

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

July 24, 2012

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 ___ Hartley ___ Reyes ___ 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 June 26, 2012, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV12-005: A Development Plan to construct a 520,000 sq-ft industrial building on 24.9 acres within the M3 (General Industrial) zone, located at 5125 East Ontario Mills Parkway. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for consideration. **Submitted by Hillwood Investment Properties** (APN: 0238-021-02).

A-03. IMPLEMENTATION PLANS FOR THE CITY OF ONTARIO: Consideration of the City-wide Streets Master Plan; Sewer Master Plan; Storm Drain Master Plan; and, Water/Recycled Water Master Plan; City initiated. City Council action is required. **Submitted by City of Ontario.**

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 SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA12-001**: An amendment to the Ontario Festival Specific Plan, allowing as a land use option, the development of a maximum of 472 dwellings on 37.6 acres of land, at a maximum density of 12.55 dwelling units per acre, in place of the maximum 392 dwellings and 155,000 square feet of commercial uses that are currently allowed by the specific plan on the affected parcels. Staff is recommending the adoption of an Addendum to the Ontario International Centre Environmental Impact Report (EIR No. 80-3), previously certified by the Ontario City Council, with a Statement of Overriding Considerations, on December 16, 1980. **Submitted by Brookfield Residential** (APNs: 210-631-01 through 11; and 210-181-06, 09, 10, 28, 29 & 39). City Council approval is required.

1. **Addendum to The Ontario International Centre EIR**

Motion to recommend use of Addendum to EIR

2. **File No. PSPA12-001** (Specific Plan Amendment)

Motion to recommend Approval/Denial

- C. **APPEAL OF STAFF'S DETERMINATION ON THE LEGALITY OF A THIRD UNIT**: Appeal of staff's determination that a third unit is not legally permitted for property located at 212 East Granada Court within the R1, Single Family Residential, zoning designation. This action is not a project under the California Environmental Quality Act. **Submitted by Paul Munoz** (APN: 1048-252-07).

1. **212 East Granada Court** (Appeal)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
 -
 - Airport Land Use Compatibility (Ad-hoc):
 -
 - 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
- 2) Quarterly 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.

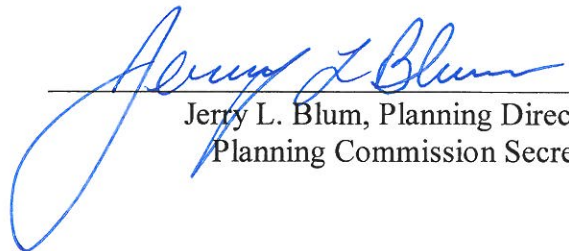
If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



I, Jeanina Govea, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **July 19, 2012**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.



Jeanina Govea, Secretary Pro Tempore



Jerry L. Blum, Planning Director /
Planning Commission Secretary