

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

August 28, 2012

Ontario City Hall  
303 East "B" Street, Ontario, California 91764

6:30 P.M.

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**WELCOME to a meeting of the Ontario Planning Commission.**

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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## **ROLL CALL**

Delman \_\_\_ Downs \_\_\_ Gage \_\_\_ Gregorek \_\_\_ Hartley \_\_\_ Reyes \_\_\_ Willoughby \_\_\_

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

**PUBLIC COMMENTS**

*Citizens wishing to address the Planning Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning Commission Minutes of July 24, 2012, approved as written.

**A-02. FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2012-2013**

**A-03. TIME EXTENSION FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18476 (FILE NO. PMTT07-002):** A request to subdivide 37.77 acres of land into 143 residential lots and 3 lettered lots within Planning Area 9 of the West Haven Specific Plan, located along the east side of Turner Avenue, 255 feet north of Schaefer Avenue. The environmental effects of the project were previously considered in the West Haven Specific Plan EIR (SCH #2004071095), certified by the City Council on July 16, 2007. This Application introduces no new significant environmental impacts; **submitted by CV Communities** (APN No. 0218-151-19 and 23). (City Council Action is required).

**A-04. TIME EXTENSION FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18477 (FILE NO. PMTT07-003):** A Tentative Tract Map ("A" Map, TT18477) to subdivide 37.77 acres into two lots and five lettered lots within Planning Area 9 of the West Haven Specific Plan located on the northeast corner Turner Avenue and Schaefer Avenue. The environmental effects of the project were previously considered in the West Haven Specific Plan EIR (SCH #2004071095), certified by the City Council on July 16, 2007. This Application introduces no new significant environmental impacts; **submitted by CV Communities** (APN No. 0218-151-19 and 023). (City Council Action is required).

**PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

**B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA12-001:**

An amendment to the Ontario Festival Specific Plan (File No. PSPA12-001), which [1] changes certain properties from the “Garden Commercial II” to the “Planned Residential” land use designation, [2] adds the “Planned Residential Overlay” to the “Garden Commercial II” district as a land use option, and [3] allows the development of a maximum of 472 dwellings (at a maximum 15.6 dwellings per acre) in place of the currently allowed maximum 392 dwellings and 155,000 square feet of commercial land uses. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of an Addendum to the Ontario International Centre Environmental Impact Report (EIR No. 80-3), previously certified by the Ontario City Council, with a Statement of Overriding Considerations, on December 16, 1980. **Submitted by Brookfield Residential** (APNs: 210-631-01 through 11; and 210-181-06, 09, 10, 28, 29 & 39). City Council approval is required.

**1. CEQA Determination: Addendum**

Motion to recommend Approval/Denial

**2. File No. PSPA12-001 (Specific Plan Amendment)**

Motion to recommend Approval/Denial

**C. ENVIRONMENTAL ASSESSMENT & TENTATIVE TRACT MAP FOR FILE NO. PMTT12-001:**

A Tentative Tract Map to subdivide a 27.2-acre parcel into one lot for condominium purposes for an existing mobile home park, located at 2139 E. Fourth Street, within the MH (Mobile Home) land use designation. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared for the project. **Submitted by Richard Pech** (APN: 0210-061-20).

**1. CEQA Determination Negative Declaration**

Motion to Approve/Deny

2. **File No. PMTT12-001** (Tentative Tract Map)

Motion to Approve/Deny

**MATTERS FROM THE PLANNING COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
    - 
    - Airport Land Use Compatibility (Ad-hoc):
    - 
    - Development Code Review (Ad-hoc):
    - 
    - Zoning General Plan Consistency (Ad-hoc):
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR’S REPORT**

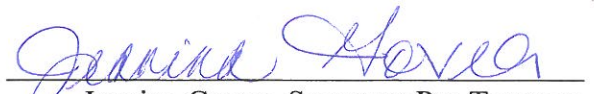
- 1) Monthly Activity Report

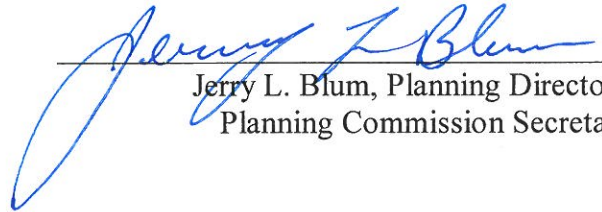
*If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*



I, Jeanina Govea, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **August 23, 2012**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.

  
 Jeanina Govea, Secretary Pro Tempore



Jerry L. Blum, Planning Director /  
Planning Commission Secretary