

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

November 18, 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.*
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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 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 October 22, 2013, approved as written.

A-02. CONSIDER POLICY REGARDING BUFFERING OF COMPOSTING FACILITIES WITHIN THE AGRICULTURE OVERLAY

A-03 A REQUEST TO AMEND AND/OR DELETE CERTAIN CONDITIONS OF APPROVAL RELATIVE TO THE REQUIREMENT FOR CONSTRUCTION OF A RAISED MEDIAN ON ETIWANDA AVENUE, THE CREATION OF A CFD FOR MAINTENANCE OF THE RAISED MEDIAN, AND SIGNAL MODIFICATION, FOR DEVELOPMENT PLAN FILE NO. PDEV12-009, LOCATED AT THE SOUTHWEST CORNER OF FRANCIS STREET AND ETIWANDA AVENUE (5750 EAST FRANCIS STREET), WITHIN THE GENERAL INDUSTRIAL/VINTAGE INDUSTRIAL OVERLAY (M3/VI) ZONING DISTRICT. THE PROJECT WOULD CONSTRUCT AN 811,470 SQUARE FOOT INDUSTRIAL BUILDING – APPLICANT: ALERE PROPERTY GROUP LLC.

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 FOR FILE NO. PZC 13-003:** A request to change zoning of a single 0.57-acre parcel from AR (Agricultural Residential) to R2 (Multi-family Residential), located near the northeast corner of Palmetto Avenue and Phillips Street, at 1229 South Palmetto 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 project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities); (APN: 1011-551-01); **submitted by West Ridge Rentals. City Council action is required. (Continued from the meeting of October 22, 2013).**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. File No. PZC13-003 (Zone Change)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-002:** A Development Agreement Amendment (First Amendment) between the City of Ontario and CV Inland Investments 1, LLP, (West Haven SP) (**File No. PDA13-002**) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders. The environmental impacts of this project were previously considered in the West Haven Specific Plan EIR (SCH # 2004071095), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts. (APN: 0218-151-19 and 23); **submitted by CV Inland Investments 1, LLP., City Council action is required. (Continued from the meeting of October 22, 2013).**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDA13-002 (Development Agreement)

Motion to recommend Approval/Denial

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA13-005:** A request to amend the Development Code to Conditionally Permit hookah establishments within the C2 (Central Business District) and C3 (Commercial Service) land use designations. 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 exempt from the requirements of the California Environmental Quality Act pursuant to §

15061(b)(3) of the California Environmental Quality Act Guidelines. **City Initiated. City Council action is required.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15061(b)(3)

2. **File No. PDCA13-005** (Development Code Amendment)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, PLANNED RESIDENTIAL DEVELOPMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PZC13-001, PRD13-001, PDEV13-014, AND PMTT13-008 (TM 18909)**: A request to change the zoning designation (**File No. PZC13-001**) from R1 (1 to 5.0 du/ac) to R3 (16.1 to 25.0 du/ac), a Planned Residential Development (**File No. PRD13-001**) to establish development and design criteria, a Development Plan (**File No. PDEV13-014**) to construct 139 multi-family dwelling units, and a Tentative Tract Map (**File No. PMTT13-008, TM 18909**) to subdivide the project for condominium purposes for a 5.4-acre parcel, located at the southwest corner of Philadelphia Street and Cucamonga Avenue, at 1056 East Philadelphia 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 effects for the project. (APN: 1051-141-03) **Submitted by: SC Colony Limited Partnership. City Council action is required.**

1. **CEQA Determination**

Motion to recommend Approval/Denial of Mitigated Negative Declaration

2. **File No. PZC13-001** (Zone Change)

Motion to recommend Approval/Denial

3. **File No. PRD13-001** (Residential Development)

Motion to recommend Approval/Denial

4. **PDEV13-014** (Development Plan)

Motion to recommend Approval/Denial

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-004**: A Development Agreement between the City of Ontario and Warm Springs NMC, LLC, for the development of 52 units on 9.43 acres of land within the Countryside Specific Plan, located on the north side of Chino Avenue, west of Archibald 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. An addendum to the Countryside Specific Plan EIR (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APNs: 0218-111-54 and 55); **submitted by Warm Springs NMC, LLC. 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. PDA13-004 (Development Agreement)

Motion to recommend Approval/Denial

- G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-003:** A Tentative Tract Map (TT18810) to subdivide 9.43 acres of land into 52 single family lots and 2 lettered lots, within Neighborhood 4 (RD 5,000) of the Countryside Specific Plan, located on the north side of Chino Avenue, approximately 995 feet west of Archibald 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 Countryside Specific Plan EIR (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 218-111-54 and 55); **submitted by Richland Communities, Inc.**

1. CEQA Determination

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

2. File No. PMTT13-003 (Tentative Tract Map)

Motion to Approve/Deny

- H. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NOS. PGPA13-002 & PSPA13-001:** A request for approval of certain entitlements to facilitate the development of 130 small lot, single-family dwellings on 17.44 gross acres of land generally located at the northeast corner of Riverside Drive and Fern Avenue, including: [1] a General Plan Amendment revising the Land Use Plan contained within the Policy Plan component of The Ontario Plan, amending the land use designation on the project site from Medium Density Residential (11.1 to 25.0 du/ac) to Low-Medium Density Residential (5.1 to 11.0 du/ac); and [2] a Specific Plan Amendment revising the Borba Village Specific Plan to accommodate the development of small lot, single-family dwellings at a maximum density of 11.0 dwellings per acre, not to exceed 130 dwelling units. Staff is recommending the adoption of an addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1051-511-17). **Submitted by FHII, LLC. City Council action is required.**

1. CEQA Determination

Motion to recommend Approval/Denial of the Mitigated Negative Declaration

2. File No. PGPA13-002 (General Plan Amendment)

Motion to recommend Approval/Denial

3. File No. PSPA13-001 (Specific Plan Amendment)

Motion to recommend Approval/Denial

- I. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN FOR FILE NOS. PMTT13-009 (TT 18911), & PDEV13-017:** A request for approval of certain entitlements to facilitate the development of 130 small lot, single-family dwellings on 17.44 gross acres of land generally located at the northeast corner of Riverside Drive and Fern Avenue, including: [1] a Tentative Tract Map to subdivide the project site into 130 numbered lots for development with single-family dwellings at a density of 8.86 dwellings per acre, and 3 lettered lots to accommodate private streets and common recreation amenities; and [2] a Development Plan to construct 130 small lot, single-family dwellings and common recreation amenities on the project site. Staff is recommending the adoption of an addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1051-511-17). **Submitted by FHII, LLC.**

1. CEQA Determination

Motion to Approve/Deny Mitigated Negative Declaration

2. File No. PMTT13-009 (Tentative Tract Map)

Motion to Approve/Deny

3. File No. PDEV13-017 (Development Plan)

Motion to Approve/Deny

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

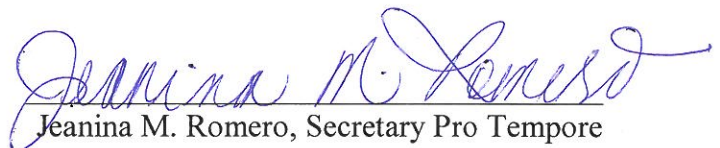
- 1) Monthly Activity Report

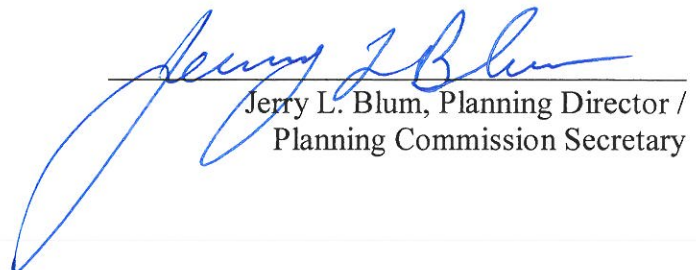
If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.

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 **November 14, 2013**, 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


Jerry L. Blum, Planning Director /
Planning Commission Secretary