

CITY OF ONTARIO PLANNING COMMISSION SPECIAL MEETING AGENDA

December 20, 2012

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

6:30 P.M.

WELCOME to a Special 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 November 27, 2012, approved as written.

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 TENTATIVE PARCEL MAP FOR

FILE NO. PMTT12-011: A Tentative Parcel Map (PM 19253) to subdivide a 2.24-acre parcel into 7 lots for condominium purposes, located at 2055 South Baker Avenue, within the M2 (Industrial Park) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan. The project is categorically exempt from environmental review pursuant to State California Environmental Quality Act Guidelines Section § 15301 (Existing Facilities). Submitted by JSDA, LLC (APN: 0113-383-08).

1. CEQA Determination (Exempt)

Motion to Approve/Deny

2. **File No. PMTT12-011** (Tentative Parcel Map)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-003** - A Tentative Tract Map (TT 18855) to subdivide 8.77 acres into 39 lots and 2 lettered lots, within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located on the north side of Chino Avenue, adjacent to the east of the Cucamonga Creek Channel and approximately 2,200 feet west of Archibald 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. An addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act; **submitted by Forestar Countryside, LLC** (APN: 218-111-52).

1. **CEQA Determination** (Addendum)

Motion to Approve/Deny

2. **File No. PMTT12-003** (Tentative Parcel Map)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA12-001** - A Development Agreement for the subdivision of 8.77 acres of land into 39 lots and 2 lettered lots, within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and west of Archibald Avenue. An Addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act; submitted by Forestar Countryside LLC. (APN: 218-111-52) (City Council action is required).

1. **CEQA Determination** (Addendum)

Motion to Recommend Approval/Denial

2. **File No. PDA12-001** (Development Agreement)

Motion to Recommend Approval/Denial

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


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 **December 17, 2012**, at least 24 hours prior to the special 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