

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

MINUTES

December 18, 2017

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CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION SPECIAL MEETING

MINUTES

December 18, 2017

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Delman at 6:30 PM

COMMISSIONERS

Present: Chairman Delman, Vice-Chairman Willoughby, DeDiemar, Gage, Gregorek, and Reyes

Absent: Downs

OTHERS PRESENT: Assistant Development Director Murphy, City Attorney Rice, Principal Planner Wahlstrom, Principal Planner Zeledon, Senior Planner Mercier, Senior Planner Noh, Assistant Planner Vaughn, Assistant City Engineer Do, Officer Doug Sorel and Lieutenant Chris Martinez Ontario Police Department and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

SPECIAL CEREMONIES

- El Pescador at Mountain and the 60 freeway was presented a Design Award.

Mr. Willoughby stated he drives by this location frequently and thinks they did a phenomenal job on the design and the building and that the icing on the cake is the landscaping of the adjacent Caltrans property. He stated this is now a beautiful gateway to the city on the Mountain Avenue corridor and their hard work is appreciated.

Mr. Reyes congratulated them on the award and the exterior and interior design. He stated the off ramp is a very important corner and even with the challenges they have done a great job.

Mr. Delman thanked them for the very nice decor.

Jose Magana, with L A Drafting, thanked the commission for the recognition and stated

the collaboration with the City was a smooth process and the Planning Department was very helpful. He stated that without the financial support of the owner, Victor Ortiz, the project would not have been as successful, and he even improved the original design. He stated that the goal was to create a special place where people can go and have a good experience.

- Gloria's Cocina Mexicana was presented a Design Award.

CV Kenner's representative stated he wanted to thank all the departments within the city, everyone was very helpful and the construction was very involved with this being a historic building. He stated he was involved in the entire project and it couldn't have been done without the owner's investment.

Gloria spoke and thanked everyone within the City for helping her and she is so proud to be part of the City of Ontario.

Mr. Delman stated it's a great example of the restoration of a historic building, and the city is very pleased to have both restaurants here.

Mr. Willoughby stated as part of the Historic Preservation Committee, he saw this project from the beginning, and the concern with it working with the historic aspect and feels this is a home run. He stated this is a great business to have in Ontario and we are happy to have them here.

Mr. Gage was so glad to see Gloria's come to the downtown. He stated that the Blue Seal Laundry was there in the 50's when they had the All State picnic every year and every block was a different state. He stated the state of Connecticut was right across from the Blue Seal Laundry building and that is where his family is from. He stated he even had a picture of his sister as the queen of Connecticut riding in a 57 Cadillac convertible down the parade route in front of that building. He stated it's not easy to renovate a historic building, but it is well worth it when it's done properly and people have been talking about it, because it is a special building. He stated he remembered when it was approved and the 5 foot fence was required, but was happy we were able to work this out and it looks beautiful now. He stated he hasn't heard of anyone buying beer and handing it to a minor through the fence, although he doesn't see why anyone would do that. He stated that once the project was approved, he went to the Downy store and there was an hour wait. Everyone wanted to be there. He expressed that he is happy to see a successful business in our downtown.

Mr. Reyes congratulated them and stated this award is just a token of appreciation for the work that was put into the project, from the design, to the construction, to the finished product. He stated he has been there several times and the Planning Commission had their Christmas party there and he was glad for that and sees the operation's success. He stated they are bringing something special to the downtown and he likes the vibe and the tone, which represents the cross culture of our community. He stated he likes that it is servicing the local people, which is most important of all and the way we say thanks is by going there and showing our support.

Mr. Gregorek stated he wanted to congratulate them on restoring this building. He stated

that over the years many have tried businesses here but have only given half an effort and you have put in the effort, and started something successful. He stated not only is the effort in the restoration of the building, but with the food and the service, and we are very appreciative of that.

Ms. DeDiemar stated that as the public art aficionado on this commission, she wanted to thank them for not only incorporating a mural into the plans, but also commissioning a fine artist to do the work. She stated Ontario is just beginning its journey with public art, and this is part of the inventory now and she thanked them for adding that bit of beauty to the city.

ANNOUNCEMENTS

Mr. Murphy stated there are two letters before them relating to item B.

Mr. Delman stated that Euclid Avenue was decorated very nicely for the holidays, and the nativity scenes are just spectacular and he invited everyone to wonder through them.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of November 28, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-029: A Development Plan to construct a 121,878 square foot addition to an existing 138,638-square foot industrial building, for a total of 260,516 square feet on 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008. This Application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-021-66) **submitted by Eric Cohen.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-053: A Development Plan (File No. PDEV17-053) to construct 82 conventional single-family homes on 12.67 acres of land located within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Parkview Street. The environmental

impacts of this project were previously reviewed in conjunction with an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-014-06 and 0218-014-07) **submitted by Tri Pointe Homes.**

PLANNING COMMISSION ACTION

It was moved by DeDietmar, seconded by Willoughby, to approve the Planning Commission Minutes of November 28, 2017, as written and to adopt a resolution to approve the Development Plans, File Nos., PDEV17-029 and PDEV17-053, subject to conditions of approval. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **submitted by Nap-To-Go, LLC. City Council action is required. Continued from 11/28/2017 PC meeting.**

Senior Planner, Chuck Mercier, presented the staff report. He described the use and the proposed layout of the facility and the rooms. He stated that only three similar uses are located at major airports in the United States. He described the history of how the applicant located this area for the use. He explained the accommodations that should not be imposed on this use within The Ontario Center Specific Plan. He also explained the recommended minimum standards that should be imposed on this use. He stated that staff is recommending the Planning Commission approve File No. PSPA17-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification on page 2 of 5 within the staff report regarding the market feasibility report and if that was completed.

Mr. Mercier stated that it states that the market feasibility report is not required.

Mr. Reyes wanted clarification on who pays for the amendment to the Specific Plan.

Mr. Mercier stated the applicant would incur this cost.

Ms. DeDiemar wanted clarification about how this area was considered the most reasonable and what other areas were considered.

Mr. Mercier stated they looked at several Specific Plans that were within close proximity to the airport and this seemed the most reasonable due to the ease of access into the airport, using Archibald Avenue as the main entry. He stated that there were other Specific Plans within proximity to the airport that were considered.

Mr. Murphy stated that the original location considered by the applicant was the northeast corner of Archibald Avenue and Inland Empire Drive, which is part of the Festival Specific Plan. He stated that the applicant was looking at a suite, which became unavailable and we started looking at other locations.

Mr. Reyes wanted clarification regarding changing the whole Specific Plan, rather than taking it on a case to case basis. He stated that with all the other uses within this Specific Plan that are functioning as they should be, this seems like a broad net to cast to include this one specific type of use.

Mr. Murphy stated the purpose of the amendment to the Specific Plan would really be to address this type of use, as neither the Specific Plan nor Development Code really address short term accommodations. He stated the idea was that as we look at this use and consider allowing it somewhere. He stated that in this case, we have identified that The Ontario Center Specific Plan within the Garden Commercial District and from that we have created the Development Standards and criteria we are proposing. He stated that if it is to be approved then they can look at it from a case to case basis, through the Conditional Use Permit process. He stated we need to get past the issue of if The Ontario Center Specific Plan is the appropriate location first.

Mr. Reyes wanted clarification regarding the proposed facility layout that showed some shared rounded walls, and if these were to be curtains.

Mr. Mercier stated the requirement would be that these be solid walls with doors that closed and locked.

Ms. DeDiemar wanted clarification of the existing sites that are on airport property or facilities and if staff took a look at if any other cities have looked at allowing facilities off airport property.

Mr. Mercier stated no other cities have allowed off airport property locations, but some have allowed hotels to have this sort of use, were they would allow hotels to rent rooms by the hour or minute, to allow for napping use. He stated that there are a number of phone apps that would give you access to day use facilities.

PUBLIC TESTIMONY

Veronica Payne, the applicant, spoke and thanked the Planning Department and their patience for the last two years. She stated that she is hoping that we can finally get closer to making a decision regarding a business that supports The Ontario Plan to add new services to the airport.

She quoted revenue data and the airports struggling areas and what the future holds regarding passenger growth. She stated that Nap-To-Go would support the airport by offering free shuttle services, up-to-date flight information and a future Expedia partnership that would offer patrons a chance to book a flight and a nap-to-go online. She stated that Nap-To-Go is hoping to become an integral part of the business community. She stated she would encourage questions as she realizes that they are the first landside facility of its kind within the United States. She thanked the commission for their time and consideration.

Mr. Willoughby wanted clarification regarding what her research has told her about any other targeted client or entity that Nap-To-Go would service, besides the airport.

Ms. Payne stated that being that they are the first landside establishment of this type, there hasn't been a working landside model but there are some criteria that we can work off based on what is out there now. She stated she is open to other locations as long as we can be in close proximity to the airport. She stated that the idea is to be within the airport, but since Ontario is not a hub and, therefore, doesn't have a lot of layovers, she wants to be considered a service that supports the airport, until the airport can grow and maybe at that point move into the airport.

Mr. Willoughby wanted clarification regarding the type of patrons they are looking to attract, being that Ontario doesn't have flight layovers, is the idea to attract passengers prior to departure.

Ms. Payne stated yes they would encourage clients to use the apps online, and book online, as there would be no cash transactions.

Mr. Reyes wanted clarification regarding how do they get transported, is it through Uber or from a shuttle and if you don't have a ticket, can you still rent a space or would you have to have a flight booked. He wanted clarification about who the target customer would be.

Ms. Payne stated they would offer a free shuttle service, as an incentive to use their service, and they would accept walk-ins, but they would need to pay with a credit card as no cash transactions would occur. She stated they are looking to cater to motorist and airport and business travelers.

Mike Rademaker, with MGR Real Estate and Property Management, stated he relocated to the Ontario area several months ago, and has brought 200 highly paid employees and invested \$137 million purchasing class "A" office buildings in this immediate area, not only because they believe in the City of Ontario, but in the vision of the airport. The vision of the airport is for international flights, for activities for growth and the overall development in the logistics and the office market. He stated that to now try to change some of the best zoning within the city for class A office buildings and national tenants and create it into a situation where there will be temporary housing, would create nothing but a nightmare for the business offices in the immediate area. He stated that he received no notification about this until hours before the hearing that he asked to have it postponed. He stated that he believes none of the statements from the applicant stating it will have no impact on this area, as he highly disagrees and feels it will increase the homeless problem that already exists. He stated temporary housing might be a need but not for this area where it would cheapen the most expensive real estate the city has to offer around the airport. He stated that if this is really a needed commodity, then it should be on the airport or its adjoining land. He stated he feels this change would not be in the best interest of the city.

Carol Plowman, a proud owner of a building in The Ontario Center, stated she has been involved in the Ontario Center for 25 years and in looking at the direction the City is heading, has her concerned about this particular use. She stated that in talking to some of the hotel operators in the area, that this use that offers a 30 day occupancy, takes away from the hotel occupancy, which contradicts that this use is temporary accommodations. She stated that she agrees with Mike Rademaker, that this is one of the most prestigious areas in Ontario that draws the best businesses, tenants and land developers. She expressed that this is just not the appropriate use for this area. She stated that this may be a need at more of the international airports that have layovers, rather than this area. She submitted two letters of owners in The Ontario Center and stated that the Extended Stay Hotel in the area already has a homeless issue, which this would increase that issue. She asked why it wasn't site specific, rather than including the whole area which includes class "A" office buildings. She stated normally when you come in for a CUP, it is very site specific and this opened it up to a whole area within The Ontario Center that really effected 258 acres and dozens of users. She stated that she respects the Planning staff and feels this just got off the beaten track, and is not the right use for this area.

Mr. Murphy stated that typically when looking at a Conditional Use Permit, it is site specific but usually the zoning already identifies that zoning designation as allowing for that use, which is what we are doing here is establishing the allowable use within the zoning and then they would need to come back for a Conditional Use Permit for a specific location. He stated that we are doing the first step in that process to see if this would be appropriate to have in this zone and then doing the CUP for the specific location. He stated that we can't just pick one specific location as this would be considered spot zoning.

Officer Doug Sorel and Lieutenant Chris Martinez with the Ontario Police Department stated they were available to answer any questions the commissioners may have.

Mr. Delman asked what their feelings were regarding this use.

Mr. Sorel stated that generally the Police Department is opposed to this type of use and as stated in the staff report, their issue is that there are no existing examples like this within the United States so, therefore, they have no existing experience from which to draw upon to mitigate any potential issues regarding public safety or quality of life issues. He stated that the Planning Department asked us to look at circumstances under which we would go along with this use and those are included the conditions that are included in the staff report, which attempt to mitigate any potential issues and reflects a broad range of applicants and land use operators.

Mr. Reyes wanted clarification as to how would they police this type of facility and would it be similar to a hotel situation.

Mr. Martinez stated that they looked outside the box as this is a brand new entity for the city and we want to encourage business and this is a new type of business for us to look at. He stated they would treat it more like a hotel or motel and wouldn't necessarily be the security detail from inside but would wait for a call from someone working inside the building.

Mr. Willoughby wanted clarification about the specific issues that concerned the Police Department.

Mr. Sorel stated the big concern with this being classified as short term sleeping accommodations, it brings negative connotations based on the history within the City. He stated this prior experience with hotels and motels has shown them that this use attracts public safety concerns and quality of life concerns for the citizens, which is what they went off of when trying to mitigate potential issues in the recommendations to staff.

Mr. Willoughby stated that he knows there have been issues with the truck stop across the freeway and wanted clarification if these issues were a concern for this use as well.

Mr. Sorel stated yes these concerns are valid and truck stops have their own set of issues. Our concern is that any short term sleeping accommodation business that caters toward motorist or travelers or truckers has its own set of concerns that we are worried about.

Ms. Payne stated she wanted to clarify the parking and truck issues that the Police Department addressed. She stated that there won't be any truck parking allowed, so the only way truckers would get there would be to use the shuttle service. She stated they aren't looking for long term stays in regards to the 30 days, their looking more for people that just need to stay for a few hours. She stated she was encouraging questions, as they are a new entity and she wants to address concerns, and keep an open forum.

Ms. DeDiemar wanted clarification that she understood the report right and there aren't any other facilities like this in the United States.

Ms. Payne stated that that was correct, they would be the first landside establishment.

Ms. DeDiemar wanted clarification as to the definition of landside.

Ms. Payne stated that it is more of their company term because it isn't inside the airport.

Ms. DeDiemar wanted clarification as to why Ontario was chosen.

Ms. Payne stated that when looking at what was going on with the airport sale agreement and they were looking at how their business could help in that aspect. Then she collaborated with John Andrews, who is the liaison to the airport, who helped suggest a landside establishment, until Ontario could build itself up and they could move into the airport, but we could still help support the community as well.

Ms. DeDiemar wanted clarification as to why use this area and not a hub airport.

Ms. Payne stated that although this use is in hubs in the United States, it is a business model across the world, as quite a few office businesses in Germany are open and being used for travelers. She stated with the airport and TA West, she saw this as a nice market area.

Mr. Willoughby wanted clarification that if customer from the truck stop wanted to use the facility, they would have to call to be shuttled over.

Ms. Payne stated yes that is correct.

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

Mr. Willoughby wanted clarification on renting time, that if they couldn't rent to someone for more than 24 hours, renting for 30 days wouldn't be possible.

Mr. Murphy stated that was correct.

Mr. Reyes stated after hearing everyone and reading everything he doesn't see this use working in this particular specific plan, with this area being built up around the arena. He stated he sees the use working within an airport and that makes sense, but there are too many holes in this use, and he doesn't see how they can control the security aspect of it very cleanly. He stated the aspect of changing this specific plan, he just doesn't see that working here.

Mr. Willoughby stated he concurred with Commissioner Reyes on several of his comments and having flown through several airports that have these uses and thinks it works there because they have layovers. In Ontario, we have projections but realistically when will we hit those numbers and the fact that we aren't a layover airport but a destination airport. He stated he doesn't see The Ontario Center Specific Plan as the right area and shares the concerns of the Police Department. He stated that maybe we are ahead of the curve a little too much for a facility like this and feels this would fit better within the airport.

Mr. Gregorek stated he has the same thoughts as the other Commissioners. He stated that with Ontario being a destination airport and not a layover airport, the concept would work at an airport or adjacent to the airport with the proper facilities, but shuttling into the area is not conducive for the retail for this area. He stated it is just the wrong place at the wrong time and he just can't support it at this time.

Ms. DeDiemar stated the applicant's main argument is that this would help the Ontario airport, but she is not persuaded by this argument and she is having difficulty seeing what this will bring to the city. She stated it doesn't seem to serve the residents and she agrees wholeheartedly that we are ahead of the curve. She stated that she thinks this should be in an airport and that they should get statistics regarding the impacts of security and the inconvenience on the Police Department and maybe bring it back when the airport has developed and are ready to have a facility like that on their site.

Mr. Gage stated he would like to applaud the applicant for thinking "out of the box" and thinking of a new business. He stated that Ontario is founded on new business that might not have been right at the time, but have survived. He stated The Ontario Center was Chevron land and before they sold it they made sure that landscaping requirements and amenities were upper quality to attract grade "A" businesses. He stated that when he looks at all the requirements that would need to be waived to fit this particular business in, he can't see breaking all the rules now. To accommodate this business is like trying to fit a square peg into a round hole. He stated he agrees with the Commissioners that this type of facility needs to be at an airport, and it doesn't make sense here, and unfortunately, at this time, he can't support changing the Specific Plan. He stated he applauds the entrepreneur spirit of the applicant and suggests she come back once the airport is more developed and can accommodate this use.

Mr. Delman stated he agrees with the other Commissioners that this is just not the right business for the area at this time. He stated he is very pro-business and he agrees with Commissioner Gage that trying to start your own business is wonderful, but this business just

won't work at this location.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend denial of a resolution to approve the Specific Plan Amendment, File No., PSPA17-004 and that staff draft a letter to City Council to reflect the denial. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-032:** A Development Plan (File No. PDEV17-032) to construct an unmanned telecommunications facility (mono-eucalyptus) totaling 946 square feet (22' x 43') of proposed lease area on 124.18 acres of developed land located at 13568 S. Hamner Avenue, within the SP (AG) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP), with conditions; (APNs: 0218-171-10 and 0218-171-17); **submitted by AT&T Mobility – Donna Rosa.**

Assistant Planner, Alexis Vaughn, presented the staff report. She showed the proposed location area and the landscape requirements surrounding the proposed mono-eucalyptus. She stated that staff is recommending the Planning Commission approve File No. PDEV17-032, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification regarding the size or height of the three new eucalyptus trees and will there be irrigation for them.

Ms. Vaughn stated they would be 24 box sizes and placed 20 - 30 feet apart and irrigation would be required.

Mr. Willoughby wanted clarification regarding the proposed overall height of the project.

Ms. Vaughn stated it would be 65 feet.

PUBLIC TESTIMONY

Alicia Strasheim, the applicant, and Alexis Hadley representing AT&T wanted to thank Alexis Vaughn for helping out with the application. Ms. Strasheim stated AT&T has a significant gap in coverage in the area on Hamner Avenue and the surrounding area. After doing surveys and looking in the surrounding area, this was the best area with the littlest amount of impact.

Mr. Willoughby wanted clarification regarding the proposed look that looked cone-shaped and wanted to know if we can do something to make it look more realistic.

Ms. Strasheim stated yes they are working with staff regarding this issue.

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

Mr. Gregorek stated looking at the area, eucalyptus would work well and wanted to make sure it looks more realistic and take the aesthetics into consideration and make sure the branches aren't too sparse.

Mr. Reyes wanted clarification regarding the real trees size because item C on page 11 of 37 states 15 galloon and he wants to make sure the trees are 24 inch boxed trees. He stated his concerns regarding proper irrigation and that they are be staked to hold up against the winds. He stated he would like to see that there is a one year warranty on the trees to make sure they get the look of the proposed rendering.

Mr. Murphy stated that the conditions of approval on page 37 of 37, condition number 4 states the tree sizes are 24 inch boxed trees, spaced 20 - 30 feet apart and with automatic irrigation.

Mr. Willoughby stated some landscape companies will give a warranty on trees and could we address a warranty of trees.

Mr. Murphy stated this is more common among larger projects. It can sometimes be challenging with smaller ones, but certainly we can consider it. He stated being that these are in the conditions of approval and, if for some reason these trees die, we will be knocking on their door saying they aren't in compliance with their conditions.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Reyes, to adopt a resolution to approve the Development Plan, File No., PDEV17-032, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, 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 met on December 14, 2017.

Mr. Willoughby stated they approved an 824 foot garage addition to be built with alleyway access on East D St.

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

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

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy stated monthly reports are available in their packets.

Mr. Gage stated that he wanted to discuss the calendars that are really cool.

Mr. Murphy stated that the pictures were taken in a photo competition and these were the winners and this keeps the Historic Preservation in the forefront of the community.

ADJOURNMENT

Gregory motioned to adjourn, seconded by Willoughby. The meeting was adjourned at 8:03PM.


Secretary Pro Tempore


Chairman, Planning Commission