

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

January 11, 2011

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CITY OF ONTARIO PLANNING COMMISSION

SPECIAL MEETING MINUTES

January 11, 2011

REGULAR MEETING: Senior Center, 225 East B Street
Called to order by Chairman Gregorek at 6:30 p.m.

COMMISSIONERS

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

Absent: None.

OTHERS PRESENT: City Attorney Raymond, Blum, Murphy, Mercier, and Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMENTS

No one responded from the audience.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, ZONE CHANGE AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NOS. PZC10-001 & PUD10-002:** A Zone Change (**File No. PZC10-001**) from C2 (Central Business Commercial) to PUD (Planned Unit Development) and a Planned Unit Development (**File No. PUD10-002**) to establish development standards and guidelines for the future development of approximately 6.26 acres of land bordered by Holt Boulevard on the north, Emporia Street on the south, Vine Avenue on the west, and Palm Avenue on the east, and facilitate the future vacation of Fern Avenue, between Holt Boulevard and Emporia Street, and Transit Street, between Vine Avenue and Palm Avenue. Staff is recommending issuance of a Mitigated Negative Declaration of environmental effects. **Submitted by Related California** (APNs: 1049-051-01, 02 & 03; 1049-052-03 through 10; 1049-053-01 through 05; and 1049-054-02, 03, 04 & 06).

Senior Planner, Chuck Mercier, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PZC10-001 and PUD10-002, pursuant to the facts and reasons contained in the staff report and attached resolutions,

and subject to the conditions of approval.

PUBLIC TESTIMONY

Commissioner Gage questioned the parking standards and asked if the staff report included the off site parking requirements. Mr. Mercier stated the parking requirements are consistent with the guidelines within the previous parking requirements for the J.H. Snyder projects in Downtown. Commissioner Gage asked how many parking stalls exist for each bedroom. Mr. Mercier stated the one bedroom unit has 1.75 parking stalls per unit and the two bedroom units have 2.00 parking stalls per unit. He also stated that there will be additional parking for visitors. Mr. Mercier continued to state that there have been no parking issues with the J.H. Snyder project. Commissioner Gage asked if the term low income housing is included in the staff report. Mr. Blum stated this project is a low income family project but that the General Plan and Development Code requirements do not differentiate income levels of housing. Commissioner Gage asked how much of low income housing is in the Downtown area. Mr. Blum referred the question to Housing & Neighborhood Revitalization Director, Brent Schultz. Mr. Blum stated this project will add property value to the Downtown area and these types of projects drive more demand for higher-end shops and restaurants. This type of development has been successful in the past in the City of Ontario and this is not considered another low income project. This is considered good quality housing that lowers the amount of money it takes to shelter families. Commissioner Gage stated for twenty years he has heard that Downtown needs better demographics to bring more business and people here. Mr. Blum stated the population and income does determine what low income definition is but its more of the "expendable" income that matters and that's what quality businesses look for in a city. Mr. Blum asked Mr. Schultz to the podium. Mr. Schultz stated that the 140 townhome project has no more vacancies. The 160 apartments have three percent vacancy which is very good in this economy. The proposed project is an approximately one-hundred million dollar investment. This project will give one-hundred fifty-six families a good quality place to live. Gage asked if there is a "common area." Mr. Schultz stated that there is a common area with a swimming pool, a tot lot, an open play space and a recreation center with a computer room which is a good place for "latch key kids."

Chairman Gregorek referred to page 23 on the circulation plan and asked how will people exit this area. Mr. Mercier stated the only vehicles that will come in are residents and they will go to the garage or stall. Chairman Gregorek asked if there is underground parking and if there is any parking along Holt Boulevard. Mr. Blum stated there is a structured semi-underground parking and no parking on Holt Boulevard.

Commissioner Hartley stated that while visiting the City of Highland at a Condominium, there was only one place to park for visitors so there were not enough visitors parking and she is happy that the City of Ontario has taken the parking issue into consideration.

Commissioner Reyes stated that he respects the design that is presented tonight and that about fifty percent of this area is considered historic. He would also like to see more brick used in the design.

The public testimony was closed

Stan Smith, Senior Vice-President, Related, stated that he is impressed with the level of questions. To qualify for the financing on these projects, every condition must be met. Related has met all requirements as this is an ideal site for this type of project. Mr. Smith gave a definition of “market rate” housing which he considers affordable housing, a family of four making approximately forty- thousand dollars a year.

Commissioner Gage asked if Mr. Smith knew the percentage of people in the City of Ontario versus outside of Ontario that would move in to a project of this kind. Mr. Smith stated that he did research on current residents and past residents in the City of Ontario and one- hundred percent of people polled would move in to a project like this.

Mr. Blum read aloud the Resolution headings as per City Attorney Jamie Raymond suggested to re-word as a “Recommendation.”

Frank Hamilton, 110 N. Vine Avenue Ontario, CA, Pastor First Christian Church, stated that looking at the site plan with the trees this is basically a parking lot, not a park. This is not a connected community that he sees and it is almost a fortress. He does not see a playground area in this plan which adds nothing to a sense of community and it also looks like it will add traffic to this area.

David Hamilton, 2825 S. Tamarask Road Ontario, CA, American Legion Post 112, stated that they own about twelve- percent of this property but understands the property will be taken under eminent domain. He asked if the American Legion will be offered any potential properties to transfer to. Mr. Blum stated Mr. Schultz will contact Mr. Hamilton to discuss his concerns.

PLANNING COMMISSION ACTION

File No. PZC10-001. It was moved by Delman, seconded by Hartley to adopt a Resolution to approve a Zone Change, subject to conditions of approval. Roll call vote: AYES, Reyes, Delman, Hartley, and Gregorek; NOES, Gage; ABSENT, none. The motion was carried with 4 AYE votes.

File No. PUD10-002. It was moved by Delman, seconded by Hartley to adopt a Resolution to approve a Planned Unit Development, subject to conditions of approval. Roll call vote: AYES, Delman, Hartley, Reyes, and Gregorek; NOES, Gage; ABSENT, none. The motion was carried with 4 AYE votes.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation: Chairman Gregorek stated that a Special meeting took place on January 4, 2011 and a Regular meeting took place on January 10, 2011.

ALUCP: This subcommittee did not meet.

Development Code Review: This subcommittee did not meet.

New Business

There was no new business.

DIRECTOR'S REPORT

None.

ADJOURNMENT

The meeting was adjourned at 8:14 p.m.


Secretary Pro Tempore


Chairman, Planning Commission