

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

March 22, 2011

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March 22, 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, Ramey, Mejia, and Govea

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Willoughby.

SPECIAL CEREMONIES

Presentation of Special Recognition Award to The Colonies Marketplace.

ANNOUNCEMENTS

Mr. Blum stated Agenda Item B, File No. PCUP10-026, has been requested by the applicant to be continued to the April 26, 2011 Planning Commission meeting.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of February 22, 2011, approved as written.

It was moved by Willoughby, seconded by Hartley, to approve the Planning Commission Minutes of February 22, 2011, as written. The motion was carried 6 to 0 with Commissioner Willoughby abstaining.

PUBLIC HEARING ITEMS

- B. APPEAL OF THE ZONING ADMINISTRATOR'S DECISION DENYING FILE NO. PCUP10-026:** An Appeal of the Zoning Administrator decision to deny a Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for off-site consumption (Type 20 ABC License), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at 2950 S. Archibald Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Walgreens** (APN: 1083-061-04). Continued from Planning Commission meeting of January 25, 2011.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

File No. PCUP10-026. It was moved by Gage, seconded by Delman to continue this item to the April 26, 2011 Planning Commission meeting. Roll call vote: AYES, Delman, Downs, Gage, Hartley, Reyes, Willoughby, and Gregorek; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- C. ENVIRONMENTAL ASSESSMENT AND AIRPORT LAND USE COMPATIBILITY PLAN (FILE NO. PADV07-008):** A request to approve the Airport Land Use Compatibility Plan and adopt a Negative Declaration of environmental impacts. The function of the Airport Land Use Compatibility Plan (ALUCP) is to promote compatibility between LA/Ontario International Airport (ONT) and surrounding land uses as provided in the State Aeronautics Act (Public Utilities Code, section 21670 et. seq.). The proposed ALUCP consists of several components including: airport and land use information, compatibility policies and criteria, compatibility zone maps and procedural policies. The proposed ALUCP for ONT would supplement the Airport Environs section of The Ontario Plan (Ontario's General Plan), which currently serves as ONT's airport land use plan. The geographic scope of the ALUCP is the Airport Influence Area (AIA), the area in which current or future airport-related noise, safety, airspace protection and/or overflight factors may affect land uses or necessitate restrictions on those uses. The AIA includes portions of the Cities of Ontario, Fontana, Upland, Montclair, Rancho Cucamonga, Chino, Pomona, Claremont and unincorporated portions of San Bernardino, Riverside and Los Angeles Counties. Staff is recommending the adoption of a Negative Declaration (ND) of environmental effects for the project. Continued from Planning Commission meeting of February 22, 2011.

PUBLIC TESTIMONY

No one responded.

The public testimony was closed

Commissioner Delman stated staff did a great job on the staff report. He explained the ALUCP does not address airport activity. He is in favor of approving this item.

Commissioner Downs stated he was thoroughly impressed by the staff report. He is recommending approval of this item.

PLANNING COMMISSION ACTION

File No. PADV07-008. It was moved by Willoughby, seconded by Downs to adopt a Resolution to approve the Airport Land Use Compatibility Plan, and the City Council to adopt a Negative Declaration, subject to conditions of approval. Roll call vote: AYES, Downs, Gage, Hartley, Reyes, Willoughby, Delman, and Gregorek; NOES, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Commissioner Downs stated he attended the sessions at the 2011 Planner's Institute Conference that were intended for new Commissioners and found them useful.

Commissioner Reyes stated he attended sessions at the 2011 Planner's Institute Conference positively commenting on a speaker who spoke about incentives to promote "green architecture" and "rapid innovations."

Vice-Chairman Delman stated he attended sessions at the 2011 Planner's Institute Conference and he enjoyed the session titled, "Producing Middle-Income Workforce and Employer-Assisted Housing." The session educated on reducing energy costs and focused on income level studies. He stated he would like to speak to Brent Schultz, Housing & Neighborhood Revitalization Director, about these topics.

Commissioner Hartley stated the Commissioners from other cities were friendly. She enjoyed the sessions at the 2011 Planner's Institute Conference and commented that the session titled, "The New Economy," given by Dr. John Husing, Economics and Politics, Inc. was informative.

Commissioner Willoughby stated he found the 2011 Planner's Institute Conference informative and helpful. He was able to network with Commissioners from other cities. He attended many sessions and found each one excellent. He appreciates every opportunity to acquire knowledge.

Chairman Gregorek commented on the opening session of the Conference which was given by Dr. John Husing, Economics and Politics, Inc. He stated he learned how important it is to maintain positive relationships with the applicants of businesses. He also stated the session titled, "Sign regulation in the Digital Age," gave him new prospective on free speech.

Mr. Blum spoke about the greenhouse gas issue stating that the City of Ontario hired an individual last year to work on the Climate Action Plan and Greenhouse program. He stated we are different than any other county in the State of California and we are putting together a Model Climate Action Plan through to coalition of SCAG. A major part of this is having tools that are specific for our city. SCAG is currently putting together a project that will look at the tools and find our how costly they are and what how useful they are to us, so that we may get the most usage out of them for the cost. Mr. Blum has a position

on this sub-committee as well.

Commissioner Reyes stated he finds that an approach with humor in a meeting can be effective.

Mr. Blum stated each city is different in their approach. We have to be human and humor is sometimes a way to get the point across. A study shows that we can actually learn more in a “humor” mode.

Commissioner Gage complimented the newer Commissioners’ reports on what they learned from the 2011 Planner’s Institute Conference.

Chairman Gregorek stated he attended a Planning Commission meeting at a nearby city and saw differences and he appreciates how the City of Ontario staff works with the Planning Commission.

Old Business Reports From Subcommittees

Historic Preservation: This subcommittee did not meet due to the attendance at the 2011 Planner’s Institute on March 9 – 11, 2011. Commissioner Gage spoke about the trip to the City of Claremont to view the new west portion of Downtown Claremont, stating it was interesting and it gave a good example of the redevelopment of historic property. He appreciates the City sending the subcommittee members on this tour.

ALUCP: This subcommittee did not meet. This will now be considered The Airport Committee.

Development Code Review: The first meeting of this subcommittee took place in March 2011 where Mr. Blum informed the members of upcoming meeting dates to record on their calendars.

New Business

- **Election of new officers**

It was moved by Hartley to appoint Delman to the position of Planning Commission Chairman. The motion was approved with a show of hands of 6 to 0. Mr. Delman accepted.

It was moved by Downs to appoint Gage to the position of Planning Commission Vice-Chairman. It was moved by Reyes to appoint Hartley to the position of Planning Commission Vice-Chairman. The motion was approved with a show of hands of 6 to 1 to appoint Mr. Gage as Vice-Chairman. Mr. Gage accepted.

Chairman Gregorek stated he has been honored to serve as the Planning Commission Chairman. He enjoys working with everyone and “handed the gavel” over to Commissioner Delman.

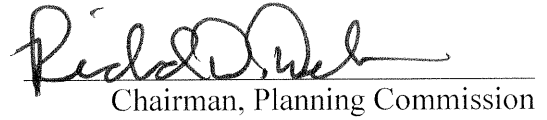
DIRECTOR'S REPORT

None at this time

ADJOURNMENT

The meeting was adjourned at 8:01 p.m. Commissioner Downs motioned to adjourn, seconded by Vice-Chairman Delman.


Secretary Pro Tempore


Chairman, Planning Commission