

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

March 25, 2014

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 __ Ricci __ 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 February 25, 2014, 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 CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-029:

A Conditional Use Permit to establish a large-scale recycling center and parking area for Main Street Fibers, located 608 East Main Street, within the M3 (General 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 (APNs: 1049-082-06 & 1049-081-11); **submitted by: Main Street Fibers.**

1. CEQA Determination

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PCUP13-029** (Conditional Use Permit)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-033:**

A Conditional Use Permit to establish a green waste and manure composting facility on a 5 acre portion of a 18.3 acre former dairy cattle farm, located at the southeast corner of Schaefer Avenue and Walker Avenue, at 8559 East Schaefer Avenue, within the SP(AG) 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 (APNs: 0216-313-003 & 0216-313-004); **submitted by RWP.**

1. **CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PCUP13-033** (Conditional Use Permit)

Motion to Approve/Deny

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO.**

PDEV13-034: A Development Plan to construct 46 single family homes and 0.96 acre pocket park on 9.56 acres of land within Planning Area 8 of the Subarea 29 Specific Plan, located at the southeast corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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 (APN: 218-321-01 and 04); **submitted by Ryland Homes.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV13-034** (Development Plan)

Motion to Approve/Deny

E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO.**

PDEV13-027: A Development Plan (File No. PDEV13-027) to construct 69 single family homes on 9.91 acres of land within Planning Area 9 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Merrill Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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. (APN: 218-042-04); **submitted by KB Homes Southern California.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV13-027** (Development Plan)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-028:** A Development Plan (File No. PDEV13-028) to construct 53 single family homes and a 0.57 acre park on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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. (APN: 218-052-02); **submitted by KB Homes Southern California.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV13-028** (Development Plan)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

- G. **FILE NO. PHP14-001:** A request for a Local Landmark designation of a 1½ story Minimal Traditional style residential building, within the R1- Single Family Residential zone, located at 227 West Sixth Street (APN: 1047-343-04); **submitted by Ken and Sue Miller.** City Council action is required.

1. **CEQA Determination**

No action necessary – not a project

2. **File No. PHP14-001** (Local Landmark)

Motion to recommend Approval/Denial

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

4) Election of Officers

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. 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 **March 20, 2014**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.


Jeanina M. Romero, Secretary Pro Tempore


Scott Murphy, Planning Director /
Planning Commission Secretary