

# CITY OF ONTARIO SPECIAL PLANNING COMMISSION MEETING AGENDA

April 29, 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 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 March 25, 2014, and Special Planning Commission Minutes of April 8, 2014, approved as written.

**A-02. ADVANCE PLANNING QUARTERLY STATUS REPORT**

**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, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.: PMTT12-010 and PDEV13-013:** A Tentative Tract Map (File No. PMTT12-010) to subdivide 0.37 acres for condominium purposes and a Development Plan (File No. PDEV13-013) to construct a 6-unit residential condominium for property within the R2 (Medium Density Residential) zoning district, located at 1187 East D Street. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill

Development) of the 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1048-451-16); **submitted by Mr. David Liu.**

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PMTT12-010** (Tentative Tract Map)

Motion to Approve/Deny

3. **File No. PDEV13-013** (Development Plan)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE**

**NO. PZC14-002**: A Zone Change from C3 (Commercial Service District) to the M1 (Limited Industrial) zoning designation on 3.82 acres of land located at the northeast corner of Mission Boulevard and Oaks Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1011-211-06); **City Initiated.** City Council Action required.

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PZC14-002** (Zone Change)

Motion to recommend Approval/Denial

D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT14-001 & PDEV14-001:**

A Tentative Parcel Map (PM 19517) to subdivide 3.82 acres of land into two parcels to facilitate a Development Plan for the construction 2 industrial buildings totaling 88,850 square feet, located at the northeast corner of Mission Boulevard and Oaks Avenue, at 1320 and 1380 West Mission Boulevard, within the M1 (Limited Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1011-211-06); **submitted by Xebec**

**Development Company.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15301

**2. File No. PMTT14-001 (Tentative Parcel Map)**

Motion to Approve/Deny

**3. File No. PDEV14-001 (Development Plan)**

Motion to Approve/Deny

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-040:** A Development Plan (File No. PDEV13-040) to construct 65 single family homes on 18.07 acres of land within Planning Area 7 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for 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. 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 Plan (ALUCP) for ONT and Chino. (APN: 218-042-03); **submitted by Woodside Homes.**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV13-040 (Development Plan)**

Motion to Approve/Deny

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-043:** A Development Plan (File No. PDEV13-043) to construct 57 single family homes on 7.81 acres of land within Planning Area 10 of the Subarea 29 Specific Plan, located on the north side of McCleve Way East and McCleve Way West, between Discovery Lane and Hamilton Street. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for 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. 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 Plan (ALUCP) for ONT and Chino. (APN: 218-321-01 and 04); **submitted by Tri Pointe Homes Inc.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV13-043** (Development Plan)

Motion to Approve/Deny

- G. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-044**: A Development Plan (File No. PDEV13-044) to construct 67 single family homes and 0.43 acre neighborhood park on 16.97 acres of land within Planning Area 6 of the Subarea 29 Specific Plan, located on the southwest corner of Merrill Avenue and McCleve Way West. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for 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. 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 Plan (ALUCP) for ONT and Chino. (APN: 218-321-01); **submitted by Tri Pointe Homes, Inc.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV13-044** (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):
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    - Zoning General Plan Consistency (Ad-hoc):
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

- 1) Monthly Activity Report

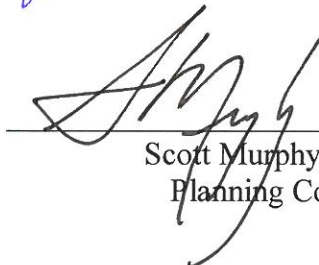
*If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.*

*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 **April 17, 2014**, at least 24 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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Jeanina M. Romero, Secretary Pro Tempore

  
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Scott Murphy, Planning Director /  
Planning Commission Secretary