

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

March 24, 2015

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/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.*

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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/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 February 24, 2015, approved as written.

**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, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18997, AND PLANNED RESIDENTIAL DEVELOPMENT REVIEW FOR FILE NOS. PDEV14-017, PMTT14-009 & PRD14-002: A**  
Development Plan to construct 114 condominium units and a Tentative Tract Map (TT 18997) to subdivide 7.8 acres of land into a common lot subdivision for condominium purposes in conjunction with Planned Residential Development, at the northwest corner of Euclid Avenue and SR-60, located at 2324 South Euclid Avenue, within the R2-Medium Density Residential (11-18 du/ac) 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). The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts (APN: 1051-061-01); **submitted by South Coast Communities, LLC.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV14-017** (Development Plan)

Motion to Approve/Deny

3. **File No. PMTT14-009** (Tentative Tract Map)

Motion to Approve/Deny

4. **File No. PRD14-002** (Planned Residential Development)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NO(s). PDEV14-018 and PVAR15-002:** A Development Plan (File No. PDEV14-018) to construct a 25,049 square foot industrial building on 1.23 acres of land, in conjunction with a Variance (File No. PVAR15-002) request to reduce the street-side building setback requirement from 20-feet to 10-feet along Baker Avenue. The proposed project is located along the northeast corner of Francis Street and Baker Avenue, within the M2 (Industrial Park District) land use designation. The 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. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Negative Declaration of environmental effects for the project. (APN 0113-414-29); **submitted by Bruce Karish.**

1. **CEQA Determination**

Motion to Approve/Deny Negative Declaration

2. **File No. PDEV14-018** (Development Plan)

Motion to Approve/Deny

3. **File No. PVAR15-002** (Variance)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA14-002:** An Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) to: 1) increase the residential unit count by 99 units (from 2,293 to 2,392); 2) revise and update exhibits and language to reflect the proposed housing product type changes and provide consistency with TOP Policy Plan; and 3) revise the Land Use Plan to reflect the Planning Area product changes. The project site is located south of Eucalyptus Avenue, north of the County Channel Line (Bellegrave Flood Control Channel), between the Cucamonga Creek Channel and 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 Plan (ALUCP) for ONT and Chino Airports. An addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. 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.: 0218-014-01 thru 07; 0218-014-10 thru 17; 0218-022-01 thru 04; 0218-022-06 thru 12; 0218-033-01 thru 14; 0218-042-01 thru 05; 0218-042-10, 12 and 13; 0218-052-01 thru 05; 0218-052-08 thru 11; 0218-271-11 and 19; 0218-281-06 and 15 thru 17; and 0218-321-13, 17 and 30); **submitted by SL Ontario Development Company, LLC. City Council action is required.**

1. **CEQA Determination**

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

2. **File No. PSPA14-002** (Specific Plan Amendment)

Motion to recommend Approve/Deny

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
- 2) New Business
- 3) Nominations for Special Recognition
- 4) Election of Officers

**DIRECTOR'S REPORT**

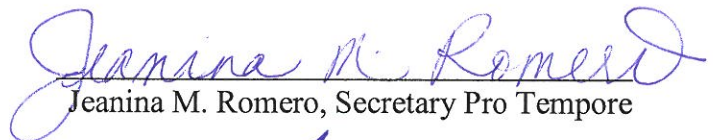
- 1) Monthly Activity Report


*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, March 19, 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

  
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Scott Murphy, Planning Director  
Planning/Historic Preservation  
Commission Secretary