

**CITY OF ONTARIO  
PLANNING COMMISSION/  
HISTORIC PRESERVATION  
MEETING AGENDA**

**December 15, 2014**

**Ontario City Hall  
303 East "B" Street, Ontario, California 91764**

**6:30 P.M.**

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**WELCOME** to a meeting of the Ontario Planning/Historic Preservation 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.*

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**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/Historic Preservation 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/Historic Preservation 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/Historic Preservation Commission Minutes of November 25, 2014, approved as written.

**A-02. MINUTES APPROVAL**

Corrections to Planning/ Historic Preservation Commission Minutes of October 28, 2014, approved as written.

**A-03. Kaiser Permanente Healthy Eating, Active Living (HEAL) Grant Progress**

**PLANNING COMMISSION 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 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 and City of Ontario. City Council action is required. This item was continued from November 25, 2014.**

**1. CEQA Determination**

No action necessary – use of previous EIR

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

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-020:** A Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the C1 (Neighborhood Commercial) and EA (Euclid Avenue) Overlay zoning districts. 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. 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 (APN: 1050-051-01); **submitted by Johnathan Ma.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15315

**2. File No. PMTT14-020 (Parcel Map)**

Motion to Approve/Deny

- D. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-005:** A Zone Change request to change the zoning on 23.96 acres of land: 1) from AR (Agricultural-Residential) to HDR-45 (High Density Residential 25.1 to 45.0 du/ac) for properties generally located on the east side of Benson Avenue south of Mission Boulevard and west side of Oaks Avenue south of Mission Boulevard and west side of

Magnolia Avenue south of Mission Boulevard; 2) from R2 (Medium Density Residential) to HDR-45 for properties located near the southwest corner of Mission Boulevard and Oaks Avenue; 3) from C1 (Shopping Center Commercial) to HDR-45 for properties located on the south side of Mission Boulevard west of Palmetto Avenue; and 4) from C3 (Commercial Service) to HDR-45 for properties generally located on the south side of Mission Boulevard between Benson Avenue and Oaks Avenue and at the southwest corner of Mission Boulevard and Magnolia 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: 1011-361-01 thru 05, 07 thru 12, 15, 19 thru 32, 1011-371-12 thru 16, 1011-382-04 and 1011-382-65); **Submitted By: Linda Lui and City of Ontario. City Council action is required.**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PZC14-005 (Zone Change)**

Motion to recommend Approval/Denial

- E. ENVIRONMENTAL ASSESSMENT, PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PRD14-001, PMTT14-008 AND PDEV14-016:** A request for certain entitlements for 6.11 acres of land located at 2041 East 4<sup>th</sup> Street to include: 1) A Planned Residential Development to develop the site as one land use complex and establish development standards that depart from the base zone (R1.5 Low-Medium Density Residential) allowing for reduced lot sizes, lot coverages and setbacks; 2) A Tentative Tract Map (TT 18984) to subdivide the site into 55 numbered lots and 2 lettered lots; and 3) A Development Plan for the construction of 55 single family detached homes, private/common open space areas and recreational amenities. 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 a Mitigated Negative Declaration (MND) prepared for the related applications File Nos. PGPA14-002 and PZC14-003, and adopted by Ontario City Council on November 18, 2014. (APN: 0110-441-10) **submitted by: Warmington Residential.**

**1. CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

**2. File Nos. PRD14-001, PMTT14-008, & PDEV14-016**

(Planned Residential Development, Tentative Tract Map, & Development Plan)

Motion to Approve/Deny

**F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE**

**NO. PDA14-007:** A Development Agreement Amendment (Second Amendment) between the City of Ontario and SC Ontario Development Company, LLC (File PDA 14-007) to amend Development Agreement, File No. PDA05-002, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project site is located at the northwest corner of Archibald Avenue and Eucalyptus Avenue, within the Multi-Family Attached and Single-Family Detached Residential districts of Planning Areas 1 thru 4 of the Parkside Specific Plan. The project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport and is considered to be an “Existing Land Use” and is therefore not subject to the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35 and 37); **submitted by SC Ontario Development Company, LLC. City Council action is required.**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDA14-007** (Development Agreement)

Motion to recommend Approval/Denial

**G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW**

**FOR FILE NO. PMTT14-021:** A Tentative Tract Map (TT 18999) to subdivide 66.87 gross acres of land into 5 numbered lots and 9 lettered lots, within the Multi-Family Attached and Single-Family Detached Residential districts of Planning Areas 1 thru 4 of the Parkside Specific Plan, located at the northwest corner of Archibald Avenue and Eucalyptus Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport. The project is considered an “Existing Land Use” as defined by the Ontario International Airport (ONT) Airport Land Use Compatibility Plan (ALUCP) for ONT and the Chino Airport ALUCP that relied upon the Riverside County ALUCP. Therefore, the proposed project is not subject to the policies and criteria of the ALUCP for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN:



0218-231-12, 14, 17-22, 25-30, 33, 35, 37, and 39); **submitted by SC Ontario Development Company, LLC.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT14-021** (Tentative Tract Map)

Motion to Approve/Deny

H. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP TT 18713 FOR FILE NOS. PDEV14-019 & PMTT14-012:** A

Development Plan 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 R1 (Single Family Residential) Zoning District. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 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 from November 25, 2014.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV14-019 & PMTT14-012** (Development Plan & Tentative Tract Map)

Motion to Approve/Deny

**HISTORIC PRESERVATION ITEMS**

I. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP14-009:** A 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 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) 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 from November 25, 2014.**

**1. File No. PHP14-009** (Certificate of Appropriateness)

Motion to Approve/Deny

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

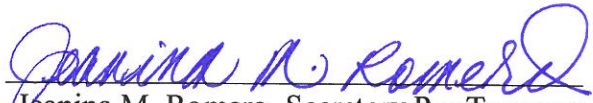
- 1) Monthly Activity Report

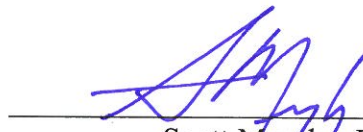
*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning/Historic Preservation 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/Historic Preservation 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 December 10, 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/Historic Preservation  
Commission Secretary