

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

May 27, 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 __ 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

Special Planning Commission Minutes of April 29, 2014, approved as written.

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-007: A Development Plan for the phased construction of two industrial buildings totaling 910,119 square feet on two parcels of land totaling 41.85 acres, located at the northeast corner of Philadelphia Street and Wineville Avenue, within the M3(VI) (General Industrial/Vintage Industrial Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the proposed project pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 0238-161-31 & 33); submitted by Trammell Crow Co.**

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, GENERAL PLAN AMENDMENT FILE NO. PGPA13-006 AND ZONE CHANGE FILE NO. PZC13-004:** A public hearing to consider a General Plan Amendment (**File No. PGPA13-006**) to change the land use designation from General Commercial to Medium Density Residential (11.1-25 du/ac) and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03) for approximately 5.1 acres of land (eastern portion of a 7.8 acre site) in conjunction with a request to change the zoning designation (**File No. PZC13-004**) from C3 (Commercial Service District) to R2 (Medium Density Residential- proposed 11.1-18 du/ac) for approximately 7.8 acres of land, located at 2324 South 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. A Mitigated Negative Declaration has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 1051-061-01); **submitted by South Coast Communities, LLC. City Council action is required.**

1. CEQA Determination

Motion to recommend Approval/Denial of the Mitigated Negative Declaration

2. File No. PGPA13-006 (General Plan Amendment)

Motion to recommend Approval/Denial

3. File No. PZC13-004 (Zone Change)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA14-002:** A public hearing to consider a Development Code Amendment (**File No. PDCA14-002**) revising Chapter 14 (Residential Districts) of the Ontario Municipal Code to; 1) Increase the density range in the R2 (Medium Density Residential) Zoning District from 11.1-16 du/acre to 11.1-18 du/acre, and 2) Increase the height restriction from 35 feet to 45 feet. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to general rule exemption contained in Section 15061(b)(3) of the CEQA Guidelines; **submitted by City of Ontario City. Council action is required.**

1. CEQA Determination

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

2. File No. PDCA14-002 (Development Code Amendment)

Motion to recommend Approval/Denial

- D. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-004:** A public hearing to consider a General Plan Amendment to revise the Land Use Element of the Policy Plan, Exhibit LU-01 Official Land Use Plan and Figure LU-03: Future Buildout to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Neighborhood Commercial to Medium Density Residential; and 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Neighborhood Commercial. 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 Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-19, 0218-201-39 and 0218-201-42); **submitted by Brookfield Residential. 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. PGPA13-004** (General Plan Amendment)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE NO. PSPA13-003:** An amendment to The Avenue Specific Plan (File No. PSPA13-003) to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Retail Commercial to Medium Density Residential; 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Retail Commercial; 3) change the land use designation for 19.9 acres of land within of Planning Area PA-4, located at the southwest corner of Archibald Avenue and Schaefer Avenue, from Retail Commercial to Low Medium Density Residential consistent with the Policy Plan (General Plan) Land Use Plan Exhibit LU-01; 4) increase the residential unit count by 269 units (from 2,606 to 2,875) and reduce the commercial square footage from 250,000 square feet to 130,000 square feet; 5) eliminate the Work/Live overlay zone; and 6) revise and update housing product types, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. The project site is located south of Schaefer Avenue, north of Edison Avenue, between Carpenter Avenue and Haven 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 Plan (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-191-20, 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by Brookfield Residential. 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. PSPA13-003 (Specific Plan Amendment)

Motion to recommend Approval/Denial

HISTORIC PRESERVATION ITEMS

F. FOURTEENTH ANNUAL MODEL COLONY AWARDS NOMINATIONS: A request for the Historic Preservation Commission to accept the nominations (File No. PADV14-001) for the Fourteenth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee; **submitted by City of Ontario. City Council presentation of Awards.**

1. CEQA Determination

No action necessary – not a project

2. File No. PADV14-001 (Model Colony Awards)

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
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 - 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

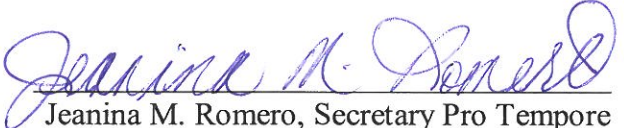
- 1) Monthly Activity Report


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 May 22, 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