

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

September 25, 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 August 28, 2012, approved as written.

**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 GENERAL PLAN AMENDMENT PGPA12-001; AND ZONE CHANGE PZC12-002:**

A request to amend the General Plan designation from *Open Space (Parkland)* to *Industrial (0.55 FAR)* and to change the zoning classification from *Open Space (OS)* to *Industrial Park (M2)* of an approximately 18,000 square foot portion of a city-owned, legal lot of approximately fifty-four acres of land. The area of change is located at the southeast corner of the Ontario Soccer Complex (2200 East Philadelphia Street). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. Submitted by City of Ontario. (APN: 113-281-13). City Council action is required.

**1. CEQA Determination and Mitigated Negative Declaration**

Motion to recommend Approval/Denial

**2. File No. PZC12-002 (Zone Change)**

Motion to recommend Approval/Denial

**3. File No. PGPA12-001 (General Plan Amendment)**

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV12-009: A Development Plan to construct an 811,470 square-foot industrial building on 33.88 acres of land, located at the southwest corner of Francis Street and Etiwanda Avenue at 5750 East Francis Street, within the M3/VI (General Industrial/Vintage Industrial Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC.** (APN: 0238-161-48).**

**1. CEQA Determination and Mitigated Negative Declaration**

Motion to Approve/Deny

**2. File No. PDEV12-009 (Development Plan)**

Motion to Approve/Deny

- D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-012 & PCUP12-015: A Development Plan (**File No. PDEV12-012**) to construct a two-story, 49,500 square foot office building on 5.58 acres of land within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan, and a Conditional Use Permit (**File No. PCUP12-015**) to establish a private school (San Joaquin Valley College) in conjunction with the construction of the proposed office building, located at 4580 E. Ontario Mills Parkway. 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 a Mitigated Negative Declaration of environmental impacts, previously adopted by Planning Commission on May 23, 2006 in conjunction with File Nos. PDEV05-069 & PMTT05-029 (PM 17393). **Submitted by RCH Construction** (APN: 0238-041-38).**

**1. CEQA Determination and Mitigated Negative Declaration**

Motion to Approve/Deny

**2. File No. PDEV12-012 (Development Plan)**

Motion to Approve/Deny

3. **File No. PCUP12-015** (Conditional Use Permit)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT & TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT11-011 (PM 19360)**: A Tentative Parcel Map (PM 19360) for condominium purposes to subdivide approximately 10-acres of industrial land into three parcels for property developed with a multi-tenant industrial complex, located at 1500 South Milliken Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan. 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 proposed project is exempt from environmental review pursuant to Section 15315 (Class 15-Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Pancal ADC Irvine, LLC.** (APN: 0211-281-11).

1. **CEQA Determination**

Motion to Approve/Deny

2. **File No. PMTT11-011** (Tentative Parcel 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

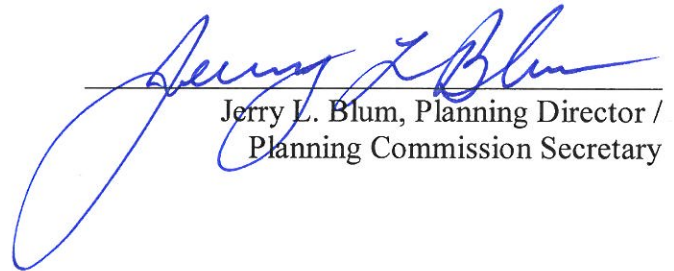
*If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.*

*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 **September 20, 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