

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

August 27, 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 __ 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

Planning Commission Minutes of July 23, 2013, approved as written.

- A-02. TIME EXTENSIONS FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18065 (FILE NO. PMTT06-011), TT 18066 (PMTT06-012), TT 18067 (PMTT06-009), TT 18068 (PMTT06-010), TT 18073 (PMTT06-015), TT 18074 (PMTT06-016), TT 18075 (PMTT06-017), TT 18076 (PMTT06-018), TT 18077 (PMTT06-024), TT 18078 (PMTT06-020), TT 18079 (PMTT06-023), TT 18080 (PMTT06-021), AND TT 18081 (PMTT06-022)** - Tentative Tract Maps to subdivide properties located on the east side of Archibald Avenue between Eucalyptus Avenue and the County Line Channel. The environmental impacts of this project were previously considered in the Subarea 29 Specific Plan EIR (SCH # 2004011009), certified by the City Council on October 19, 2006. This Application introduces no new significant environmental impacts; **submitted by SL Ontario Development Corporation** (APN: 0218-014-01, 02, 03, 04, 06, and 07; 0218-033-01 through 04; 0218-042-01 through 05; and 218-052-02 and 03). City Council Action is required.

1. CEQA Determination

No action necessary – use of previous EIR

- 2. File Nos. PMTT06-011, PMTT06-012, PMTT06-009, PMTT06-010, PMTT06-015, PMTT06-016, PMTT06-017, PMTT06-018, PMTT06-024, PMTT06-020, PMTT06-023, PMTT06-021, PMTT06-022** (Tentative Tract Maps)

Motion to recommend Approval/Denial

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 ZONE CHANGE REVIEW FOR FILE NO. PZC13-002:** A Zone Change to change the zoning designations on approximately 400 properties located throughout the City in order to make the zoning of the properties consistent with the Policy Plan (General Plan) of The Ontario Plan land use designations of the properties. 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 an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. **City initiated.** (APNs: see separate list). City Council action is required.

1. CEQA Determination

Motion to recommend use of an Addendum to previous EIR

2. File No. PZC13-002 (Zone Change)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA13-004:** An Ordinance of the City of Ontario, California, amending the provisions of Title 9 (Development Code) of the Ontario Municipal Code addressing Medical Marijuana Dispensaries to include changes to the definitions portion of that section. Staff is recommending the adoption of an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), which was certified by the City Council on January 27, 2010. The Addendum finds that the proposed Development Code Amendment introduces no new significant environmental impacts. **City Initiated.** City Council action is required.

1. CEQA Determination

Motion to recommend use of an Addendum to previous EIR

2. File No. PDCA13-004 (Development Code Amendment)

Motion to recommend Approval/Denial

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-003**: A Development Agreement Amendment (Second Amendment) between the City of Ontario and SL Ontario Development Company (Subarea 29 – Park Place) (File No. PDA13-003) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders LLC and to provide for phasing of the construction of public infrastructure as provided in the phased Tract Map No. 18913-1. . The environmental impacts of this project were previously considered in the Subarea 29 Specific Plan EIR (SCH # 2004011009), certified by the City Council on October 19, 2006. This Application introduces no new significant environmental impacts; **submitted by SL Ontario Development Corporation.** (APN: 0218-014-01 through 07; 0218-022-01 through 04 and 10 through 12; 218-033-01 through 06; 0218-042-01 through 05 and 13; and 0218-052-02-through 05). City Council action is required.

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDA13-003** (Development Agreement)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP FILE NO. PMTT13-007 (TT18913)**: A request to phase a previously approved Tentative Tract (TT17821) to subdivide 277.74 acres of land into 20 numbered lots and 40 lettered lots (“A” Map), within the central portion of the Subarea 29 Specific Plan of the New Model Colony generally located south of Eucalyptus Avenue, north of the Riverside County Line, east of Archibald Avenue and west of Haven Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR 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 Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. **Submitted by SL Ontario Development Company** (APN: 218-014-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, and 17, 218-022-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12, 218-033-01,02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, and 14, 218-042-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12, 218-052-01 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11).

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT13-007** (Tentative Tract Map)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

F. **FILE NO. PHP13-004 and PHP13-006:** A request for a Local Landmark (File No. PHP13-004) and Tier (File No. PHP13-006) designations for a 2,846 square foot Tudor Revival style, single family home, within the R1- Single Family Residential zone, located at 324 East I Street (APN: 1048-251-15); **submitted by Janette De La Rosa Ducut.** City Council action is required. The Local Landmark and Tier designations are not considered a project pursuant to Section 21065 of the CEQA Guidelines.

1. **CEQA Determination**

No action necessary – not a project

2. **File No. PHP13-004** (Local Landmark)

Motion to recommend Approval/Denial

3. **File No. PHP13-006** (Tier Designation)

Motion to recommend Approval/Denial

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

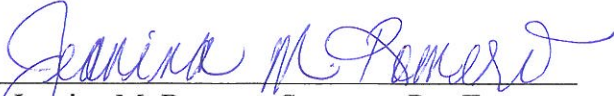
- 1) Monthly Activity Report

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.

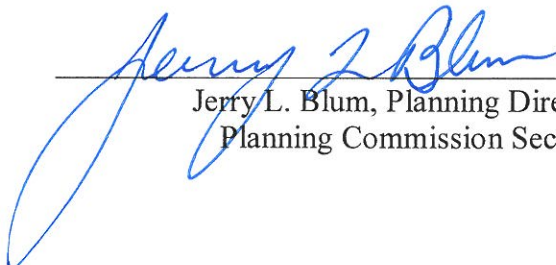
If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



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 22, 2013**, 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



Jerry L. Blum, Planning Director /
Planning Commission Secretary



PUBLIC HEARING NOTICE



NOTICE is hereby given that the City of Ontario Planning Commission will hold a public hearing for consideration of the following project for which an Addendum to a previously approved Environmental Impact Report has been prepared (State Clearinghouse No. 2008101140).

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC 13-002:
A Zone Change to change the zoning designations on certain properties located throughout the City in order to make the zoning of the properties consistent with the Policy Plan (General Plan) of The Ontario Plan land use designations of the properties.

The Zone Change is scheduled for public review before the Planning Commission at the time and location noted to the right. The proposed Zone Change and all supporting documents are available for review at the City of Ontario Planning Department, City Hall, 303 East "B" Street, Ontario, California 91764.

PLANNING COMMISSION

Date: August 27, 2013

Time: 6:30 p.m.

Location: Ontario City Hall
303 East B Street
Ontario, CA 91764

Proposed Zone Changes

C1, Shopping Center Commercial to C3, Commercial Service 21640145 21640157 21640161—21640163 21641133 21641137	R2, Medium Density Residential to M2, Industrial Park 104912101—104912125 104912207—104912223 104912301—104912329 104915126—104915137 104916102—104916107 104916109 104916122—104916123 104918201—104918204 104919105—104919122 104919203—104919209 104919211—104919212 104919215 104919401—104919422 104919425—104919429 104919501—104919528 104919601—104919613	OS, Open Space to M2, Industrial Park 23805216 23805226	M3, General Industrial to NC, Neighborhood Convenience Commercial 104923207	M2, Industrial Park to M1, Limited Industrial 11345131 11346303—11346304 11346307 11346310 11346313—11346314 11346319—11346320 11346322 11346324—11346329 11346334—11346336 11359101—11359113 105043116 105043118—105043125 105044104—105044105 105044163—105044164 105044166—105044167 105044169—105044172 105045103—105045104 105045107—105045108 105050102—105050108 105050117—105050122 105051102 105051105 105051108—105051110 105052101—105052108 105052110—105052111 105052113 105052115	M1, Limited Industrial to M2, Industrial Park 11321105—11321107 11321118—11321119 11321121 11321124—11321128 11321132—11321133 11321135—11321136 11322123 11322125 11322128 11322131 104912126—104912127 104912204—104912206 104912225 104919101—104919104 104919201—104919202
C3, Commercial Service to M1, Limited Industrial 104902203 104902231		M3, General Industrial to C2, Central Business Commercial 104906401—104906403 104906405 104906810	M2, Industrial Park to AP, Administrative Professional 21127207		
PF, Public Facility to C2, Central Business Commercial 104906404		M3, General Industrial to R1, Single Family Residential 104949217—104949218 104950211—104950213	M3, General Industrial to PF, Public Facility 23804229		
PF, Public Facility to M1, Limited Industrial 105014101—105014102		M1, Limited Industrial to R1, Single Family Residential 104948101—104948103 104950328 104950331—104950332	M1, Limited Industrial and M3, General Industrial to M1, Limited Industrial 104950117—104950119		
PF, Public Facility to M2, Industrial Park 104908310 105011105	R2, Medium Density Residential and M1, Limited Industrial to M2, Industrial Park 104912128 104912226		M3(VI), Vintage Industrial to M2, Industrial Park 23815213—23815214 23815216—23815226 23815228 23815231—23815232		M3, General Industrial to M1, Limited Industrial 104935307—104935314 104935408—104935412 104950104—104950105 104950110—104950115 104950120 104950210

All written comments concerning the proposed project and/or environmental documents should be directed to the Ontario Planning Department, City Hall, 303 East "B" Street, Ontario, California, 91764. Written comments must be received by 5:00 P.M. on Thursday, August 22, 2013, so that they may be reviewed and considered; comments sent via facsimile to (909) 395-2420 will also be accepted.

File No. PZC 13-002 requires final action by the City Council. Therefore, the environmental assessment is available for review and/or comment prior to the City Council public hearing.

If you challenge any of the foregoing actions 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.