

**CITY OF ONTARIO
PLANNING COMMISSION/
HISTORIC PRESERVATION
MEETING AGENDA**

January 27, 2015

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

6:30 P.M.

WELCOME to a meeting of the Ontario Planning/Historic Preservation 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

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

PUBLIC COMMENTS

Citizens wishing to address the Planning/Historic Preservation 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/Historic Preservation 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/Historic Preservation Commission Minutes of December 15, 2014, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE

NO. PDEV14-039: A Development Plan to construct a 45,000 square-foot industrial building on approximately 2.11-acres of vacant land, located at the southeast corner of Spruce Street and Business Parkway at 2121 South Business Parkway, within the Industrial land use district of the California Commerce Center South 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 ONT Airport Land Use Compatibility Plan (ALUCP). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APNs: 0211-275-21 & 0211-275-22); **submitted by Fullmer Construction.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE

NO. PDEV14-050: A Development Plan to construct three industrial buildings, totaling approximately 134,500 square-feet of floor area, on 6.14-acres of vacant land, generally located at the northwest and northeast corners of Guasti Road and Ponderosa Avenue, within the M1 (Limited Industrial) zone. 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). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APNs: 0210-212-35 to 38, 43 and 44); **submitted by Orbis Real Estate Partners.**

PLANNING COMMISSION 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 CONDITIONAL USE PERMIT RECONDITIONING FOR FILE NO. PCUP14-025: A City initiated Conditional Use Permit to modify conditions of approval for a previously approved Conditional Use Permit (File No. PCUP00-009), approved by the Zoning Administrator on May 10, 2000 (Decision No. 2000-16), and amended by the Planning Commission on March 25, 2003 (Resolution No. 2003-025), which established alcoholic beverage sales and live entertainment, in conjunction with the Jazz Café Ontario Restaurant, located at 1133 west Sixth Street, within the Main Street District land use designation of the Mountain Village 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 15321 (Enforcement Actions by Regulatory Agencies). (APN: 1008-431-23); **submitted by City of Ontario.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. File No. PCUP 14-025 (Conditional Use Permit)

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCES FOR FILE NOS. PDEV14-037, PVAR14-011, AND PVAR14-012: A Development Plan (File No. PDEV14-037) to construct a 130,000 square-foot industrial building, a Variance (File No. PVAR14-011) to exceed the maximum allowable structure height from 35-feet to 40-feet tall, and a Variance (File No. PVAR14-012) to reduce the front building setback from 35-feet to 20-feet, on approximately 6.7 acres of land, located at the northeast corner of Belmont Street and Cucamonga Avenue, at 1105 East Belmont Street, within the M2 (Industrial Park) 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 ONT Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1049-392-16); **submitted by Consolidated Consulting.**

1. **CEQA Determination**
Motion to Approve/Deny Mitigated Negative Declaration
2. **File No. PVAR14-011** (Variance)

Motion to Approve/Deny
3. **File No. PVAR14-012** (Variance)

Motion to Approve/Deny
4. **File No. PDEV14-037** (Development Plan)

Motion to Approve/Deny

D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-044 & PCUP14-022**: A Development Plan (File No. PDEV14-044) and Conditional Use Permit (File No. PCUP14-022) to construct a 3-story dormitory and classroom building totaling 16,332 square feet, in conjunction with an existing place of worship on 8.77 acres of land, located at the southwest corner of Riverside Drive and Cucamonga Avenue, at 1030 East Riverside Drive, within the SP(AG) (Specific Plan (Agricultural Overlay)) 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 ONT Airport Land Use Compatibility Plan (ALUCP). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1052-141-03); **submitted by Jim Robertson for Banal Napag-Aaral Church.**

1. **CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration
2. **File No. PDEV14-044** (Development Plan)

Motion to Approve/Deny
3. **File No. PCUP14-022** (Conditional Use Permit)

Motion to Approve/Deny

E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-031 AND PMTT14-023**: A Development Plan (File No. PDEV14-031) to construct a 98-unit townhome project consisting of 7 two-story complexes, in conjunction with a Tentative Tract Map (TT 18995) for Condominium Purposes to subdivide 4.35 gross acres of land into three (3) numbered lots within the Medium Density Residential (MDR) district of Planning Area

10A of The Avenue Specific Plan, generally located at the northwest corner of Edison Avenue and Haven 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 Plans (ALUCP) for ONT Airport. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN No's.: 0218-201-30, 39, 42 and 43); **submitted by Brookfield Residential.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File Nos. PDEV14-031 (Development Plan)

Motion to Approve/Deny

3. File No. PMTT14-023 (Tentative Tract Map)

Motion to Approve/Deny

F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-002: A modification to a previously approved Tentative Tract Map (TT 18027) to subdivide 29 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer 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 environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38); **submitted by Stratham West Haven Inc.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT11-002 (Tentative Tract Map)

Motion to Approve/Deny

- G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-003:** A modification to a previously approved Tentative Tract Map (TT 18026) to subdivide 19.73 acres of land into 102 numbered lots and 10 lettered lots within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven and Chino Avenues. 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 environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-11); **submitted by Stratham West Haven Inc.**

1. CEQA Determination

No action necessary – use of previous EIR

File No. PMTT11-003 (Tentative Tract Map)

Motion to Approve/Deny

- H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA07-005:** A Development Agreement between the City of Ontario and Stratham Properties, Inc., for the development of up to 196 residential units on 48.73 acres of land within Planning Areas 4 and 8 of the West Haven Specific Plan, located on the northwest corner of Haven Avenue and Chino Avenue and the northwest corner of Haven Avenue and Schafer 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 environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38); **submitted by Stratham Properties Inc. City Council action is required.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDA07-005 (Development Agreement)

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
- 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/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.

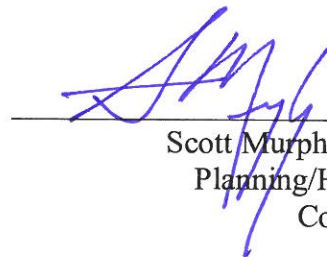
If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission at, 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 (**Thursday, January 22, 2015**), at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Jeanina M. Romero, Secretary Pro Tempore



Scott Murphy, Planning Director
Planning/Historic Preservation
Commission Secretary