

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

October 30, 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 September 25, 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 TRACT MAP REVIEW

FOR FILE NO. PMTT12-004: A Tentative Tract Map (File No. PMTT12-004 (TT 18850)) to subdivide approximately 27.14 acres of land into 11 numbered lots and 7 lettered lots to facilitate future development of property generally located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Garden Commercial and Residential land use designations of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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** (APNs: 0210-181-28, 29 & 39 and 0210-631-05 through 11).

1. **CEQA Determination**

Motion to Approve/Deny

2. **File No. PMTT12-004** (Tentative Tract Map)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-005 & PDEV12-011:**

A Tentative Tract Map (**File No. PMTT12-005 (TT 18851)**) to subdivide approximately 7.00 acres of vacant land into 93 numbered lots and 13 lettered (common) lots, and a Development Plan (**File No. PDEV12-011**) to construct 93 single-family dwellings on the subject site, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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: 0210-631-11).

1. **CEQA Determination**

Motion to Approve/Deny

2. **File No. PMTT12-005** (Tentative Tract Map)

Motion to Approve/Deny

3. **File No. PDEV12-011** (Development Plan)

Motion to Approve/Deny

D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-007, PMTT12-012**

& PDEV12-013: [1] A Tentative Tract Map for condominium purposes (**File No. PMTT12-007 (TT 18852)**) to subdivide approximately 5.81 acres of land into 15 numbered lots and 6 lettered (common) lots; [2] a Tentative Tract Map for condominium purposes (**File No. PMTT12-012 (TT 18868)**) to subdivide approximately 1.05 acres of land into 4 numbered lots and 1 lettered (common) lot; and [3] a Development Plan (**File**

No. PDEV12-013) to construct 110 multiple-family (townhouse) dwellings on each subject site, totaling 6.9 acres of land, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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: 0210-631-5 through 11; and 0210-181-28, 29 & 39).

1. CEQA Determination

Motion to Approve/Deny

2. File No. PMTT12-007 (Tentative Tract Map)

Motion to Approve/Deny

3. File No. PMTT12-012 (Tentative Tract Map)

Motion to Approve/Deny

4. File No. PDEV12-013 (Development Plan)

Motion to Approve/Deny

E. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-008 & PDEV12-014:

A Tentative Tract Map (**File No. PMTT12-008 (TT 18853)**) to subdivide approximately 5.77 acres of vacant land into 57 numbered lots and 11 lettered (common) lots, and a Development Plan (**File No. PDEV12-014**) to construct 57 single-family dwellings on the subject site, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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: 0210-631-11; and portion of 0210-181-39).

1. CEQA Determination

Motion to Approve/Deny

2. File No. PMTT12-008 (Tentative Tract Map)

Motion to Approve/Deny

3. File No. PDEV12-014 (Development Plan)

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 Activity Report

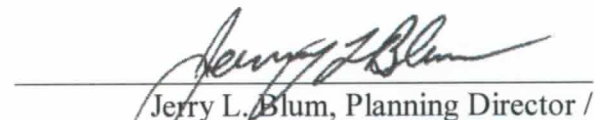
If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.

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 **October 25, 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