

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

July 22, 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 \_\_ 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 June 24, 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, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV13-031, PCUP13-041 & PVAR13-009:** A Development Plan (File No. PDEV13-031) to add 2,604 square feet to an existing 6,028 square foot restaurant (El Pescador), a Conditional Use Permit (File No. PCUP13-041) to allow live entertainment and to expand the floor area for the restaurant with an existing Type 47 (On-sale General) ABC license, and a Variance (File No. PVAR13-009) request to allow a reduced side yard setback from 20-feet to 7.5-feet, for property within the C1 (Shopping Center Commercial) zone, located at 2322 S. Mountain 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. Staff has determined that the project is categorically exempt from the

requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. (APN: 1015-181-09); **submitted by Victor Ortiz.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. **File No. PVAR13-009** (Variance)

Motion to Approve/Deny

3. **File No. PCUP13-041** (Conditional Use Permit)

Motion to Approve/Deny

4. **File No. PDEV13-031** (Development Plan)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV14-011, PCUP14-011, AND PVAR14-004:** A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP14-011) to establish a wireless telecommunication use, and a Variance (File No. PVAR14-004) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) zoning designation. 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. (APN: 0113-394-31); **submitted by AT&T Mobility.**

1. **CEQA Determination**

Motion to Approve/Deny a Mitigated Negative Declaration

2. **File No. PVAR14-004** (Variance)

Motion to Approve/Deny

3. **File No. PCUP14-011** (Conditional Use Permit)

Motion to Approve/Deny

4. **File No. PDEV14-011** (Development Plan)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-005**: A Tentative Tract Map (TT 18876) to subdivide 8.57 gross acres of land into 82 single-family lots and 10 lettered lots, within Planning Area 4 (RD-6) of the Esperanza Specific Plan, located on the northwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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 Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT13-005** (Tentative Tract Map)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-006**: A Tentative Tract Map (TT 18878) to subdivide 18.66 gross acres of land into 135 single family lots and 25 lettered lots, within Planning Area 5 (RD-5) of the Esperanza Specific Plan, located on the southwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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 Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT13-006** (Tentative Tract Map)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003**: A Development Agreement Amendment (First Amendment) between

the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) (File PDA 14-003) to amend Development Agreement, File No. PDA06-002, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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 Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P., a Delaware Limited partnership. City Council Action is required.**

1. **CEQA Determination**

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

2. **File No. PDA14-003** (Development Agreement)

Motion to recommend Approval/Denial

**G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004:** A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware limited partnership (Esperanza Specific Plan) (File PDA 14-004) to amend Development Agreement, File No. PDA 06-003 to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders and include the additional development of up to 217 residential units on 27.23 acres of land. The project is located on the northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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 Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-11 and 17); **submitted by GDCI-RCCD L.P. a Delaware Limited partnership. City Council Action is required.**

1. **CEQA Determination**

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

2. **File No. PDA14-004** (Development Agreement)

Motion to recommend Approval/Denial

**H. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, VARIANCE REVIEW, AND DEVELOPMENT AGREEMENT FOR FILE NOS. PDEV13-009, PCUP13-003, PVAR13-004 & PDA14-005:**

A Development Plan to continue use of a 65-foot tall AT&T non-stealth monopole telecommunication facility (File No. PDEV13-009), a Conditional Use Permit to operate the facility (File No. PCUP13-003), and a Variance to allow a telecommunication facility to exceed the 35 foot height limit (PVAR13-004), within a 1,010 square foot lease area on 9.5 acres of land within the SP(AG) zone, located at 13524 S. Grove Avenue, in conjunction with a Development Agreement (File No PDA14-005) between the City of Ontario, John J. Anker, and AT&T Mobility for the future relocation/removal of telecommunication equipment from the current/future right-of-way of Grove 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. (APN: 1052-481-02); **submitted by AT&T Mobility. City Council action is required on the Development Agreement.**

**1. CEQA Determination**

Motion to Approve/Deny a Mitigated Negative Declaration

**2. File No. PVAR13-004 (Variance)**

Motion to Approve/Deny

**3. File No. PCUP13-003 (Conditional Use Permit)**

Motion to Approve/Deny

**4. File No. PDEV13-009 (Development Plan)**

Motion to Approve/Deny

**5. File No. PDA14-005 (Development Agreement)**

Motion to recommend Approval/Denial

**I. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV13-032, PCUP13-042, AND PVAR13-010:**

A Development Plan (File No. PDEV13-032) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP13-042) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR13-010) to exceed the maximum allowable telecommunication tower height from 40-feet to 65-feet, located at the southwest corner of Euclid Avenue and Francis Street, at 1868 South Euclid Avenue,



within the C1 (Shopping Center Commercial) 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. (APN: 1050-371-16); **submitted by Verizon Wireless.**

**1. CEQA Determination**

Motion to Approve/Deny a Mitigated Negative Declaration

**2. File No. PVAR13-010 (Variance)**

Motion to Approve/Deny

**3. File No. PCUP13-042 (Conditional Use Permit)**

Motion to Approve/Deny

**4. File No. PDEV13-032 (Development Plan)**

Motion to Approve/Deny

**J. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005:** A Development Plan (**File No. PDEV14-002**) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (**File No. PCUP14-005**) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15301

**2. File No. PCUP14-005 (Conditional Use Permit)**

Motion to Approve/Deny

**3. File No. PDEV14-002 (Development Plan)**

Motion to Approve/Deny

- K. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-003 AND PMTT14-003 (TT 18949):** A Development Plan (File No. PDEV14-003) to construct 9 single-family homes and a Tentative Tract Map (File No. PMTT14-003) to subdivide approximately 6.8 acres into 9 lots for property located at 915 South Oaks Avenue, within the AR (Agricultural Residential) 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. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1011-421-25, 26); **submitted by Crestwood Communities.**

1. **CEQA Determination**

Motion to Approve/Deny a Mitigated Negative Declaration

2. **File No. PDEV14-003** (Development Plan)

Motion to Approve/Deny

3. **File No. PMTT14-003** (Tentative Tract Map)

Motion to Approve/Deny

- L. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NO'S. PDEV13-042 AND PMTT13-019 (TT18945):** A Development Plan (File No. PDEV13-042) to construct 75 single family homes and Tentative Tract Map (File No. PMTT13-019) to subdivide 7.33 acres of land into 75 residential lots and 18 lettered lots, within Planning Area 13 of the Subarea 29 Specific Plan, generally located at the northeast corner of McCleve Way East and Discovery Street. 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 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. (APN No. 0218-052-12 and 0218-052-13); **submitted by Woodside Homes.**

1. **CEQA Determination**

No action necessary – use of previous EIR



2. **File No. PDEV13-042** (Development Plan)

Motion to Approve/Deny

3. **File No. PMTT13-019** (Tentative Tract Map)

Motion to Approve/Deny

- M. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991)**: A Tentative Tract Map (File No. PMTT14-013) to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of Haven Avenue. 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. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-033** (Tentative Tract Map)

Motion to Approve/Deny

- N. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992)**: A Tentative Tract Map (File No. PMTT14-014) to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer Avenue. 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. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-014** (Tentative Tract Map)

Motion to Approve/Deny

- O. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993)**: A Tentative Tract Map (File No. PMTT14-015) to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. 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. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-015** (Tentative Tract Map)

Motion to Approve/Deny

- P. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994)**: A Tentative Tract Map (File No. PMTT14-016) to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. 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. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential.**

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-016** (Tentative Tract Map)

Motion to Approve/Deny

- Q. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA14-003**: A public hearing to consider a General Plan Amendment to revise the Mobility Element of The Ontario Plan (Figure M-2) to change the Functional Street Classifications of State Street between Benson and Bon View Avenues from a four lane collector to a two lane collector and Hamner (Milliken) Avenue from 750 feet south of Edison Avenue to Bellgrave Avenue from an eight lane principal arterial to a six lane principal arterial. An Addendum to The Ontario Plan FEIR (SCH# 2008101140) has been

prepared for this project pursuant to the requirements of the California Environmental Quality Act (APNs: None); **submitted by City of Ontario. City Council action is required.**

**1. CEQA Determination**

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

**2. File No. PGPA14-003 (General Plan Amendment)**

Motion to recommend Approval/Denial

**HISTORIC PRESERVATION ITEMS**

**R. LOCAL LANDMARK DESIGNATION FILE NO. PHP14-005:** A request for a Local Landmark designation for a 1,648 square foot California Bungalow style residential building, within the R1.5- Single Family Residential zone, located at 410 West E Street (APN: 1048-342-07); **submitted by Cynthia Anne Matranga. City Council action is required.**

**1. CEQA Determination**

No action necessary – not a project

**2. File No. PHP14-005 (Local Landmark)**

Motion to recommend Approval/Denial

**MATTERS FROM THE PLANNING COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
    - 
    - 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 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 July 17, 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