

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

June 25, 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.*
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ROLL CALL

Delman __ Downs __ Gage __ Gregorek __ Mautz __ 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 April 23, 2013, and May 28, 2013, 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, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:** A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; a Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce the required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce the building setback along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by Patterson Development Company, LLC.** (APNs: 1015-181-07).

1. **CEQA Determination** (Mitigated Negative Declaration)

Motion to confirm exempt status

2. **File No. PVAR13-001** (Variance)

Motion to Approve/Deny

3. **File No. PVAR13-002** (Variance)

Motion to Approve/Deny

4. **File No. PVAR13-003** (Variance)

Motion to Approve/Deny

5. **File No. PDEV12-018** (Development Plan)

Motion to Approve/Deny

6. **File No. PCUP12-028** (Conditional Use Permit)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILES NO. PVAR13-006 AND PDEV13-007:** An Administrative Exception to reduce the landscape requirement by 1.5% and a Development Plan to construct a 618,000 square-foot industrial building on 29.7 acres of land, located near the southwest corner of Santa Ana Street and Etiwanda Avenue, within the M3/VI (General Industrial/Vintage Industrial) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC.** (APNs: 0238-101-82 & 0238-101-83).

1. **CEQA Determination** (Mitigated Negative Declaration)

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PVAR13-006** (Administrative Exception)

Motion to Approve/Deny

3. **File No. PDEV13-007** (Development Plan)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-004 (TT 18898) & PDEV13-012:** A Tentative Tract Map (File No. PMTT13-004 (TT 18898)) to subdivide 1.73 acres of land into 3 numbered and 4 lettered lots, and a Development Plan (File No. PDEV13-012) to construct 20 multiple-family dwellings (townhouses) on the subject site, located at the northwest corner of North Via Molinara and Inland Empire Boulevard, within the Garden Commercial II/Planned Residential Overlay land use district of the Ontario Festival 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 consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APN: 0210-631-01, 02, 03, 04, 12 & 21).

1. **Environmental Impact Report**

Motion to Approve/Deny

2. **File No. PDEV13-012** (Development Plan)

Motion to Approve/Deny

3. **File No. PMTT13-004** (Tentative Parcel Map)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
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 - 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

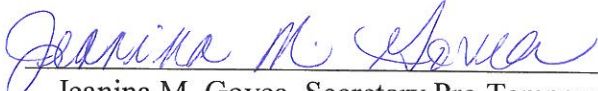
- 1) Monthly Activity Report

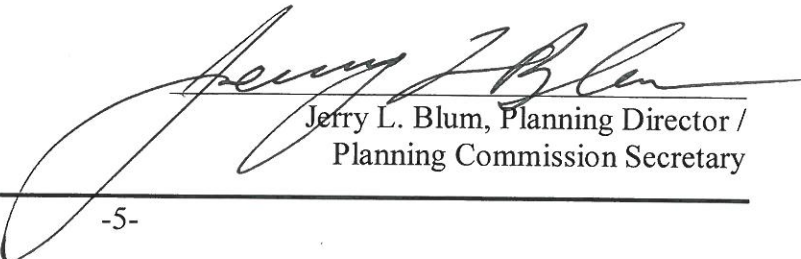
If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.

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. 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 **June 20, 2013**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


Jeanina M. Govea, Secretary Pro Tempore


Jerry L. Blum, Planning Director /
Planning Commission Secretary