

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

MINUTES

November 22, 2016

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of October 25, 2016	2
A-02. PDEV16-028	2
PUBLIC HEARINGS	
B. File No. PMTT14-012	3
MATTERS FROM THE PLANNING COMMISSION.....	5
DIRECTOR’S REPORT.....	5
ADJOURNMENT	7

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November 22, 2016

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

COMMISSIONERS

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

Absent: None

Late: Ricci

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Assistant Planner
Aguilo, Senior Associate Civil Engineer Lirley, and Planning
Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Downs.

ANNOUNCEMENTS

Mr. Murphy stated there was a packet of information in front of them relating to Item A-02. The packet includes a modification to the conditions of approval for the Planning Department relating to the elevations and floor plans of the site plan. Also, a modification to the conditions of approval for the Engineering Department relating to utility fees.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of October 25, 2016, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-028: A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission

Boulevard, within the IL (Light Industrial) zoning district. Staff has determined that 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (APN: 1011-221-16); **submitted by Lee & Associates.**

It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of October 25, 2016, as written and to approve File No. PDEV16-028 with the modified conditions of approval as presented. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

Commissioner Ricci arrived.

- B. ENVIRONMENTAL ASSESSMENT AND MODIFICATION FOR FILE NO. PMTT14-012:** A request to amend certain conditions of approval pertaining to the undergrounding of utility services for a Tentative Tract Map (TT 18713) to subdivide 1.63 acres into six single family residential lots, generally located by the southwest corner of Francis Street and San Antonio Avenue, at 623 W. Francis Street and 1824 S. San Antonio Avenue, in the LDR-5 (Low Density Residential) zoning designation. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (Infill Development Projects) of the CEQA Guidelines. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1050-341-62, 63, 64, 65, and 67); **submitted by Francis Four, LLC.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy stated that this project was approved by the Commission back in 2014. He said there are two existing homes on the properties, both which are historic properties and the subdivision was to divide the property and provide for the four new residential units. Mr. Murphy stated that it was anticipated these homes would have underground service to these homes. He said that because of the two existing homes had overhead service, Planning Commission approved that only the new houses to have underground service. He stated the Applicant proceeded forward with the project with the plans and is moving forward with the undergrounding on the Grevillea properties, but when he got to the new home facing San Antonio and the new home on Francis and he ran into a bit of a problem. He stated SCE started doing some preliminary planning and stated that all the services were overhead and the costs for providing underground services to these two houses was going to be significantly higher and suggested to the Applicant that they pursue overhead service for those two units. Mr. Murphy stated that as a result, the Applicant made a formal request to the City to consider that. He shared that the Engineering Department looked at the existing Ordinance which stated at the time of approval the City required undergrounding the utilities. However, the Ordinance stated there was an exemption that would allow for a new single-family residence to be served overhead if all the other properties in the immediate area were served by overhead service. The City Engineer felt it would be

appropriate to allow the two homes, the one on San Antonio and the one on Francis to be served overhead. The modification requires Planning Commission approval since the original conditions of approval were approved by the Commission. Mr. Murphy stated that staff is recommending the Planning Commission approve the modification to the condition of approval to File No. PMTT14-012, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Jimmy Espinoza, from Francis Four, LLC, whose business is located at 1757 S. Euclid Avenue appeared and spoke. He said that Mr. Murphy stated their case and that it will prove to be too costly to go underground on both of the properties so for that reason they're requesting to go overhead. He also stated they had spoken with Southern California Edison and it would be more feasible to go overhead to the existing properties.

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

Mr. Gage questioned the safety of traffic going down the street and if Edison will guarantee safety of the lines overhead.

Mr. Murphy stated that when SCE allows for overhead lines, a certain amount of clearance has to be provided including line sag. He said everything which goes into their design concept is reviewed and that there is indication of certain amount of clearance which needs to be maintained. He stated in the case of the home on Francis Street, the poles are on the same side as the unit and the lines would not be crossing the street. He said it would be just the one unit on San Antonio which would need to cross the street.

Mr. Gage asked if Edison does require a second pole, is it an added expense acquired by the Developer. Also, would it be re-evaluated at that point to underground the service.

Mr. Murphy stated that if Edison determined a second pole would be required, the cost would be accrued by the Applicant, which would still be far less than undergrounding the service.

Mr. Gage asked about undergrounding services in the future.

Mr. Murphy stated the City's Ordinance states new development requires underground service. He said that when you get into these in-fill areas and there are one unit here and one unit there; the decision was made to go overhead. But, all new subdivisions in Ontario Ranch, service is provided underground. He explained that even new subdivisions in the Old Model Colony are to be served underground.

Mr. Gage asked if there were plans in the future for above ground poles to be put underground.

Mr. Murphy stated that the City does collect in-lieu fees in cases where lines cannot be put underground or if the poles are on the opposite side of the street. He said the City looks at others on a project by project basis and tries to identify those projects which are

a priority and underground those where funds are available. He stated there certainly will not be enough money to underground all the utilities in the City so they will look at priority corridors and identify those for potential undergrounding.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Downs, to adopt a resolution to approve the Modification for a Tract Map, File No. PMTT14-012 subject to modified condition of approval. Roll call vote: AYES, DeDiemar, Delman, Downs, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Subcommittee met on Thursday, November 10, 2016.

- *A request to remove a single family residence, located at 1027 N. Campus Avenue from the Ontario Register, File No. PHP16-005 was approved by the HPSC due to the modifications made to the home.*

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

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Gage stated that Chaffey High School was mentioned in a recent publication that stated it was one of the most beautiful high schools out of the fifteen named in California. He said that the list included brand new or contemporary architecture. He would like to recognize the school, especially since it's been being renovated lately.

Mr. Murphy stated it might be an opportunity for the school to be recognized during the upcoming Model Colony Awards.

DIRECTOR'S REPORT

Mr. Murphy stated that one is the Monthly Activity Reports which is in the agenda packet. The second is that Commissioner Gregorek requested an update with Code Enforcement in regards to the trucking businesses and overseas container opportunities in the Ontario Ranch area. He said there are approximately 22 sites that are currently in the queue for the City Attorney's office and Code Enforcement office. He continued by saying two locations have been closed down and they were successful in getting court orders and trucks have been removed. He said there are ten cases which are currently very active, one which a settlement agreement has been filed and signed and there still needs to be a final court day for final approval. He stated there are three sites where the

owners have said the trucks will be removed, although no timeline has been given for that so they will need to follow-up. He shared there have been five letters sent out and initial contact has been made and Mr. Rice told him there are another five properties they are currently working on for letters to go out later in the week. Mr. Murphy stated there are possibly close to 30 properties in total which they are pursuing and two with temporary restraining orders. One is the Lanting property located on Merrill where there are hundreds of overseas containers and the second property they were not successful in getting a restraining order, however court dates have been set for mid-December for an Evidentiary Hearing. Mr. Murphy stated that Commissioner Gregorek questioned police presence going after truckers that are not on designated truck routes. He stated at this point, there is not at this time. He stated that it comes down to prioritization and their man power is being shifted in other areas and as a result, they are not using the police officers to actively pursue the trucks in Ontario Ranch.

Mr. Gregorek questioned the status of the property on Walker and Chino Ave.

Mr. Murphy stated that was the property they didn't get a restraining order on, but a court date has been established for an Evidentiary Hearing on December 15th or around that time.

Mr. Delman asked to go back to New Business. He mentioned there was a devastating fire last month at the paper and pallet recycling facility. He stated he was driving west on State Street and about 100 yards west from that location, there's another location that collects cardboard and it didn't appear that they were baled like the site where the fire happened. He said they were just stacked and stacked and stacked. He asked if that could possibly be looked into. He stated he could call in the next day to give the address.

Mr. Murphy stated that he had the opportunity to debrief with the Fire Department about the fire. He stated the Fire Department was called roughly 20 minutes after the fire started. He said the individuals on the site thought they could put the fire out themselves and instead of calling the Fire Department. So, the fire had been going for about 20 minutes before the first units arrived on the scene. Mr. Murphy stated there were about 80 firefighters fighting that fire from a total of about five jurisdictions with resources from the county including Colton, Chino and the City of San Bernardino. He said they were putting roughly 6,000 gallons of water a minute on the fire; with an estimation of over one million gallons of water total to put it out. He said in total, Ontario Fire crews were there nearly 24 hours and others left at about midnight on Friday night. Mr. Murphy explained that one of the issues that was encountered were the bales were not separated. He said there is not a confirmed cause for the fire as of yet, but some speculation. He stated Air Quality Management District was out monitoring the air quality and Ontario Airport was closed for a time due to the smoke.

Mr. Gage questioned if the fire departments are doing any preventative work at these locations.

Mr. Murphy stated they have a routine that they go out every year and do inspections. If there is a need for an inspection, they'll go out prior.

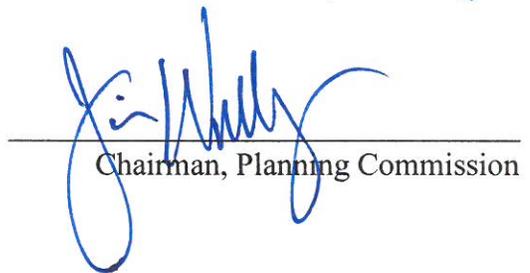
Mr. Willoughby stated that the composting or the hay fires that get started, once they get

started, they're hard to put out. He asked Mr. Delman to be sure and get the address to Mr. Murphy. He reminded everyone of December date changes and wished everyone a Happy Thanksgiving.

ADJOURNMENT

Gregorek motioned to adjourn, seconded by Downs. The meeting was adjourned at 7:04 PM.


Secretary Pro Tempore


Chairman, Planning Commission