

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

November 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.*

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 October 28, 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, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032: A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 1049-021-26); **submitted by M. L. Engineering. This item was continued from September 23, 2014.****

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File Nos. PDEV12-019 & PCUP12-032** (Development Plan & Conditional Use Permit)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:** A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. 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 Plans (ALUCP) for ONT and Chino Airports. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN's.: 0218-201-05, 30, 39, 42, 43 and 45); **submitted by Brookfield Residential. This item was continued from September 23, 2014.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV14-023** (Development Plan)

Motion to Approve/Deny

- D. **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 131 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 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. 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). (APN: 1051-061-01); **submitted by South Coast Communities, LLC. This project was continued from October 28, 2014.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File Nos. PDEV14-017 & PMTT14-009 (Development Plan, Tentative Tract Map)

Motion to Approve/Deny

3. File No. PRD14-002

Motion to Approve/Deny

- E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18713 AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV14-019, PMTT14-012 & PHP14-009: A Development Plan and Certificate of Appropriateness to retain two existing single family homes and to construct four new single family homes on approximately 1.63 acres of partially developed land generally located by the southwest corner of Francis Street and San Antonio Avenue, a historic eligible site, at 1816 & 1834 S. San Antonio in conjunction with Tentative Tract Map (TT 18713) to subdivide the subject site into six single family lots within the proposed R1 (Single Family Residential) Zoning District. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15331 (Historical Resource Restoration/Rehabilitation) and 15332 (In-fill Development Projects) of the CEQA Guidelines. 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). (APN: 1050-341-05); **submitted by Pio & J Designers. This item is continued form October 28, 2014****

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15331

2. File Nos. PDEV14-019 & PMTT14-012 (Development Plan & Tentative Tract Map)

Motion to Approve/Deny

3. File No. PHP14-009 (Certificate of Appropriateness)

Motion to Approve/Deny

- F. ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-027: A Parcel Map (PM 19579) for financing and conveyance purposes, which subdivides 45.26 acres of land into one lot and a remainder parcel generally located on the north side of Interstate 10 Freeway, west of Archibald Avenue, within the Meredith International Center 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 categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines (APNs: 0110-321-05, 27, and 28); **submitted by Craig Development Corp. This project was continued from the October 28, 2014, meeting.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15315

2. **File No. PMTT14-027** (Parcel Map)

Motion to Approve/Deny

- G. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA14-004 AND ZONE CHANGE FILE NO. PZC14-007:** A public hearing to consider a General Plan Amendment (**File No. PGPA14-004**) to revise the Land Use Element of The Ontario Plan-Policy Plan, Exhibits LU-01 Official Land Use Plan and LU-03: Future Buildout to: 1) change the land use designation for 15.3 acres of land located on the west side of Grove Avenue between State Route 60 Walnut Street from Neighborhood Commercial to General Commercial; 2) modify the Future Buildout Table to be consistent with the land use designation changes; and 3) a Zone Change request (**File No. PZC14-007**) from C1 (Shopping Center District) to C3 (Commercial Service District) to create consistency between the zoning and the proposed General Plan land use designation amendment. 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 Ontario Plan (“TOP”) EIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 1051-171-40, 41, 42, 43, 44 and 1051-321-51, 52, 53, 54, 55, 56, 62, 63); **Submitted By: Grove Plaza Partners. City Council action is required.**

1. **CEQA Determination**

Motion to recommend Approval/Denial for the use of an Addendum to a previous EIR

2. **File Nos. PGPA14-004 & PZC14-007** (General Plan Amendment & Zone Change)

Motion to recommend Approval/Denial

- H. **ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-001:** A Zone Change request to change 0.58 acres of land from C1 (Shopping Center Commercial) to R2 (Medium Density Residential) and to change .48 acres of land from C1 (Shopping Center Commercial) to NC (Neighborhood

Commercial), located on the west side of Euclid Avenue, north of Elm Street from 1420 to 1442 S. Euclid 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. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APN: 1050-051-01 thru 05); **submitted by Johnathan Ma. City initiated. City Council action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PZC14-001** (Zone Change)

Motion to recommend Approval/Denial

- I. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT (FILE NO. PGPA14-001) AND ZONE CHANGE (FILE NO. PZC 14-006)**: A public hearing to consider a General Plan Amendment to revise The Ontario Plan-Policy Plan Land Use Element Exhibits LU-01 Land Use Plan and LU-03 Future Buildout to: 1) change the land use designation from Office Commercial to Business Park for 27 parcels totaling approximately 52 acres generally located on the north side of Guasti Road between Haven and Milliken Avenues; and 2) modify the Future Buildout Table to be consistent with the land use designation changes; and a Zone Change from M3 (General Industrial) to M1 (Limited Industrial) to create consistency between the zoning and the proposed General Plan land use designation amendment. An addendum to The Ontario Plan (“TOP”) EIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APNs: 0210-212-17, 20, 24, 26-39, 42-49 and 53-54); **Submitted By: Tom Money; City initiated. City Council action is required.**

1. **CEQA Determination**

Motion to recommend Approval/Denial for use of an Addendum to a previous EIR

2. **File No. PGPA14-001** (General Plan Amendment)

Motion to recommend Approval/Denial

3. **File No. PZC14-006** (Zone Change)

Motion to recommend Approval/Denial

- J. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-007**: A public hearing to consider a General Plan Amendment to revise the Land Use Element of The Ontario Plan-Policy Plan, Exhibits LU-01 Official

Land Use Plan and LU-03 Future Buildout to: 1) change the land use designation for 83.88 acres of land located at the southwest corner of Eucalyptus Avenue and Archibald Avenue from Office Commercial, Business Park and Industrial to Low Density Residential (2.1 – 5 du/ac); and 2) modify the Future Buildout Table to be consistent with the land use designation changes. The proposed project is located within the Airport Influence Areas of Ontario International Airport and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the ONT and Chino Airport Land Use Compatibility Plans (ALUCP). 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. (APN: 0218-271-11 and-19); **submitted by Richland Communities. City Council action is required.**

1. CEQA Determination

Motion to recommend Approval/Denial for use of an Addendum to a previous EIR

2. File No. PGPA13-007 (General Plan Amendment)

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING COMMISSION

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