

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

January 28, 2014

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 \_\_ Mautz \_\_ Ricci \_\_ 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**

Special Planning Commission Minutes of November 18, 2013, approved as written.

Special Planning Commission Minutes of December 16, 2013, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV13-033:** A Development Plan to establish a Master Plan for Del Rancho Park located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. 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 has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3). (APN's: 1014-501-03, 04, 05, 06); **City Initiated.**

**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, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:** A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; A Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce building setbacks along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) zone. 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 a Mitigated Negative Declaration has been prepared for the project. (APN: 1015-181-07); **submitted by Patterson Development Company, LLC.**

1. CEQA Determination

Motion to Approve/Deny Mitigated Negative Declaration

2. File No. PDEV12-018 (Development Plan)

Motion to Approve/Deny

3. File No. PVAR13-001 (Variance)

Motion to Approve/Deny

4. File No. PVAR13-002 (Variance)

Motion to Approve/Deny

5. **File No. PVAR13-003** (Variance)

Motion to Approve/Deny

6. **File No. PCUP12-028** (Conditional Use Permit)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT**

**MODIFICATION FOR FILE NO. PCUP09-013**: A City initiated Conditional Use Permit (File No. PCUP13-039) to modify or revoke a previously approved Conditional Use Permit (File No. PCUP09-013, Decision No.: 2009-11), establishing alcoholic beverage sales and live entertainment, in conjunction with Playas Del Sol Restaurant (formerly B's Sports Bar & Grill), located at the northeast corner of Holt Boulevard and Benson Avenue, at 1542 West Holt Boulevard, within the C3 (General Commercial) zoning district. 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. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies). (APNs: 1010-552-14 & 1010-552-15); **City Initiated.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15321

2. **File No. PCUP09-013** (Conditional Use Permit)

Motion to Approve/Deny

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE**

**NO. PDA14-001**: A Development Agreement Amendment (First Amendment) between the City of Ontario and Ontario Schaefer Holdings, LLC,, (The Avenue SP) (File No. PDA14-001) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders. The environmental impacts of this project were previously considered in The Avenue Specific

Plan EIR (SCH # 2005071109), certified by the City Council on December 19, 2006. This Application introduces no new significant environmental impacts. (APN: 0218-201-15 and 44); submitted by Ontario Schaefer Holdings, LLC. **City Council action is required.**

**1. CEQA Determination**

Motion to recommend Approval/Denial use of an Addendum to a previous EIR

**2. File No. PDA14-001 (Development Agreement)**

Motion to recommend Approval/Denial

**MATTERS FROM THE PLANNING COMMISSION**

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

**DIRECTOR'S REPORT**

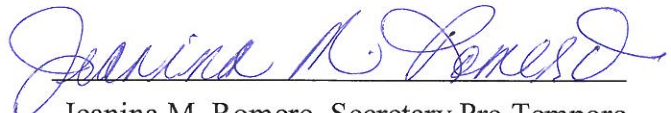
- 1) Monthly Activity Report


*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 M. Romero, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on January 23, 2014, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.

  
Jeanina M. Romero, Secretary Pro Tempore

  
Scott Murphy, Planning Director /  
Planning Commission Secretary