Chairman from April 2013 to March of 2015.

**ANNOUNCEMENTS**

Mr. Ricci gave a report on his recent attendance to the California Preservation Foundation conference in San Diego. He shared how he remembered the military base from his personal experiences while attending boot camp and was pleased to see how it had been restored and re-used. Mr. Ricci expressed that he felt the buildings and environment maintained their historic significance. He also touched on the Napa earthquake findings.

Mr. Gregorek also shared his experiences at the California Preservation Foundation conference and the restoration of the military center. He also talked about the Napa earthquake seminar and said he hoped to talk with planning staff about what was discovered and the meaning of retrofitting buildings and how it relates to historic structures. He also touched base on other conference sessions which covered conservation. One specifically mentioned building materials like concrete and how these materials relate to historic preservation. Mr. Gregorek encouraged Planning Commissioners to continue attendance to these types of seminars in the future.

Mr. Delman shared that Historic Preservation and Ontario Heritage will be co-hosting a historic window preservation webinar at the City of Ontario City Hall on June 2, 2015 from noon to 1:30 PM. This will be presented by the California Preservation Foundation.

## PUBLIC COMMENTS

No one responded from the audience.

### A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of April 28, 2015, approved as written.

*It was moved by Mautz, seconded by Gregorek, to approve the Planning Commission Minutes of April 28, 2015. The motion was carried 4 to 0 with Downs, Gage, and Willoughby abstaining.*

### A-02. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of May 7, 2015, approved as written.

*It was moved by Gage seconded by Delman to approve the Planning Commission Minutes of May 7, 2015. The motion was carried 4 to 0 with Gregorek and Willoughby abstaining.*

## PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-017:** A Tentative Tract Map (TT 18073) to subdivide 10.87 gross acres of land into 75 numbered lots and 8 lettered lots, within the Conventional Small Lot Residential district of Planning Area 24 of the Subarea 29 Specific Plan, located at the southeast corner of Celebration Avenue and Parkview Street. 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-033-01 (POR) thru 04 (POR)); **submitted by SL Ontario Development Company, LLC.**

Senior Planner, Henry Noh, presented the staff report. He stated staff is recommending the Planning Commission approve Files PMTT14-017 and PMTT14-018. He mentions that the total project size is approximately 23 acres in size. First described is File No. PMTT14-017, map (18703) would sub-divide approximately 11 acres of land into two 75-single family lots and 8 letter lots and half acre park. Mr. Noh continues with slides of conceptual designs of the possible finished product. He continues with File No. PMTT14-018 map (18074) which is approximately 12 acres in size and proposed to sub-divide up to 26 residential lots, 2-letter lots which includes a private park. Mr. Noh speaks to the details to the cluster packs, alleys, parking, and yard area conceptual designs.

Mr. Willoughby questions the parking to the plot plan. He continues with asking about parallel parking in alley areas.

Mr. Noh answers that there is no parking in the private lanes.

Mr. Willoughby asks if there is a fire lane within that area.

Mr. Murphy explains that the visual might look deceiving and some residents may try to park within the area, and enforcement will become an issue. However, the design is not created with parking in mind.

Mr. Willoughby reiterates that the parking issue will become an enforcement issue once the project is complete, because he is concerned that will happen once residents move in.

Mr. Gage questions whether residents would be able to park at the end of the drive.

Mr. Noh confirms that there is just landscaping and parking would not be allowed.

Mr. Gage continues to question if the space would be adequate for parking.

Mr. Murphy clarifies that the space is intended to give an area for turning space out of the garage, but again, some residents may choose to use it as a parking area. Enforcement of parking would need to be implemented.

Mr. Gage questions if the parking areas will be clearly marked as no parking and if garage parking will be in the CC&Rs. He also brings up concerns about garage storage and traffic studies.

Mr. Murphy states that they would like not to put up too many signs, but if a problem arises, enforcement with signs would need to take place. Also, the issue would be addressed through CC&Rs and HOA. Mr. Murphy addresses Mr. Gage's concerns regarding storage and traffic issues as well stating they hope parking will be as accurate as possible.

### **PUBLIC TESTIMONY**

Sage McCleve, applicant, appeared and spoke in favor of the item. He addressed enforcement and CC&Rs and HOAs, stating they plan to have weekly inspections. He also thanked Mr. Noh and Planning Commission and said he would take any questions from the Planning Commission.

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 Delman, seconded by Mautz, to adopt of a resolution to approve the Tentative Tract Map subject to conditions of approval. Roll call vote: AYES, Delman, Gage, Gregorek, Mautz, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-018:** A Tentative Tract Map (TT 18074) for Condominium Purposes to subdivide 11.97 gross acres of land into 26 numbered lots and 2 lettered lots, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan, generally located south of Parkview Street and east of Celebration Avenue. 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 Plans (ALUCP) for both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-033-02 (POR) and 04 (POR)); **submitted by SL Ontario Development Company, LLC.**

### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Gregorek, to adopt of a resolution to approve the Tentative Tract Map, subject to conditions of approval. Roll call vote: AYES, Delman, Gage, Gregorek, Mautz, Ricci and Willoughby, NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

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

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

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

#### **New Business**

Mr. Gage spoke about Commissioners attendance to conferences and retro-fitting of buildings. He shared how he enjoyed hearing about repurposing of the buildings and re-using of the military base. Mr. Gage continued on about the retro-fitting and that he hopes we can certainly do some retro-fitting which is cost effective. He also is glad the City of Ontario supports the Commissioners by sending them to these conferences and sharing their learned information.

Subcommittee Appointments - see attachment with new assignments

### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

### **DIRECTOR'S REPORT**

Mr. Murphy pointed out the Monthly Activity Report. She also spoke about staff changing in the Planning Department. Jeanina Romero has left as Administrative Assistant and moved to the Ontario Municipal Utilities Center as a Senior Administrative Assistant. In her place, Marci Callejo will be replacing her as the Administrative Assistant and Planning Secretary. Mr. Murphy stated that a revised phone list will be made to reflect these changes.

**ADJOURNMENT**

Mautz motioned to adjourn, seconded by Ricci. The meeting was adjourned at 7:21p.m.

  
Secretary Pro Tempore

  
Chairman, Planning Commission