

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

October 28, 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 September 23, 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. PDEV14-002 AND PCUP14-005:

A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, 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. This item was continued from September 23, 2014.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. File No. PDEV14-002 & CUP14-005 (Development Plan and Conditional Use Permit)

Motion to Approve/Deny

- C. 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 No. PDEV12-019 & PCUP12-032 (Development Plan and Conditional Use Permit)

Motion to Approve/Deny

- D. APPEAL OF DEVELOPMENT ADVISORY BOARD DECISION NO. DAB14-69, APPROVING ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV14-041**: An appeal of Development Advisory Board Decision No. DAB14-069, approving a modification to a previously approved Development Plan (**File No. PDEV12-018**) that proposed to construct a public self-storage facility on 3.5 acres of land for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) zone. The modification proposes to add a 36,762 square foot (3rd Story) addition to an existing 73,525 square foot commercial building for a total building square footage of 115,138 square feet. 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 Ontario Airport Land Use Compatibility Plan (ALUCP). 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: 1015-181-07); **submitted by Patterson Development Company, LLC.**

1. **CEQA Determination**

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

2. **File No. PDEV14-041** (Development Plan)

Motion to Approve/Deny

- E. **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 4 lots generally located at the southwest corner of Inland Empire and 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.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15315

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

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA14-002 AND ZONE CHANGE FILE NO. PZC14-003**: A public hearing to consider a General Plan Amendment (**File No. PGPA14-002**) 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 6.11 acres of land located at 2041 East 4th Street from General Commercial to Low Medium Density Residential (5.1-11 du/ac); 2) modify the Future Buildout Table to be consistent with the land use designation changes; and 3) a zone change request (**File No. PZC14-003**) from C3 (Commercial Service District) to R1.5 (Low-Medium Density Residential- 5.1-11 du/ac) to create consistency between the proposed zone change and 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. A Mitigated Negative Declaration has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0110-441-10); **Submitted By: Warmington Residential. City Council action is required.**

1. CEQA Determination

Motion to recommend Approval/Denial of Mitigated Negative Declaration

2. File No. PGPA14-002 (General Plan Amendment)

Motion to recommend Approval/Denial

3. File No. PZC14-003 (Zone Change)

Motion to recommend Approval/Denial

- G. 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

- H. 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.**

1. **CEQA Determination**

No action necessary – use of previous Mitigated Negative Declaration

2. **File No. PDEV14-017 & PMTT14-009** (Development Plan & Tentative Tract Map)

Motion to Approve/Deny

3. **File No. PRD14-02** (Planned Residential Development)

Motion to Approve/Deny

- I. **ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-004**: Change of zoning designation of forty-four properties, generally bound by Francis St. to the north, Spruce St. to the south, San Antonio Ave. to the east, and Redwood Ave. to the west, from AR (Agricultural Residential) to R1 (Single Family Residential). 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. (APNs: 1050-341-01, 1050-341-04 thru 05, 1050-341-09 thru 35, 1050-342-01 thru 07, 1050-624-15, 1050-631-09 thru 12, 1050-634-114, and 1050-631-38); **submitted by Pio & J Designers. City Council action is required.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PZC14-004** (Zone Change)

Motion to recommend Approval/Denial

- J. **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 and in 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.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15331 & 15332

2. **File No. 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

K. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA14-003**: An Amendment to Title 9 of the Ontario Municipal Code to prohibit the cultivation of marijuana within the City-limits of the City of Ontario. The project is not subject to CEQA pursuant to Sections 15061(b)(3) and 15060(c)(3) of the Guidelines; **City Initiated. City Council action is required.**

1. **CEQA Determination**

No action necessary – CEQA Guidelines Section § 15061(b)(3) and 15060(c)(3)

2. **File No. PDCA14-003** (Ontario Municipal Code Amendment)

Motion to recommend Approval/Denial

HISTORIC PRESERVATION ITEMS

L. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP14-008**: A Mills Act Contract for a 3,600 square foot Tudor Revival style residential building, within the R1-Single Family Residential Zoning District, located at 324 East I Street, a designated local landmark. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1048-251-15); **submitted by Janette De La Rosa Ducut. City Council action is required.**

1. **CEQA Determination**

No action necessary – not a project

2. **File No. PHP14-008** (Mills Act Contract)

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 **October 23, 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