

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

July 28, 2015

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

6:30 P.M.

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.*

ROLL CALL

Delman ___ Downs ___ Gage ___ Gregorek ___ Mautz ___ Ricci ___ Willoughby ___

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

- 1) Retirement of Principal Planner Barbara Millman

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 June 23, 2015, approved as written.

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, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-032 & PCUP14-014:** A Development Plan for the construction of a new parking lot and a Conditional Use Permit request to establish and operate a drive-up ATM facility for the Ontario Montclair School Employees Federal Credit Union, on 0.4 acres of land located

at 1522 N. Palmetto Avenue, within the Sixth Street District of the Mountain Village Specific Plan. The proposed project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32-In Fill Development). 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:1008-261-44); **submitted by Morgan Smith, Frontline Enterprises.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. File No. PDEV14-032 (Development Plan)

Motion to Approve/Deny

3. File No. PCUP14-014 (Conditional Use Permit)

Motion to Approve/Deny

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-006:** A Tentative Tract Map (TT 18978) to subdivide 5.83 gross acres of land into 41 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 16 of the Subarea 29 Specific Plan, generally located at the northeast corner of Parkplace Avenue and Merrill 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-022-03); **submitted by SL Ontario Development Company, LLC.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT14-006 (Tentative Tract Map)

Motion to Approve/Deny

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-007:** A Tentative Tract Map (TT 18977) to subdivide 7.70 gross acres of land into 56 numbered lots and 6 lettered lots, within the Conventional Small Lot Residential district of Planning Area 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkplace Avenue and Parkview 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-022-01); **submitted by SL Ontario Development Company, LLC.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT14-007 (Tentative Tract Map)

Motion to Approve/Deny

E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-019: A Tentative Tract Map (TT 18998) for Condominium Purposes to subdivide 10.39 gross acres of land into 19 residential lots and 3 lettered lots, within the Cluster Homes Residential district of Planning Area 26 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Merrill 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-033-03 (POR), 04 (POR), 05 and 06); **submitted by SL Ontario Development Company, LLC.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT14-019 (Tentative Tract Map)

Motion to Approve/Deny

F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-010: A Tentative Tract Map (TT 18266) to subdivide 14.35 acres of land into 88 numbered lots and 8 lettered lots, within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Parkview 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the

project and are incorporated herein by reference. (APN: 0218-281-02 (POR)); **submitted by SL Ontario Development Company, LLC.**

1. CEQA Determination

No action necessary – use of previous EIR

File No. PMTT14-010 (Tentative Tract Map)

Motion to Approve/Deny

- G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-011:** A Tentative Tract Map (TT 18267) to subdivide 10.12 acres of land into 68 numbered lots and 7 lettered lots, within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-281-02 (POR)); **submitted by SL Ontario Development Company, LLC.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PMTT14-011 (Tentative Tract Map)

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, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Thursday, July 23, 2015**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Marci Callejo, Secretary Pro Tempore



Scott Murphy, Planning Director
Planning/Historic Preservation
Commission Secretary