

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

August 26, 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

**SPECIAL CEREMONIES**

- 1) Seating of new Commissioner Nicola Ricci

**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 22, 2014, approved as written.

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-024:** A Development Plan to construct 143 single-family dwellings and two pocket parks on 37.77 acres of land located at the northeast corner of Turner and Schaefer Avenues, within Planning Area 9 of the West Haven Specific Plan. The environmental impacts of this project were analyzed in the Environmental Impact Report prepared for the West Haven Specific Plan (File No. PSP03-006), which was certified by the City of Ontario City Council on January 16, 2007. This Application introduces no new significant environmental impacts. 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 ONT Airport Land Use Compatibility Plan (APNs: APN: 0218-151-19 and 23); **submitted by Lennar Homes of California, Inc.**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV14-024 (Development Plan)**

Motion to Approve/Deny

**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, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005**: A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc. This project was continued from July 22, 2014.**

**1. CEQA Determination**No action necessary – Exempt: CEQA Guidelines Section § 15301**2. File No. PDEV14-002 & PCUP14-005 (Development Plan & Conditional Use Permit)**

Motion to Approve/Deny

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991)**: A Tentative Tract Map (File No. PMTT14-013) to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential. This project**

was continued from July 22, 2014.

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-013** (Tentative Tract Map)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992)**: A Tentative Tract Map (File No. PMTT14-014) to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential. This project was continued from July 22, 2014.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-014** (Tentative Tract Map)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993)**: A Tentative Tract Map (File No. PMTT14-015) to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 9A and 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential. This project was continued from July 22, 2014.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-015** (Tentative Tract Map)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994)**: A Tentative Tract Map (File No. PMTT14-016) to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential. This project was continued from July 22, 2014.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-016** (Tentative Tract Map)

Motion to Approve/Deny

- G. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE PARCEL MAP, AND VARIANCE REVIEWS FOR FILE NOS. PDEV13-039, PMTT13-018, PVAR14-005 & PVAR14-006**: A request for several entitlements that include: 1) a phased Development Plan (**File No. PDEV13-039**) to construct seven (7) industrial buildings totaling 250,157 square feet and a vehicle storage yard on approximately 15.74 acres of land; 2) a tentative Parcel Map (**File No. PMTT13-018**) to subdivide 15.74 acres into 7 industrial lots; 3) a variance (**File No. PVAR14-005**) to reduce the side yard building setback from 10-feet to zero; and 4) a variance (**File No. PVAR14-006**) to reduce the rear yard building setback from 10-feet to zero. The project site is generally located along the northeast corner of Grove Avenue and Belmont Street, within the M2 (Industrial Park) and Business Park land use district of the Grove Avenue Specific Plan. The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the Development Agreement between the City of Ontario & Mission Grove Partners, L.P. (No. 2013-128). All adopted mitigation measures of the related MND shall be a condition of project approval and are incorporated herein by reference. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0113-332-01 thru 0113-343-27); **submitted by MG Industrial, LLC.**

1. **CEQA Determination**

No action necessary – Use of previous EIR

2. **File No. PDEV13-030, PVAR14-005 & PVAR14-006** (Development Plan & Variances)

Motion to Approve/Deny

3. **PMTT13-018** (Tentative Parcel Map)

Motion to Approve/Deny

H. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV13-030 & PCUP13-040:**

A Development Plan and Conditional Use Permit to substantially remodel an existing 3,620-square foot drive-thru restaurant (Carls Jr) on a 0.73-acre parcel of land located at 1445 North Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) and Section 15332 (Infill Development Projects) of the California Environmental Quality Act Guidelines. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1008-431-17); **submitted by Carl Karcher Enterprises, Inc.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. **File No. PDEV13-030 & PCUP13-040** (Development Plan & Conditional Use Permit)

Motion to Approve/Deny

**MATTERS FROM THE PLANNING COMMISSION**

1) Old Business

• Reports From Subcommittees

- Historic Preservation (Standing):
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- Development Code Review (Ad-hoc):
- 
- Zoning General Plan Consistency (Ad-hoc):

2) New Business

3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

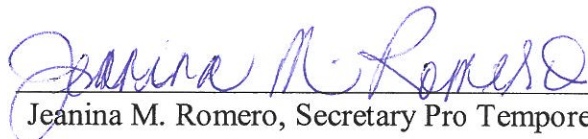
1) Monthly Activity Report


*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 **August 21, 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