

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

March 19, 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

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.

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.

- A. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA13-005 & PSPA14-003:** A request for General Plan Amendment (File No. PGPA13-005) approval, which revises (1) the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) to change the land use on 148 acres of land generally located at the southeast corner of Vineyard Avenue and Fourth Street, from Mixed Use to Industrial, (2) the Policy Plan Future Buildout (Exhibit LU-03) projections for the Meredith growth area to be consistent with the proposed land use changes, and (3) the Generalized and Growth Areas (Exhibit LU-04) to be consistent with the proposed land use changes; and a request for Specific Plan Amendment (File No. PSPA14-003) approval, which modifies the Meredith International Centre Specific Plan, originally adopted in 1981, to realize approximately 3 million square feet of industrial land uses, up to 600 hotel rooms and 1.1 million square feet of commercial land uses, and up to 800 residential units, all on approximately 257.7 acres of land generally located on the north side of Interstate 10 Freeway, between Vineyard and Archibald Avenues. The Specific Plan Amendment also includes planning guidance on land uses, circulation plans, utility and infrastructure plans, development standards and design guidelines, and specific plan implementation. The environmental impacts of this project were reviewed in conjunction with an Environmental Impact Report prepared for the Meredith International Centre Specific Plan Amendment. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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). (APNs: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC. City Council action is required.**

1. CEQA Determination

Motion to recommend Approve/Deny Certification of an EIR

2. File No. PGPA13-005 (General Plan Amendment)

Motion to recommend Approve/Deny

3. File No. PSPA14-003 (Specific Plan Amendment)

Motion to recommend Approve/Deny

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT14-028 (PM 19612) & PDEV14-055:** A request for Tentative Parcel Map (**File No. PMTT14-028 (PM 19612)**) approval to subdivide approximately 238.5 (gross) acres of land into 22 lots, located within the Meredith International Centre Specific Plan area, generally bordered by Fourth Street and San Bernardino County Flood Control facilities on the north, Cucamonga Channel and Archibald Avenue on the east, Interstate 10 Freeway on the south, and Vineyard Avenue on the west; and a request for Development Plan (**File No. PDEV14-055**) approval to construct up to 8 industrial buildings totaling approximately 3,010,000 square feet, on an approximate 143-acre portion of the Tentative Parcel Map, generally bordered by Fourth Street on the north, Cucamonga Channel on the east, Inland Empire Boulevard on the south, and Vineyard Avenue on the west, within the Industrial land use district of the Meredith International Centre Specific Plan. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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). (APNs: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC.**

1. CEQA Determination

Certification of an EIR – No action required, certification of EIR occurs at Item A

2. File No. PMTT14-028 (Tentative Parcel Map)

Motion to Approve/Deny

3. File No. PDEV14-055 (Development Plan)

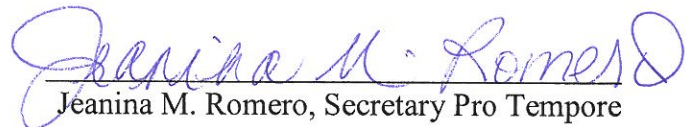
Motion to Approve/Deny


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 **Wednesday, March 18, 2015** at least 24 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


Jeanina M. Romero, Secretary Pro Tempore



Scott Murphy, Planning Director
Planning/Historic Preservation
Commission Secretary