

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

October 22, 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.*

ROLL CALL

Delman __ Downs __ Gage __ Gregorek __ Mautz __ Ricci __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

- 1) Special recognition of Mercedes Benz project.

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 27, 2013 and September 24, 2013, approved as written.

A-02. STATUS REPORT ON THE KAISER PERMANENTE HEAL ZONE

A-03. CONSIDER POLICY REGARDING BUFFERING OF COMPOSTING FACILITIES WITHIN THE AGRICULTURE OVERLAY

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 FOR FILE NO. PZC13-003:** A request to change zoning of a single 0.57-acre parcel from AR (Agricultural Residential) to R2 (Multi-family Residential), located near the northeast corner of Palmetto Avenue and Phillips Street, at 1229 South Palmetto Avenue. 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 § 15301 (Existing Facilities); (APN: 1011-551-01); **submitted by West Ridge Rentals. City Council action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. File No. PZC13-003 (Zone Change)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-002:** A Development Agreement Amendment (First Amendment) between the City of Ontario and CV Inland Investments 1, LLP, (West Haven SP) 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 West Haven Specific Plan EIR (SCH # 2004071095), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts. (APN: 0218-151-19 and 23); **submitted by CV Inland Investments 1, LLP., City Council action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDA13-002 (Development Agreement)

Motion to recommend Approval/Denial

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-001:** A Development Agreement between the City of Ontario and Warm Springs NMC, LLC, for the development of 190 units on 40 acres of land within the Subarea 29 Specific Plan, located at the southeast corner of Archibald and Eucalyptus Avenues; 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 Airport. An addendum to the Subarea 29 Specific Plan EIR (SCH#200411009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APNs: 0218-281-15 and 16); **submitted by Warm Springs NMC, LLC. City Council action is required.**

1. **CEQA Determination**

Motion to recommend use of Addendum to a previous EIR

2. **File No. PDA13-001** (Development Agreement)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-013**: A Tentative Tract Map (TT18400) to subdivide 40.19 acres of land into 190 single family lots and 10 lettered lots, within Planning Area 3 (Single Family Conventional – 4,500 SF Minimum Lots) of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Eucalyptus Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Subarea 29 Specific Plan EIR (SCH#200411009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 218-281-15 and 16); **submitted by Richland Communities.**

1. **CEQA Determination**

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

2. **File No. PMTT12-013** (Tentative Tract Map)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-022**: A Conditional Use Permit to establish a manure composting facility on a 21.0-acre portion of a 36.5-acre former dairy cattle farm, located near the southwest corner of Edison Avenue and Bon View Avenue, at 7325 East Edison Avenue, within the SP(AG) zoning district. 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1053-391-01). **Submitted by Ag Concepts Inc.**

1. **CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PCUP13-022** (Conditional Use Permit)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

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

DIRECTOR’S REPORT

- 1) Monthly Activity Report

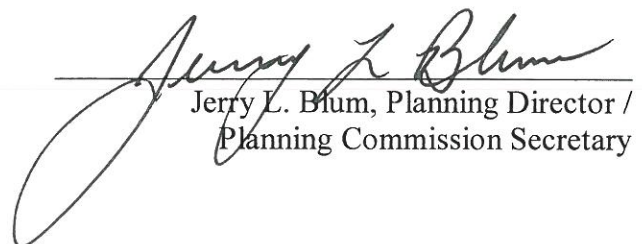
If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.

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 **October 17, 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