

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

January 22, 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.*

ROLL CALL

Delman __ Downs __ Gage __ Gregorek __ Mautz __ Reyes __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

- 1) Presentation to former Commissioner Barbara Hartley
- 2) Seating of new Commissioners Sheila Mautz and Fausto Reyes

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 December 20, 2012, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP 17749 (FILE NO. PMTT06-003) - A Parcel Map (PM 17749) to subdivide 63.8 acres of land into 4 parcels within the proposed Esperanza Specific Plan, located at the northwest corner of Milliken Avenue and Bellegrave Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 17932 (FILE NO. PMTT06-004) - A Tentative Tract Map (TT 17932) to subdivide 17.75 into 82 residential lots and 2 lettered lots within Planning Area 9 of Esperanza Specific Plan, located on the southeast corner of Mill Creek Avenue and Merrill Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 17933 (FILE NO. PMTT06-005) – A Tentative Tract Map (TT 17933) to subdivide 23.31 acres into 107 residential lots and 24 lettered lots, within Planning Area 9 of Esperanza Specific Plan, located on the northeast corner of Mill Creek Avenue and Bellegrave Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 17931 (FILE NO. PMTT06-007) – A Tentative Tract Map (TT 17931) to subdivide 19.92 acres into 100 residential lots and 3 lettered lots, within Planning Area 10 of Esperanza Specific Plan, located on the northeast corner of Mill Creek Avenue and Merrill Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 17935 (FILE NO. PMTT06-013) - A Tentative Tract Map (TT 17935) to subdivide 8.2 acres into 61 lots, within the Esperanza SP, located at the northwest corner of Milliken Avenue and Bellegrave Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 17936 (FILE NO. PMTT06-014) - A Tentative Tract Map (TT 17936) to subdivide 15.9 ac into 90 lots, within the Esperanza SP, located at the NWC of Milliken Avenue and Bellegrave Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18380 (FILE NO. PMTT06-056) - A Tentative Tract Map (TT 18380) to subdivide 73.76 acres of land into 7 lots within the draft Esperanza Specific Plan, located at the northeast corner of Mill Creek Avenue and Bellegrave Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts.

These time extension requests are submitted by GDC Investments 6, LP, and GDCI-RCCD, LP. City Council action is required on the applications.

1. Time Extensions for Environmental Assessments and Tentative Parcel Maps

Motion to recommend approval/denial

A-03. TIME EXTENSION FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18419 FILE NO. PMTT06-066 - A Tentative Tract Map (TT 18419) to

subdivide 38.75 acres of land into 234 residential lots and 18 lettered lots within Planning Areas 6A and 6B of The Avenue Specific Plan, located on the southeast corner of Archibald Avenue and Schafer Avenue. The environmental impacts of this project were previously considered in The Avenue Specific Plan EIR (SCH # 2005071109), certified by the City Council on December 19, 2006. This Application introduces no new significant environmental impacts; **submitted by Ontario Schaeffer Holdings, LLC** (APN No. 0218-201-15) (City Council Action is required).

1. **File No. PMTT06-066** (Tentative Tract Map TT 18419)

Motion to recommend approval/denial

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, GENERAL PLAN AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NOS. PGPA11-002 AND PZC12-003:** A General Plan Amendment (**File No. PGPA11-002**) to change the land use designations on certain properties located throughout the City and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03) and a Zone Change (**File No. PZC12-003**) to change the zoning designations on certain properties located throughout the City in order to make the zoning of the properties consistent with the Policy Plan (General Plan) of The Ontario Plan land use designations of the properties. 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 an addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. **City initiated.** (APNs: Various). City Council action is required.

1. **CEQA Determination**

Motion to recommend approval/denial

2. **File No. PGPA11-002** (General Plan Amendment)

Motion to recommend approval/denial

3. **File No. PZC12-003** (Zone Change)

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):
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 - Development Code Review (Ad-hoc):
 -
 - Zoning General Plan Consistency (Ad-hoc):
- 2) New Business
- 3) Nominations for Special Recognition

DIRECTOR’S REPORT

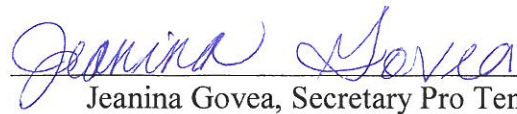
- 1) Monthly Activity Report

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.

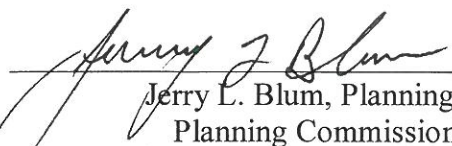
If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



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 **January 17, 2013**, 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