

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

January 25, 2011

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MINUTES

January 25, 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, Downs, Gage, Hartley, Reyes, and Willoughby

Absent: None.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

SPECIAL CEREMONIES

Presentation of Special Recognition Award to the City Center Senior Apartments project.

ANNOUNCEMENTS

Two new Commissioners, James B. Downs and Jim Willoughby were sworn in by Planning Director, Jerry Blum at the podium.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Agenda item A-02 was pulled for separate discussion.

A-01. MINUTES APPROVAL

Planning Commission Minutes of December 20, 2010, approved as written.

It was moved by Delman, seconded by Reyes, to approve the Planning Commission Minutes of December 20, 2010, as written. The motion was carried 5 to 0 with Commissioners Willoughby and Downs abstaining.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-015: A request to establish a Conceptual Master Plan for George Gibbs Park (**File No. PDEV10-015**) located on approximately 2.8 acres within the Open Space zone, located between 5th Street to the north and Princeton Street to the south. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule). **Submitted by City of Ontario** (APN: 1008-561-02).

Senior Planner, Chuck Mercier, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDEV10-015, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Martha Lopez, 1106 West Yale Street, spoke in partial favor of George Gibbs Park. She stated that she is an active volunteer of the nearby school and also a volunteer for AYSO coaching. She stated that all improvements to this park will be appreciated however she is not in favor of a dog park area located in the park. She shared health and safety concerns.

Robert Perez, Maintenance Superintendent, spoke at the podium. He stated that the City of Ontario staff took into consideration all the needs of El Camino School. He stated this is the Conceptual Plan for George Gibbs Park. Residents polled stated they did not want to have to drive to the City of Upland for park uses so frequently.

Commissioner Reyes questioned the funding of George Gibbs Park and stated this information would assist him in making a decision on this item also stating that we need to be more aware of the Master Plan of Parks.

Mr. Perez spoke about the sustainability of this park and about the benefits this park would also bring to senior citizens.

Mr. Blum stated that AYSO does not currently use this field for games. He stated that this is not a community park and we need to be careful with the uses in this park plan.

Commissioner Hartley stated that she likes the park concept. She questioned if the plan is going to be keeping the baseball and soccer park areas. Mr. Perez stated that both will be removed.

Chairman Gregorek questioned if whether the Anthony Munoz Park will be a priority over George Gibbs Park. Mr. Perez confirmed that Anthony Munoz Park will be used for community sports activities.

Commissioner Gage asked what the vote from the Parks and Recreation Commission was on this item. Mr. Perez stated that it was carried unanimously. Commissioner Gage requested that Mr. Perez point out where the dog park area is

located on the power point presentation. Mr. Perez complied.

Commissioner Downs asked if the dogs have to be leashed. Mr. Perez confirmed. Commissioner Willoughby questioned the square footage of the entire park.

Mr. Perez responded it was approximately 2.8 acres.

Victor Aguilar, 1439 West Princeton, spoke at the podium. He stated that he lives across the street from George Gibbs Park and the community has not received enough information on this proposal. He expressed parking concerns as there is currently not enough parking in this area. There are lighting and service call issues at this park. He would rather see this used as a sports field not a dog park. He would like to see Anthony Munoz Park to be improved before this park is worked on.

Mark Chase, Community and Public Services Director, spoke at the podium. He stated that we are here to review the Conceptual Plan only and the funding will be allocated in the future. This project can take place twenty years from now. At this time, Anthony Munoz Park remains a priority for improvements.

The public testimony was closed

Commissioner Gage expressed parking concerns at George Gibbs Park and stated that this park may be used as an overflow use from Anthony Munoz Park and the surrounding school fields. He made a motion to continue this item to give the community time to receive more information on this item.

Commissioner Reyes seconded the motion to continue this item.

Mr. Blum cautioned that the Planning Commission does not have authority to call a neighborhood meeting and suggested the Planning Commission make a final decision tonight.

Commissioner Reyes stated that he suggest this item go back to the Parks and Recreation Commission.

Mark Chase, Community and Public Services Director, spoke at the podium stating that public notices were mailed out for both Parks and Recreation and Planning Commission meetings to surrounding property owners.

PLANNING COMMISSION ACTION

File No. PDEV10-015. It was moved by Gage, seconded by Reyes to continue the Development Plan, subject to conditions of approval. Roll call vote: AYES, Gage, and Reyes; NOES, Delman, Downs, Hartley, Willoughby, and Gregorek; ABSENT, none. The motion was denied with 5 NOE votes.

File No. PDEV10-015. It was moved by Willoughby, seconded by Hartley to recommend approval of the Park Master Plan pursuant to facts and reasons

contained in the staff report. Roll call vote: AYES, Downs, Hartley, Willoughby, Delman, and Gregorek; NOES, Gage, and Reyes; ABSENT, none. The motion was carried with 5 AYE votes.

Commissioner Delman requested a five-minute recess.

Chairman Gregorek directed the Planning Commission to take a five-minute recess.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV10-011: A revision (File No. PDEV10-011) to a previously approved Development Plan (File No. PDEV07-030) to construct 11 detached units on 1.2 acres of vacant land located at the northwest corner of Riverside Drive and Campus Avenue, at 629 E. Riverside Drive, within the R2 (Medium Density Residential) zone. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Crestwood Communities.** (APN: 1051-601-03).

Chairman Gregorek stated he had a conflict of interest as he has done work for Crestwood Communities in the past. He left the dais and Vice-Chairman Delman the Chairmanship role.

Associate Planner, Clarice Ramey, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PDEV10-011, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Commissioner Willoughby spoke about the parking space square footage and asked if there is parking on Riverside Drive. Ms. Ramey explained where the parking and visitor parking spaces will be located and stated there is no parking on Riverside Drive. Ms. Ramey stated that per city code, the onsite parking has been analyzed.

Commissioner Reyes asked if there is parking on any of the private streets and if fire lanes exist on these streets. Ms. Ramey stated that there is not parking available on the surrounding private streets and confirmed that fire lane access exists.

Commissioner Willoughby asked if the fire lanes are marked. Ms. Ramey stated that per the staff report there will be no parking along the fire lanes.

Commissioner Gage asked if any other houses front on to Riverside Drive other than the four houses in the staff report. Mr. Blum stated that there are many other houses that face Riverside Drive.

Commissioner Downs asked about the main usage of the surrounding park and if there were parking issues. Ms. Ramey stated that it is a typical recreational park and has not

seen a parking issue in this area.

Commissioner Hartley stated that she does not see a parking issue in this area.

Patrick Diaz, Crestwood Corporation, 510 West Citrus Edge Street, Glendora, CA, applicant, stated if he is available for questions and supported staff's position.

No one responded.

The public testimony was closed

Vice-Chairman Delman stated that the area would be gaining parking spaces if approved.

PLANNING COMMISSION ACTION

File No. PDEV10-011. It was moved by Gage, seconded by Downs to adopt a Resolution to approve the Development Plan, subject to conditions of approval, and based on facts and reasons contained in the staff report and draft resolutions. Roll call vote: AYES, Gage, Hartley, Reyes, Willoughby, Delman, Downs, and Gregorek; NOES, none; ABSENT, none. RECUSE, Gregorek. The motion was carried with 6 AYE votes, Gregorek recusing.

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-018 & PVAR09-003:** A Development Plan (File No. PDEV08-018) to construct a 19,530 square foot two-story office building with an associated Variance request (File No. PVAR09-003) to reduce the minimum required street setbacks on Haven Avenue from 32 feet to 12 feet and on Francis Street from 35 feet to 20 feet, while maintaining an average setback of at least 35 feet along both street frontages, on 2.05 acres of land within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan, located at the southeast corner of Haven Avenue and Francis Street. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Sares Regis Group** (APN: 0211-281-56).

Associate Planner, Clarice Ramey, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PDEV08-018 and PVAR09-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Patrick Russell, Sares Regis Group, 18802 Bardeen Avenue, Irvine, CA, applicant, thanked staff for their guidance on this project. He stated he is available for questions.

No one responded.

The public testimony was closed

Commissioner Willoughby commended Mr. Russell and staff for a job well done on this project.

PLANNING COMMISSION ACTION

File No. PDEV08-018. It was moved by Hartley, seconded by Downs to adopt a Resolution to approve the Development Plan, subject to conditions of approval. Roll call vote: AYES, Reyes, Willoughby, Delman, Downs, Gage, Hartley, and Gregorek; NOES, none; ABSENT, none. The motion was unanimously carried.

File No. PVAR09-003. It was moved by Delman, seconded by Willoughby to adopt a Resolution to approve a Variance, subject to conditions of approval. Roll call vote: AYES, Hartley, Reyes, Willoughby, Delman, Downs, Gage, and Gregorek; NOES, none; ABSENT, none. The motion was unanimously carried.

- D. **ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, AND PLANNED UNIT DEVELOPMENT (PUD) REVIEW FOR FILE NOS. PZC11-001 & PUD10-001:** A Zone Change (**File No. PZC11-001**) from C3 (Commercial Service District) and M3 (General Industrial District) to PUD (Planned Unit Development) and a Planned Unit Development (**File No. PUD10-001**) to establish the development and design regulations for a 1 block area bounded by Holt Boulevard on the north, Emporia Street on the south, Pleasant Avenue on the west, and Melrose Avenue on the east. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Ontario Redevelopment Agency.** (APN: 1049-092-01, 02, 11, 12 & 13).

Associate Planner, Clarice Ramey, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PZC11-001 and PUD10-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Commissioner Gage asked if this development is going to turn in to a strip mall look or to be an urban-looking area.

Mr. Blum stated that the developments plans will come to the Planning Commission in the future but do reflect a more urban form with buildings located along Holt Boulevard.

Commissioner Reyes asked how this project works with the Holt Boulevard Master Plan study. Mr. Blum stated that all of Holt Boulevard will be a part of this study and future improvements could be incorporated into their plans.

The public testimony was closed

PLANNING COMMISSION ACTION

File No. PZC11-001. It was moved by Delman, seconded by Reyes to adopt a

Resolution to approve a Zone Change, subject to conditions of approval. Roll call vote: AYES, Willoughby, Delman, Downs, Gage, Hartley, Reyes, and Gregorek; NOES, none; ABSENT, none. The motion was unanimously carried.

File No. PUD10-001. It was moved by Downs, seconded by Willoughby to adopt a Resolution to approve a Planned Unit Development, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gage, Hartley, Reyes, Willoughby, and Gregorek; NOES, none; ABSENT, none. The motion was unanimously carried.

Agenda items E, F, and G were read into record and the items were opened for public comment. It was then moved by Hartley, seconded by Gage to continue items E, F, and G. Roll call vote: AYES, Gage, Hartley, Reyes, Willoughby, Delman, Downs, and Gregorek; NOES, none; ABSENT, none. The motion was unanimously carried.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation: Chairman Gregorek spoke about the Special Historic Preservation meeting that took place on January 4, 2011 at the Guasti Mansion location. A regular meeting took place on January 10, 2011 to discuss the American Legion site.

ALUCP: Mr. Blum stated that there will not be any meetings of this sub-committee until after the City Council reviews the matter . Once adopted, then this sub-committee will meet as the Airport sub-committee.

Development Code Review: Mr. Murphy stated he envisions this sub-committee to meet on a monthly basis.

New Business

Commissioner Reyes asked if there are any recommendations for the Colony Market Place, Fresh and Easy market. Mr. Blum stated this will come to the Planning Commission in February, 2011.

DIRECTOR'S REPORT

Mr. Blum apprised Planning Commissioners about the 2011 Planner's Institute Conference and encouraged new members to attend. Mr. Blum spoke about the upcoming Kaiser Permanente tour and about the updated sub-committee roster to the Planning Commissioners that was handed out to the Planning Commissioners. Mr. Blum stated that Jeanina Govea, Secretary, has successfully passed her probationary period and is officially the Planning Commission Secretary and Planning Department Administrative Assistant. Ms. Govea thanked Mr. Blum and is looking forward to a career with the Planning Department. Mr. Blum presented the Monthly Activity Report.

ADJOURNMENT

The meeting was adjourned at 9:00. Delman motioned to adjourn, seconded by Gage.


Secretary Pro Tempore


Chairman, Planning Commission