

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

April 23, 2013

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

6:30 P.M.

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 ___ Mautz ___ Willoughby ___

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

- 1) Seating of new Chairman Rick Gage
- 2) Seating of new Vice-Chairman Jim Willoughby
- 3) Presentation of plaque to former Chairman Richard Delman
- 4) Presentation of plaque to former Vice-Chairman Rick Gage

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 March 26, 2013 and April 9, 2013, approved as written.

A-02. Adoption of 2013 Ontario Planning Commission Rules and Procedures

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 FOR FILE NO. PGPA12-002:** The proposed General Plan Amendment is to revise the Mobility Element - Figure M-2 Functional Roadway Classification Plan by adding existing road segments to the map and modify Figure M-3: Multipurpose Trails and Bikeway Corridor Plan by changing the location of certain multipurpose trails within the southern portion of the City of Ontario. The proposed amendments to Figures M-2 and M-3 would not result in the construction of new streets or trails therefore is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). City Council action is required. Continued from Planning Commission meeting of February 26, 2013 and March 26, 2013. **Submitted by City of Ontario.**

1. CEQA Determination

Motion to recommend use of exempt status

2. File No. PGPA12-002 (General Plan Amendment)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA13-002** – A request to amend the Development Code to allow variety stores as a permitted use within the C1 (Shopping Center Commercial) zoning designation and to allow grocery and variety stores within the Euclid Avenue Overlay District. An addendum to The Ontario Plan (TOP) EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act; **submitted by One Ontario Plaza, LLC**. Continued from Planning Commission meeting of March 26, 2013. City Council action is required.

1. CEQA Determination

Motion to recommend use of the Addendum

2. File No. PDCA13-002 (Development Code Amendment)

Motion to recommend Approval/Denial

- D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV12-015 AND PMTT12-009 (PM 19145):** A Development Plan (File No. PDEV12-015) to make improvements to 1.18 acres of land for the purpose of outside storage for Main Street Fibers Recycling and a Tentative Parcel Map (File No. PMTT12-009, PM 19145) to merge eight parcels into one, located at the southeast corner of Ontario Boulevard and Campus Avenue, at 704 East Ontario Boulevard, within the M3 (General Industrial) 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Main Street Fibers.** (APNs: 1049-201-08, 1049-201-09, 1049-201-10, 1049-201-11, 1049-201-12, 1049-201-13, 1049-201-14, & 1049-201-15).

1. CEQA Determination

Motion to confirm exempt status

2. File No. PDEV12-015 (Development Plan)

Motion to Approve/Deny

3. File No. PMTT12-009 (Tentative Parcel Map)

Motion to Approve/Deny

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-002 (TT 18874) & PDEV13-008:** A Tentative Tract Map (File No. PMTT13-002 (TT 18874)) to subdivide 3.48 gross acres of land into 9 numbered and 3 lettered lots, and a Development Plan (File No. PDEV13-008) to construct 52 multiple-family dwellings (townhouses) on the subject site, located at the northeast corner of Via Molinara and Inland Empire Boulevard, within the Garden Commercial II/Planned Residential Overlay land use district of the Ontario Festival 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 project is consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APN: 0210-651-07, 08 & 09; and 0210-181-09 & 10).

1. CEQA Determination

Motion to confirm exempt status

2. File No. PDEV13-008 (Development Plan)

Motion to Approve/Deny

3. File No. PMTT13-002 (Tentative Parcel Map)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

- F. FILE NO. PHP13-001:** A request to designate the Euclid Avenue Historic District a local historic district, which includes all properties with Euclid Avenue frontage, bound by G Street to the south and the I-10 to the north. (APNs: 1047-241-06 to 09, 1047-242-08 to 09, 1047-251-01 to 02, 1047-251-26 to 27, 1047-331-01 to 03, 1047-332-11 to 12, 1047-332-15 to 16, 1047-344-07, 1047-344-09, 1047-345-01, 1047-345-04, 1047-351-12 to 15, 1047-351-17, 1047-351-29, 1047-352-10 to 14, 1047-361-17 to 20, 1047-531-01 to 09, 1047-541-01 to 04, 1047-542-01 to 04, 1048-043-07 to 14, 1048-052-04 to 06, 1048-052-08 to 11, 1048-052-27, 1048-061-01, 1048-062-01, 1048-062-21, 1048-062-24, 1048-071-01, 1048-071-50 to 53, 1048-072-01, 1048-241-01, 1048-241-34 to 35, 1048-242-01, 1048-242-06 to 08, 1048-251-01, 1048-251-47, 1048-252-01, 1048-252-41 to 42, 1048-261-22 to 23, 1048-262-17 to 18, 1048-262-32, 1048-271-15 to 17, 1048-361-16, 1047-361-32 to 38, 1047-551-01 to 02, 1047-561-01 to 02, 1047-571-49 to 50, 1048-061-21 to 32, 1048-251- 52 to 54, 1048-271-18 to 20, 1048-271-22); **submitted by City of Ontario.** City Council action is required.

1. CEQA Determination

Motion to recommend use of exempt status

2. File No. PHP13-001 (Historic District)

Motion to recommend Approval/Denial

- G. THIRTEENTH ANNUAL MODEL COLONY AWARDS NOMINATIONS:** A request for the Historic Preservation Commission to accept the nominations (File No. PADV13-003) for the Thirteenth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee; **submitted by City of Ontario (City Council presentation of Awards).**

1. CEQA Determination

Motion to recommend use of exempt status

2. File No. PADV13-003

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Airport Land Use Compatibility:
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 - Development Code Review:
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 - Historic Preservation:
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 - Rules and Procedures Review: Motion to Approve/Deny revisions to Rules and Procedures
 - Zoning General Plan Consistency:
- 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 **April 17, 2013**, 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