

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

November 24, 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.

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 October 27, 2015, approved as written.

A-02 ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV15-020: A Development Plan to construct 149 single-family homes on 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential.**

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 AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA15-002: A request to amend Section 9-1.3176, Billboard Relocation Agreements, to include an exception for “Interagency Relocation Exception” to relocate billboards within the City of Ontario, provided the billboards meet certain locational criteria and findings and include the elimination of other billboards within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule). 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). **City initiated. City Council action is required.**

1. CEQA Determination

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

2. File No. PDCA15-002 (Development Code Amendment)

Motion to recommend Approval/Denial

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

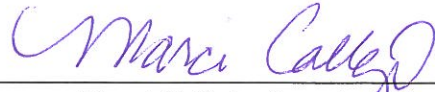
- 1) Monthly Activity Report

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 **Thursday, October 19, 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

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

MINUTES

October 27, 2015

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

MINUTES

October 27, 2015

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:44 p.m.

COMMISSIONERS

Present: Chairman Willoughby, Delman, Gregorek, Mautz, and Ricci

Absent: Downs and Gage.

OTHERS PRESENT: Planning Director Murphy, City Attorney Ferguson, Principal Planner Zeledon, Principal Planner Wahlstrom, Senior Planner Mercier, Senior Planner Mullis, Senior Planner D. Ayala, Associate Planner Burden, Associate Planner Mejia, Assistant Planner Antuna, Assistant City Engineer Lee, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Mautz.

ANNOUNCEMENTS

Mr. Murphy requested that Items F, G, H and I be moved forward to just after the Consent Calendar.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of September 22, 2015, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR

FILE NO. PCUP14-028: A Conditional Use Permit to establish a metal salvage and scrap yard recycling facility on a 2.38 acre site, located at 901 South Sultana Avenue, within the M3 (General Industrial) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative

Declaration of environmental effects for the project. 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: 1049-353-14); **submitted by Star Scrap Metal.**

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Gregorek, to approve the Planning Commission Minutes of September 22, 2015, as written and a Resolution memorializing the denial of File No. PCUP14-028. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002:** A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 210-501-23); **submitted by OA Partners, LLC.**

Associate Planner, Lorena Mejia, presented the staff report. She began stating that the project is to subdivide the parcel in size for condominium purposes. The property owner of Staples is downsizing nationwide with more retail sales taking place on-line the same retail store space is no longer needed. The tentative parcel map will subdivide the 1.5 acres which is located within the Garden Commercial land use district of the Ontario Specific Plan. There are existing CC&Rs for the entire center which address access, parking and common maintenance of landscape, utility and drainage easements. Ms. Mejia explains that the Applicant is proposing to establish new CC&Rs for the tenant which will address maintenance for the building itself. She showed a couple of images for better visual interpretation. She stated that staff is recommending the Planning Commission approve File No. PMTT15-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Or no one responded.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Willoughby questioned if the new CC&Rs are they basically an overlay of the existing with new ones for the new tenants to deal with maintenance?

Ms. Mejia replies that's correct.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Gregorek, to approve the Tentative Parcel Map, File No. PMTT15-002, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA11-003:** A revision to certain provisions of a comprehensive update to the City of Ontario Development Code (previously reviewed by the Planning Commission on 6/23/2015, and introduced to the City Council on 8/4/2015), as follows: [1] establish consistency with Senate Bill 582, amending Civil Code Section 835, and allow electrified fences in commercial zones up to 10 feet in height, and within industrial zones up to 16 feet in height; [2] allow “architectural and structural metal manufacturing” and “converted paper product manufacturing” as conditionally permitted land uses within the proposed IL (Light Industrial) zoning district; and [3] modify Table 5.02-1 (Land Use Matrix), ensuring that the allowed land uses within the proposed ONT (Ontario International Airport) zoning district are consistent with the allowed land uses in the current M3 (General Industrial) zoning district. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project 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 ONT Airport Land Use Compatibility Plan (ALUCP); **City Initiated. City Council action is required.**

Senior Planner, Chuck Mercier, presented the staff report. He began stating that in June of 2015 Planning Commission recommended to the City Council a comprehensive update to the City’s Development Code along with several other changes to the Municipal Code. The following August, the City Council approved the introduction to the Ordinance to the Development Code update. Mr. Mercier stated that final City Council action on the Development Code update is planned to occur concurrently on a group of City Initiated Zone Changes which are necessary to bring the city’s Zoning Map into consistency with Policy Land Use Map. He explains that since the Planning Commission’s review and City Council’s action on the Development Code Update, staff has identified the need for several changes which are being brought forth now so they can be included in the final City Council action on the update. These changes have come about to gain compliance with changes in State law, to address several comments received by the Planning Department staff conducted during neighborhood meetings for City initiated Zone Changes which will be heard later and to achieve consistency between the current M3 (General Industrial) Zone and the proposed ONT (Ontario International Airport) Zone. The first revision is in response to Senate Bill 582 dealing with electrified security fences. Mr. Mercier gives examples of the types of changes and uses stated within his staff report. The second revision is in regards to “architectural and structural metal manufacturing” and “converted paper product manufacturing” as conditionally permitted land uses within the proposed IL (Light Industrial) zoning district. Mr. Mercier gives examples of the types of products listed within his staff report. Lastly, due to the approach effecting the changes of the Ontario International Airport and current Industrial

zone property, a revision to the Development Code's Land Use Matrix is necessary to ensure no changes are made on the airport properties. A revised land-use matrix was provided to the Commissioners at the time of the meeting which includes changes to the ONT district which were not correct upon their previous review. With that, Mr. Mercier stated that staff is recommending adoption to City Council for File No. PDCA11-003 pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby questions if the electrical fences are to be placed with existing fences?

Mr. Mercier responds that is correct, they are to be behind a regular fence.

Mr. Murphy states before each of them there is a letter from Urban Concepts dated 10/27/15. In the subject, the letter states that it applies to the Development Code Amendment, General Plan Amendment and Zone Change. When reviewing the content of the letter, it appears the focus is on the zone change, but he doesn't want to presume that's true. If the author of the letter is present, they may wish to speak or clarify.

Mr. Willoughby questions if Mr. Christopher is in the audience and if he wants to speak. Mr. Christopher stated he had one issue about space limitation, but would rather wait to speak until the zone change.

Mr. Murphy states the one issue brought up is not part of the Development Code review brought up in tonight's meeting, but what the Planning Commission and City Council have already reviewed as the Development Code Update.

Mr. Willoughby confirms Mr. Christopher will address any other concerns when Item E is brought up.

Mr. Christopher states that's fine.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Mautz, to recommend adoption of a resolution to approve the Development Code Amendment Review, File No. PDCA11-003, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

D. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA15-001: A City initiated request to:

- 1) Change the General Plan land use designation on twelve parcels (File No. PGPA15-001) from:

- a) Business Park to Industrial on seven parcels generally located on the north side of Brooks Street east of Mountain Avenue (APNs: 101113217-101113219, 101113221, 101114134, 101114137, and 101114139); and
 - b) Neighborhood Commercial to Low Density Residential on three parcels with an Industrial Overlay located at the northeast corner of Park Street and Sultana Avenue (APNs: 104923124-104923126);
 - c) Low Density Residential to Industrial on one parcel generally located between State and Park Streets west of Monterey Avenue (APN: 104923112); and
 - d) Industrial to Open Space-Non Recreation on one parcel generally located on the north side of Philadelphia Street west of Wineville Avenue (APN: 23815215); and
- 2) Modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03).

Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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.; **City initiated. City Council action is required.**

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to recommend adoption of the Addendum of a previous EIR, Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

It was moved by Matuz, seconded by Delman, to recommend adoption of a resolution to approve the General Plan Amendment, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

E. ENVIRONMENTAL ASSESSMENT, ZONE CHANGE REVIEW FOR FILE NO.

PZC15-002: A City initiated request to change the zoning designations on various properties located throughout the city to BP (Business Park), IP (Industrial Park), IL (Light Industrial), and RC (Rail Corridor), and to change the zoning on various M3 (General Industrial) zoned properties to IG (General Industrial) and various other zones in order to make the zoning consistent with The Ontario Plan land use designations of the properties as follows:

- 1) **C1, Shopping Center to BP, Business Park** 104651101, 104651117-18, 104714301, 104925213, 104926811, 104934114-15
- 2) **C1, Shopping Center to IL, Light Industrial** 101118104-05, 101118205, 101118213
- 3) **C3, Commercial Service to BP, Business Park** 11006101, 11007101-02, 1107106-07, 101117101, 104925203, 104925212, 104925406-10, 104926207-12, 104926407-11, 104926606-07, 104926809-10, 104929214-25, 104929420, 104929423-29, 104931115, 104932101-04, 104932106, 104932201-11, 104933101-10, 104933201-08, 104933212, 104934103-12

- 4) **C3, Commercial Service to IP, Industrial Park** 101111104, 101111110, 101112102, 101112113, 101112117-18, 101112124, 101112126, 101113102-04, 101113119, 101113208-12, 101114106, 101114128, 101114111, 101114113, 101114135-36, 104910118, 104910138, 104914125, 104914128
- 5) **C3, Commercial Service to IP, Industrial Park with ICC, Interim Community Commercial Overlay** 101111121, 101114107
- 6) **PF, Public Facility to BP, Business Park** 11007225
- 7) **C3, Commercial Service and M3, General Industrial to IP, Industrial Park** 101111105, 101111118, 101111120, 101112121-22, 101113117, 101114116, 101114130, 104910104-16, 104910139
- 8) **C3, Commercial Service and M3, General Industrial to IP, Industrial Park with ICC, Interim Community Commercial Overlay** 101112105
- 9) **C3, Commercial Service and M1, Limited Industrial to IP, Industrial Park** 104910140, 104913102-06, 104913108-09, 104913113-16, 104913118-20, 104914118-20, 104914123-24
- 10) **C3, Commercial Service to IL, Light Industrial** 101117104, 101118109-10, 104925606-11, 104925806-13, 104934201-11
- 11) **C3, Commercial Service, M3, General Industrial and P1, Off-Street Parking to IP, Industrial Park** 101114132
- 12) **C3, Commercial Service and M3, General Industrial to BP, Business Park** 11013120
- 13) **Right of Way to RC, Rail Corridor** 1011151021, 104651104-05
- 14) **M1, Limited Industrial to BP, Business Park** 11012108-10, 11013101, 11013106-09, 11013113, 11013119, 11013124-25, 11013128, 104651102, 104713202
- 15) **M1, Limited Industrial to IP, Industrial Park** 104913101, 104614101-03, 104914121-22, 104914126
- 16) **M2, Industrial Park to IL, Light Industrial** 11345131, 11346303-04, 11346307, 11346310, 11346313-14, 11346319-20, 11346322, 11346324-29, 11346334-36, 11359101-13, 21006116, 21006237-38, 21006258-59, 21031101-04, 21031110-12, 104937409-13, 104938301-05, 104939101, 104942101-02, 104942104, 104943106, 104943108, 104943110-17, 104944218, 104946210-13, 104947203-04, 104948201-05, 104948207, 105010101, 105010127, 105011110-11, 105011114-24, 105012110-11, 105021103-04, 105021111, 105021115, 105022106-07, 105022109-10, 105043116, 105043118-25, 105044104-05, 105044163-64, 105044166-67, 105044169-72, 105045103-04, 105045107-08, 105050102-08, 105050117-22, 105051102, 105051105, 105051108-10, 105052101-08, 105052110-11, 105052113, 105052115
- 17) **M3, General Industrial to IG, General Industrial** 11327110, 11327122, 11327140, 21126301, 21128105, 21132110, 23802102, 23804218-19, 23804223-25, 23804227-28, 23804230-34, 23804422, 23805212, 23805249, 23812141, 23815201, 23815203, 23815205-07, 23815209, 23815233-34, 23818550-51, 23818554, 23824112-17, 101111205, 101111207-10, 101111212-24, 101111228-44, 101112201-08, 101112211-23, 101113217-19, 101113221, 101113307, 101113320-23, 101113401-02, 101113404-06, 101113410, 101113412-15, 101114114, 101114117, 101114127, 101114131, 101114133-34, 101114137-39, 101119101, 101120102, 101120105-07, 101120110-12, 101120114-26, 101123102-05, 101123107-12, 104903103, 104903106-12, 104903114-16, 104904110-12, 104904202, 104904205-06, 104904301-04, 104904306, 104904401, 104904404-05, 104904409-10, 104905918-20, 104906406, 104906803-04, 104906818, 104907101, 104907105, 104907108, 104908101-02, 104908106-08, 104908111, 104908205-06, 104908301, 104908303, 104908308-09, 104908311, 104908313, 104911101, 104911103-07, 104915101-02, 104915104, 104915106-07, 104915109-11, 104915113-16, 104915119-25, 104915138-40, 104916110-20, 104916126, 104917201-03, 104917205-06, 104918101, 104918104, 104918106-13, 104918205-06, 104919301-02, 104920103-19, 104920122-23, 104920127, 104920206-11, 104920214-15, 104920221-23, 104920301-22, 104920401-09,

- 104920417, 104920502-14, 104920517, 104921108-14, 104921201-15, 104921218-26, 104921301-14, 104921320-21
- 18) **C4, Airport Commercial Service to BP, Business Park** 11007208-11, 11007216, 11008102-03, 11008106-09, 11009105, 11009107-45, 11010101-02, 11011101-03, 11011106-12, 11012103-05
 - 19) **M1, Limited Industrial and M3, General Industrial to IL, Light Industrial** 104950117-19
 - 20) **M1, Limited Industrial to IL, Light Industrial with ES, Emergency Shelter Overlay** 101121106
 - 21) **M1, Limited Industrial to RC, Rail Corridor** 11010105, 11323109, 11326117, 11337102, 104910224, 104911108, 104912129, 104913117,
 - 22) **M3, General Industrial to UC, Utilities Corridor** 11327112, 23804424, 23815215,
 - 23) **M3, General Industrial and P1, Off-Street Parking to IL, Light Industrial** 104923127, 104923221, 104923316
 - 24) **R2, Medium Density Residential to IL, Light Industrial** 104928101-02
 - 25) **M2, Industrial Park to RC, Rail Corridor** 11339601-02, 11343103, 21123101
 - 26) **M2, Industrial Park to BP, Business Park** 104938417-35
 - 27) **NC, Neighborhood Commercial to BP, Business Park** 104925202
 - 28) **M3, General Industrial to IL, Light Industrial** 101116101-05, 101116108-14, 101116116-17, 101117105, 101118201, 101118209-10, 101118215, 101118217-18, 101119102-03, 101119201, 101119204, 101119301-04, 104909105-06, 104909109-12, 104909311-22, 104909505-06, 104922101-04, 104923104-12, 104923303-12, 104928104-06, 104935101-03, 104935201, 104935307-14, 104935408-12, 104936101-06, 104936203-05, 104936207-08, 104936210-11, 104936301-08, 104936401-04, 104937104-07, 104937201-12, 104938101-02, 104938201-05, 104950104-05, 104950110-15, 104950120, 104950210
 - 29) **M3, General Industrial to IL, Light Industrial with ES, Emergency Shelter Overlay** 101121107, 101121110, 101121112-21, 101122101-03, 101122120
 - 30) **M3, General Industrial to IP, Industrial Park** 101111112-17, 101111119, 101111122-23, 101112107, 101112109-12, 101112114-16, 101112123, 101112125, 101113113, 101113118, 104910101-02, 104910117, 104910129-37, 104910201-23
 - 31) **P1, Off-Street Parking to IL, Light Industrial** 104923313
 - 32) **M3, General Industrial to LDR-5, Low Density Residential** 104923124-26
 - 33) **M3, General Industrial to MU-1, Downtown Mixed Use** 104906703-09, 104906711, 104906815
 - 34) **M3, General Industrial to OH, High Intensity Office** 21019111, 21055102-03
 - 35) **M3, General Industrial to RC, Rail Corridor** 11322201, 11325116, 11325124, 11327105, 11339603, 21021202, 21055105, 21124201-02, 21127205, 21129101, 23804217, 23805235, 101110107-10, 101115103-07, 104901301-02, 104901306-08, 104903113, 104903117-18, 104904107, 104904203, 104904305, 104904408, 104904411-13, 104905915-16, 104906407-08, 104906802, 104906817, 104907107, 104908110, 104908113, 104908204, 104908307, 104917101, 104918207, 104919214, 104920515-16, 108335201
 - 36) **OS, Open Space to BP, Business Park** 11013121
 - 37) **P1, Off-Street Parking to IG, General Industrial** 104920129

The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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; **City initiated. City Council action is required.**

Associate Planner, Clarice Burden, presented the staff reports on both PGPA15-001 and PZC15-002 together. She began stating that in January 2010, the City Council approved The Ontario Plan (TOP) which lays out the long term land-use pattern for the City. Since that time, the City has been undergoing an effort to ensure that the zoning and TOP land-use designations are consistent for all properties throughout the City. Ms. Burden continues saying that, in addition to the comprehensive update to the Development Code, refining the existing zones and establish new zones to implement TOP are taking place. This zone changes effects about 1200 properties which are mostly zoned industrial. Upon review of these properties, staff identified there were twelve properties in need of a General Plan Amendment, which are being presented. The Zone Changes are to implement The Ontario Plan and for the following reasons: to provide a buffer of less intensive zones close to residential property and to also take into consideration view corridors for major streets. The M3 (General Industrial) Zone is being eliminated with the Development Code Update, therefore those properties are being proposed to new zones, except for the two truck stops which will be part of a later zone change effort. Ms. Burden also explains how this will reduce strip commercial along Holt Blvd. and Mission Ave. and to accommodate related uses and eliminate split-zoned properties which are difficult to develop along Holt Blvd. Ms. Burden also touched upon the changes to the Rail Corridor, ICC-Overlay, Emergency Shelter Overlay, which part of the Housing element and Ontario Airport Land Use Compatibility Plan (ALUCP). She continued by sharing the Zone Changes were reviewed during two Open Houses, on August 26, 2015, and September 2, 2015, and more than 150 people attend the meetings and of the attendees, 30 turned in written responses. Of the 30 written responses, 12 were in support of the zone changes, 9 were in opposition of the zone changes and 9 had questions or other comments. Ms. Burden explained since that time, other correspondence of opposition had been received, as well a letter of opposition given at the meeting. She concluded by stating that staff is recommending approval to City Council for File Nos. PGPA15-001 and PZC15-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

There were no questions from the Commission.

The Chairman stated the questions/comments from the public were going to be based upon the area maps.

PUBLIC TESTIMONY

Rigoberto Vasquez, owner of Advanco Fire Protection, Inc. located at 615 S. Oaks Ave. (Group A23). Mr. Vasquez stated he has been at that location since he purchased the business in 1997. He said he has a couple of questions, he didn't think he would get answers to that evening. He feels the zone change will affect his revenue; when he leases it out. Having it change from General Industrial to Light Industrial will decrease the value greatly. He has concerns. His business has grown greatly from 30 employees to about 100. He explained that they fabricate, repair, and install fire sprinklers. The changing of the zones will reduce the variety of tenants he can rent the building to in the future and affect his future plans of retirement and finances. Explains the interior of his building which includes a crane rail which is used for fabrication and doesn't believe this could be used for a warehouse. It's used for fabrication. He continues to state that two doors down,

the business will not be effected. Who determined those boundaries? He doesn't know who to get answers from.

Mr. Willoughby asked who can help Mr. Vasquez get the answers to the General Industrial categories and boundaries of The Ontario Plan.

Mr. Murphy stated that in the terms of when the boundaries were created, Mr. Willoughby was correct. When The Ontario Plan was adopted in 2010, it established the limits of the Business Park versus the General Industrial areas and what is before us tonight is zoning which is consistent with those zoning designations. Under the Industrial category, Light Industrial, General Industrial and Heavy Industrial would be zoning designations that would be correspond with and Industrial General Plan. With a Business Park designation, it would be limited to Business Park, Industrial Park and Light Industrial categories. In this particular case, the zone that is proposed would be Light Industrial, which would be the heaviest that would be allowed. He continues stating there are a number of uses which are allowed within the Light Industrial, but they certainly are different than what the current M3 (General Industrial) allows. Mr. Murphy states it maybe a situation where Planning Staff has to sit down with Mr. Vasquez to go through and show him what those different uses are and what would be allowed on that property.

Mr. Willoughby thanked Mr. Murphy and encouraged Mr. Vasquez to get in touch with staff to learn more.

Mr. Vasquez thanked him for explaining.

Ray Cudaback, owner of Foglesong James Towing located at 631 S. Oaks. (Group A23). Mr. Cudaback started by saying he grew up in the city and has seen many changes. Some good and some bad. He stated he has a towing business and there are beautiful industrial buildings set in front his business and behind his. He loves it, but he's closed in tight. Running a towing business, he can store anywhere from 200 to 250 cars for the city. This zone change will affect his property greatly, he can't park the cars inside. They have to be outside. Mr. Cudaback continues that if he wanted to sell is property now, today, the property would de-value. He states that you can't have a tow yard anymore and that's the reason the property was purchased. He says it's a tow yard – no one will want to buy this property as anything else and that's what he bought it as in 1987. He wants answers as, like Rigo [Mr. Vasquez]. Where do we stand down the road? The property was purchased for the business they currently have. How will it affect us later?

Mr. Willoughby asked staff to check on the zoning for the tow-yard under the zone change.

Mr. Murphy states they need to look at the Land Use Matrix, there may be a bit of a discrepancy. He says that looking at the IP (Industrial Park) Zone the outdoor storage would be conditionally permitted, but in the IL (Light Industrial) Zone it is not allowed. Mr. Murphy continues that this doesn't makes sense that if it is allowed in the IP Zone with a CUP (Conditional Use Permit), it should be allowed in the IL (Light Industrial) Zone with a CUP. His recommendation is to go back to the land-use matrix and make the adjustment. It's a change that can be looked at and it was likely a typo more than

anything. His specific issue right now is that he can continue operate a towing business and a new owner can come in and take over under the same conditions without any issue.

Mr. Willoughby thanked Mr. Murphy and Mr. Cudaback and hoped that answered some questions.

Robert Rubio, of Western Metal Deck & Western Deck Steel Erection Inc. located at 616 S. Oaks Ave. (Group A23). He began by stating he's north of Mr. Vasquez and Mr. Cudaback. Also, three buildings north, there is a rebar fabrication shop; full blown fabricating shop working with steel. In the back, is a concrete pipe fabrication shop, which makes 3-8 foot diameter water pipes. He states it is a heavy duty industrial business with a lot of dust and dirt. Mr. Rubio continues by stating next to that business is a concrete dump that crushes concrete. He explains they pay individuals to dump concrete, crush it and then sell it for concrete base. Again, he says these are heavy duty business and none of these places were affected in the zone change. Their business has been established since 1988. Within their business, they buy steel sheeting, store it and sell it. Mr. Rubio states they are a very clean operation and have inspected by the water department and they do no pollution. However, they are concerned about going from their current zoning to the Light Industrial. He feels it will be detrimental. He doesn't understand why they are getting rezoned and business within a few buildings with heavier manufacturing are not.

Mr. Willoughby questions if their business erects metal buildings.

Mr. Rubio states no. They used to in the 1970s and early 1980s, but since moving into this location they don't do any steel erection at all. But they still had the name.

Mr. Willoughby asked staff, based upon the description given, would the business be allowed in the new IL (Light Industrial) Zone?

Mr. Murphy states that given the description provided by Mr. Rubio, it would be warehousing and storage. Storage would need to be inside to be within IL (Light Industrial) Zone, but if they have outside storage, they would be permitted with a conditional use.

Mr. Rubio stated all of their storage is outside.

Mr. Willoughby reiterates that their business would be permitted in the IL (Light Industrial) Zone with a Conditional Use Permit (CUP) with storage outside.

Mr. Murphy also states this only applies to new business coming in under the new zone changes.

Bill Christopher, his business is Urban Concepts and he is representing Michael Adams Properties, LLC., owners of the property located at 611 S. Palmetto Ave. (Group A39) with zones changing from M3 (General Industrial) to IL (Light Industrial). The business which is a 105,000 square foot building deals in furniture manufacturing; specifically metal cabinets and book cases. Mr. Christopher states that under the IL zone, the "Miscellaneous Fabricated Metal Product Manufacturing" and "Furniture and Related

Product Manufacturing” are limited to no more than 45,000 square feet per draft sections 5.03.185 and 5.03.215 respectively. Thus, his clients are requesting legal non-conforming going forward. However, this will depreciate their property value and limit the tenant on the site going forward. The owners strongly oppose the zone change and ask staff to re-evaluate going forward. Mr. Christopher also presented a petition signed by 10 property owners including trucking yards who have additional property and would be prohibited to use that property going forward. He then presented the petition to staff.

Mr. Willoughby questioned if the petition had been given to the staff previously, or if this was the first time it’s being seen?

Mr. Christopher states this is the first time.

Sam Zugzda, with Leonard’s Diesel Repair located at 821 W. State Street (Group A18). Mr. Zugzda states that he doesn’t own the property, but has been renting the property for quite a few years, since the 1980s. He continues by saying he zone changes from M3 (General Industrial) to Light Industrial takes the rights away from the property owner and the business that are there now and they give control over that property to the city. He goes on to say he understands that some business can have conditional permitting to stay there, and with the city’s approval, other business can run the way they want, but it takes control away from the property owner and gives it to the city. Mr. Zugzda states he doesn’t think that’s right. He says right now the owners of the property can use it with the intention of what they want and then sell it having full control in that manufacturing and industrial zone. Now, you’re taking the rights away from the citizens and give it to the city. He felt that if the property owners all approved the zone changes that would be fine, but from what he could tell, there were many against it. Mr. Zugzda then questions what are the purposes for the city needing to rezone the area to Light Industrial?

Mr. Willoughby states that every piece of property is under the city’s control according to zoning. He continues by stating that reason for the rezoning is to bring everything into conformance according to The Ontario Plan and sometimes in doing so, boundaries are realigned in order to make the proposed uses match up with what was already approved several years ago.

He refers to Mr. Murphy.

Mr. Murphy agrees with Mr. Willoughby that the zoning does restrict uses on every piece of property in the community. Mr. Murphy continues, stating that with the Light Industrial in particular, when The Ontario Plan was adopted in 2010, it was identified that properties within 300-500 feet needed to have transition and going from M3 (General Industrial) to Residential was not the best course of action. So when the City Council approved The Ontario Plan in 2010, they created the Business Park Designation (BP). What we have done since then, is identify allowable uses which can be provided within that Business Park Land Use Designation, including the IL (Light Industrial) zone. And, within that, many uses are permitted and in many cases some are similar to what’s there and in some cases, some are not there and are more restrictive because of its proximity to residential.

Mr. Zugzda states that he understands about the zoning and what the city is trying to do, but the business and property owners have concerns because now it's devaluing their property. He continues by saying that the zone change makes current business owners have to get city approval for what they current do and he feels that wrong.

Mr. Willoughby asks if Mr. Murphy will clarify if existing business owners need city approval.

Mr. Zugzda responds saying that if the current property owner tries to sell their property, the new owner could assume M3 (General Industrial) privileges.

Mr. Murphy states that if you have an existing business and the property is rezoned to Light Industrial, you can continue to operate for as long as you chose to do so. If you chose to sell to a similar type of business they can operate under the same condition. If a different business were to come in, they must comply with the Light Industrial category. It would not be looked at by what is allowed in an M3 (General Industrial) zone, but what is allowed in a Light Industrial zone.

Mr. Zugzda asks if they would be driving that type of industry out of the city.

Mr. Murphy responds, not out of the city, but out of that location. There are other locations within the city which M3 (General Industrial) use is allowed.

Mr. Zugzda asks if the city is opening up as many locations of M3 (General Industrial) zoning in other places, which are being taken away.

Mr. Murphy states he doesn't recall what the exact numbers are.

Robert Zens, owner of Preferred Print & Packaging located at 1493 E. Philadelphia (Group II). Mr. Zens states they are a paper manufacturing business and under the new plan their business would no longer be able to exist. He is concerned because he will not able to expand and hire more employees.

Mr. Willoughby questions if he has more vacant property.

Mr. Zens states he has 2 more acres next to his current location. His plans are to expand and make something of his company.

Mr. Murphy states that with the Development Code Amendment which was just acted upon, one of the changes that was made was to incorporate paper products be conditionally permitted within the IL (Light Industrial) zones. So the use which Mr. Zens is speaking of right now would be conditionally permitted within Light Industrially category.

Mr. Zens stated that this was not made clear to him.

Mr. Murphy explained that after the Open House, his concerns, along with a few others, had staff go back and review the types of uses which could be allowed within the Light Industrial category and that use was one which we felt could be accommodated as well as

architectural fabrication. Those uses were added in as conditional uses within the IL (Light Industrial) zone. That was the action the Commission just took on the previous item.

Mr. Willoughby confirms it was voted on unanimously, so he can expand his business.

Jeff Dunlap is CFO of Acurite who works for Parco Land Inc., located at 2150 S. Parco Ave. (Group II). They currently own 13 to 14 acres of land on both Philadelphia and Parco. He states they have two concerns. Their first item of concern is that they are classed as M2 (Industrial Park) and they are moving to IL (Light Industrial). The building is a manufacturing building, built as a manufacturing building and powered as a manufacturing building. He continues stating that a deterioration in the building tenant would be a deterioration in the value. He continues by stating they're having a struggle understating the buffering since they are more than 300 feet away, but less than 500 feet away. The second item of concern is that they are currently in the entitlement process with the Planning Department in the City to redevelop the vacant lot on the north side of the building. This will not be a M2 (Industrial Park) or manufacturing building, but a distribution building. He states this will be much lighter use and as far as he knows, a conforming use. A concern which has been raised by staff, is to make sure the two zoning issues do not conflict. He states they will have to make a lot-line adjustment. He continues that's a concern to them because they don't want their development process to be slowed down or have to accrue more costs if necessary. He feels they have always been good Ontario citizens and would appreciate the Commission's reconsideration.

Mr. Willoughby thanked him for his comments and stated that Planning Staff works well with developers. He stated he had no more green cards and asked if there was anyone else who would like address the Commission.

Clint Briska is the son of the owners of 426 S. Palmetto Ave. and 505 S. Palmetto Ave. (Group A39). He states his parents are currently out of the country, so he's been put in the middle of the situation. His parents are retired and he runs a trucking company; at the 505 S. Palmetto address they have a shop where they repair and maintain equipment and at the other location is an office building and trailer yard where the equipment is parked. Mr. Briska states he is trying to figure out what all this means and what is a Conditional Use Permit is. What does that mean to his business? What are the conditions – the existing conditions? The City's conditions?

Mr. Willoughby states that for existing businesses, nothing would change.

Mr. Briska states he is third generation of this family owned business and which has been in Ontario for 70 years. He'd like to see this business expand and grown, what happens then?

Mr. Willoughby refers to Mr. Murphy.

Mr. Murphy states that within the Light Industrial category, if there is a conditionally permitted use, the business would have to submit an application to the City and the City will review the application to determine if that use is appropriate on that site given the surrounding area. If you have a use that is adjacent to other industrial uses rather than

residential, those are the uses which will be evaluated to find out if it is appropriate within that zone. Mr. Murphy explains this is what the conditional use process is for, to evaluate if the use is appropriate for the use on that particular property. If the use is permitted, there is the ability to expand. If the use is not permitted at all under the new zone, it can only continue as is, but not expand.

Mr. Briska asks how long a conditional use permit is good for.

Mr. Murphy replies it runs with the property.

Mr. Briska asked if the permit can be revoked.

Mr. Murphy states it can be revoked if the conditions of approval which are attached to it are violated.

Mr. Briska stated that answered his questions but he wanted it on the record that he joins in with others saying he opposes the zone change.

Bob Fehlman, runs the trucking yard at 895 State Street between Palmetto Ave. and San Antonio Ave. and consists of about 5.3 acres. Mr. Fehlman explains the first 2.5 acres are used as the truck yard and a cell tower site. He says the back 2.5 acres is basically landlocked with walls all the way around it. He has rented it to a business called "Portable Storage". Mr. Fehlman states that if that business should change their mind and not want to rent the property, he could no longer use the property for anything. With the zone change, his business could not expand and thus he is against the zone change. He continues by saying the property has been in his family over 50 years and has been a truck yard the whole duration of the time. He feels the zoning will affect a lot of people.

Mr. Murphy stated that the biggest issue brought up tonight is the change taking properties from M3 (General Industrial) to IL (Light Industrial). He continues by stating the vast majority of those properties have a designation of Business Park which was done back in 2010 with the adoption of The Ontario Plan and the Land Use component of that. Mr. Murphy explains that as staff they have an obligation to come forward with Zone Change and consistency with that General Plan from 2010. He states he understands the concerns and questions from the business and property owners. He shares that the 300 to 500 buffer was identified to be a transitional area to help be consistent with the General Plan and new Land Uses. He concludes by saying the only other option would be for the Planning Commission or City Council give direction for Industrial use or some other option for an Amendment to the General Plan.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commission deliberation.

Mr. Willoughby stated that when you do a zone change it is not easy or comfortable, sometimes progress and development dictate such. These recommendations are trying to bring everything in accordance in what was approved in 2010. He thanked everyone for

coming out and sharing their concerns. He hoped most of questions and concerns were addressed.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Ricci, to recommend adoption of a resolution to approve the Zone Change Review, subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION

- F. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-001:** A Mills Act Contract for a 1,600 square foot Craftsman Bungalow style residential building, a designated local landmark, located at 509 East E Street, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-391-13); **submitted by Ryan Castillo. City Council action is required.**

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Ricci, to recommend adoption of a resolution to approve the Mills Act Contract, File No. PHP15-001 subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

- G. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-004:** A Mills Act Contract for a 2,484 square foot Spanish Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1258 North Euclid Avenue, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-531-09); **submitted by Armando Villa. City Council action is required.**

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Mautz, to recommend adoption of a resolution to approve the Mills Act Contract, File No. PHP15-004 subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

- H. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-005:** A Mills Act Contract for a 2,221 square foot French Eclectic Revival style residential building, a Contributor within the Designated Villa Historic District, located at 327 West H Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-07); **submitted by Richard and Jobelle Hernandez. City Council action is required.**

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to recommend adoption of a resolution to approve the Mills Act Contract, File No. PHP15-005 subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage. The motion was carried 5 to 0.

- I. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-007:** A Mills Act Contract for a 1,235 square foot Vernacular style residential building, a Contributor within the designated Rosewood Court Historic District, located at 204 East J Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-071-06); **submitted by Elizabeth Soriano and Edmund Bañuelos. City Council action is required**

Assistant Planner, Elly Antuna, presented the staff report. She began stating that the City of Ontario established the Mills Act Program in 1997. The Mills Act Contract allows for property owners of a designated local Landmark or Contributors in a Historic District to enter into a preservation agreement with the local government. Ms. Antuna continues by stating that the contract gives a list of improvements that qualify as restoration, rehabilitation or maintenance pursuant to the California guidelines which establishes the parameters of the program. The improvements are proposed by the property owners and are to be completed within the first ten years of the contract improvements. Ms. Antuna states the contract will automatically renew itself for the first ten years and provides property owners incentives through property tax savings. She continued to give a description of each property, the list of proposed improvements, their total value and estimated saving of property tax. In conclusion, Ms. Antuna mentioned that Historic Preservation Subcommittee reviewed and recommended approval of these contracts at their September 10, 2015 meeting. She stated that staff is recommending approval to City Council for File Nos. PHP15-001, PHP15-004, PHP15-005 and PHP15-007 pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Willoughby commented on the Historic Districts in the city and that there are so many wonderful historic houses within the City of Ontario and that there is an established program like this.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Mautz, to recommend adoption of a resolution to approve the Mills Act Contract, File No. PHP15-007 subject to conditions of approval. Roll call vote: AYES, Delman, Gregorek, Mautz, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs and Gage.

The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): The October 2015 meeting was cancelled.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Murphy stated the Commission had the Monthly Activity Report.

ADJOURNMENT

Mautz motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 8:20 p.m.

Secretary Pro Tempore

Chairman, Planning Commission



CITY OF ONTARIO

MEMORANDUM

TO: Planning Commission

FROM: Scott Murphy, Planning Director *SM*

DATE: November 24, 2015

SUBJECT: ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN

REVIEW FOR FILE NO. PDEV15-020: A Development Plan to construct 149 single-family homes on 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential.**

The applicant, Brookfield Residential, is requesting this item be continued to the December 22, 2015, Planning Commission meeting.



PLANNING COMMISSION STAFF REPORT

November 24, 2015

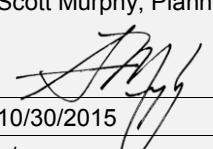
SUBJECT: A Development Code Amendment request (File No. PDCA15-002) to amend Section 9-1.3176 (Section 4.02.010 of the Development Code Update), Billboard Relocation Agreements, to include an “Interagency Relocation Exception” to relocate billboards to the City of Ontario, provided the billboards meet certain locational criteria and findings and include the elimination of other billboards within the City; **City Initiated.** City Council action is required.

RECOMMENDED ACTION: That the Planning Commission recommend approval of File No. PDCA15-002 to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT ANALYSIS:

[1] Background — Going back several decades, the City began prohibiting the construction of new billboard signs. In 2003, the City approved an amendment to the Development Code Sign Section that would allow for the construction of a new billboard as part of a billboard relocation agreement. The intent of the billboard relocation agreement was “to reduce the overall number of legal nonconforming billboards within the city by allowing relocated billboards in more suitable locations and provide more attractive, aesthetically pleasing billboard designs through a Billboard Relocation Agreement. A further purpose is to reduce or eliminate the City's obligation to pay compensation for the removal of legal nonconforming billboards. Billboard Relocation Agreements are part of the demonstrated commitment of the City of Ontario to improve the aesthetic appearance of the City. The consideration and execution of Billboard Relocation Agreements shall be at the sole discretion of the City of Ontario.” The provisions require the removal of at least two existing billboards for every new, relocated billboard sign. Since adoption of the billboard relocation agreement provisions, one agreement has been approved, facilitating the construction of the billboards on Archibald Avenue at the entry to Ontario International Airport.

[2] Analysis: — Recently, the City has been involved in several discussions with SANBAG, the regional transportation planning agency (of which the City is a part), regarding the relocation of billboards necessary to complete freeway improvement projects. Because most cities in the regional prohibit new billboards, the ability to relocate billboards is minimal. In cases where billboards cannot be relocated,

<i>Case Planner:</i>	Scott Murphy, Planning Director	<i>Hearing Body</i>	<i>Date</i>	<i>Decision</i>	<i>Action</i>
<i>Planning Director Approval:</i>		DAB			
<i>Submittal Date:</i>	10/30/2015	ZA			
<i>Hearing Deadline:</i>	n/a	PC	11/24/15		Recommend
		CC			Final

SANBAG is placed in a position of having to purchase the billboard and compensate the billboard companies for lost revenue potential – these costs can be substantial. To assist SANBAG and other public agencies in relocating billboards, the staff is proposing to provide an amendment to the billboard relocation agreement that would allow billboards to be relocated within the City, under very specific criteria, through an “Interagency Relocation Exception” added to Section 9-1.3176(F)(3)(f) [Development Code Update Section 4.02.010(D)(2)(f)]. The exception would read:

Notwithstanding the foregoing, a billboard may be relocated from outside the City to any location within the City pursuant to an agreement, approved at the discretion of the City Council, between the City and another public agency so long as the following findings can be met:

[1] A minimum of six (6) existing, legal nonconforming billboards shall be removed, at least five (5) of which must be currently located within the City.

a. *Staff comment:* This provision would have a direct benefit to the City in the removal of at least five billboards in exchange for allowing one billboard to be relocated into the City. This will have a positive effect of removing billboards from major arterials within the City.

[2] The billboard’s relocation is necessitated by work being performed on the same freeway as the planned new site for the billboard.

a. *Staff comment:* This will provide for a sign relocation only when freeway improvements necessitate relocation of a sign and provide a relocation on the same freeway for which the improvements are being performed. For example, a sign on Interstate 10 would have to be relocated to a location along Interstate 10 – it could not be relocated to Interstate 15 or State Route 60.

[3] The public health, safety, and welfare are not impaired by the relocation.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

Primary Goal: Regain Local Control of the Ontario International Airport

Supporting Goals:

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner

[2] Policy Plan (General Plan)

[a] Land Use – Compatibility

- Goal LU2: Compatibility between wide ranges of uses.
 - LU2-5 *Regulation of Uses*. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.
 - LU2-7 *Inter-jurisdictional Coordination*. We maintain an ongoing liaison with IEUA, LAWA, Caltrans, Public Utilities Commission, the railroads and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.

[b] Land Use – Flexibility

- Goal LU3: Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

COMPLIANCE WITH THE AIRPORT LAND USE COMPATIBILITY PLAN: The project site is located within the Airport Influence Area of LA/Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP).

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15601(b)(3) (General Rule) of the CEQA Guidelines based on the fact that it is not known whether an interagency billboard relocation agreement will be proposed, where the location of any new relocation might occur, and the total number and locations of billboards proposed for removal as part of such an agreement might be.

RESOLUTION NO. PC15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE FILE NO. PDCA15-002, A REQUEST TO AMEND SECTION 9-1.3176 (SECTION 4.02.010 OF THE DEVELOPMENT CODE UPDATE), BILLBOARD RELOCATION AGREEMENTS, TO INCLUDE AN "INTERAGENCY RELOCATION EXCEPTION" TO RELOCATE BILLBOARDS TO THE CITY OF ONTARIO, PROVIDED THE BILLBOARDS MEET CERTAIN LOCATIONAL CRITERIA AND FINDINGS AND INCLUDE THE ELIMINATION OF OTHER BILLBOARDS WITHIN THE CITY

WHEREAS, THE CITY OF ONTARIO ("Applicant") has initiated an Application for the approval of a revision to Development Code, File No. PDCA15-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in 2003, the City recognized the benefit of allowing billboard relocations as a method of achieving an overall reduction in the number of billboards within the City; and

WHEREAS, public agencies occasionally encounter the need to remove a billboard in order to complete necessary public infrastructure; and

WHEREAS, the removal of billboards in order to install necessary infrastructure improvements can be very costly when considering the anticipated future revenue of a billboard; and

WHEREAS, the City understands the public benefit in reducing the costs of public infrastructure; and

WHEREAS, the City recognizes an opportunity to reduce public infrastructure costs while, at the same time, reducing the overall number of billboards located within the City; and

WHEREAS, 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; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the Application is exempt from the requirements of CEQA pursuant to Section 15601(b)(3) (General Rule) based on the fact that it is not known whether an interagency billboard relocation agreement will be proposed, where the location of any new relocation might occur, and the total number and locations of billboards proposed for removal as part of such an agreement might be.; and

WHEREAS, on November 24, 2015, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

- a. The Project is exempt from environmental review pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines; and
- b. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and
- c. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Planning Commission hereby concludes as follows:

- a. The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and
- b. The proposed Development Code Amendment is consistent with the goals and policies of the Development Code; and

c. The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby **recommends City Council approval** of the amendment to Development Code adding Section 9-1.3176(F)(3)(f) (Section 4.02.010(D)(2)(f) of the Development Code Update) to read as follows:

- (f) Interagency Relocation Exception. Notwithstanding the foregoing, a billboard may be relocated from outside the City to any location within the City pursuant to an agreement, approved at the discretion of the City Council, between the City and another public agency so long as the following findings can be met:
- (1) A minimum of six (6) existing, legal nonconforming billboards shall be removed, at least five (5) of which must be currently located within the City.
 - (2) The billboard's relocation is necessitated by work being performed on the same freeway as the planned new site for the billboard.
 - (3) The public health, safety, and welfare are not impaired by the relocation.

SECTION 4. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 24th day of November 2015, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Scott Murphy
Planning Director/Secretary of Planning
Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC15-*** was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on November 24, 2015 by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore



CITY OF ONTARIO

MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Scott Murphy, Planning Director *SM*

DATE: November 24, 2015

SUBJECT: MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF OCTOBER 2015

Attached, you will find the Planning Department Monthly Activity Report for the month of October 2015. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site at www.ci.ontario.ca.us/index.cfm/22418.

Monthly Activity Report—New Applications

Month of: October 2015

PCUP15-025:

Submitted by Green Education Foundation

A Conditional Use Permit to establish a 160-square foot Personal Property Donation Bin on approximately 2.156 acres of land located at 1385 East Fourth St, within the C1 (Shopping Center) zoning district.

PCUP15-026:

Submitted by Green Education Foundation

A Conditional Use Permit to establish a 160-square foot Personal Property Donation Bin on approximately 3.28 acres of land located at 1854 South Euclid Avenue, within the C1 (Shopping Center) zoning district.

PDEV15-034:

Submitted by LASMSALP dba Verizon Wireless

A Development Plan to construct a non-stealth wireless telecommunications facility (monopole) on approximately 25.8 acres of land generally located southwest of Airport Drive and Wineville Avenue, in an SCE utility corridor, within the OS (Open Space) zoning district (APN: 0238-241-10).

PDEV15-035:

Submitted by Verizon Wireless

A Development Plan to replace antennas on an existing telecommunications facility tower on 2.75 acres of land generally located on Francis Street, between Milliken and Rochester Avenues, within the OS (Open Space) zoning district (APN: 0238-121-10).

PHP15-009:

Submitted by Jim Robertson

A Certificate of Appropriateness for a Tier II historic eligible structure, to relocate an existing water tower (approximately 110 FT in height) to the northeast corner of the project site, to augmented the construction of an approximate 239,400 square foot industrial building proposed at the west side of Campus Avenue, between Sunkist and California Avenues, within the M3 (General Industrial) zoning district (APN: 1049-221-01). Related File Nos. PDEV15-031 & PMTT15-003 (PM 19682).

PLFD15-004:

Submitted by Peggy Raymond

A Large Family Daycare permit for a maximum capacity of 14 children, located at 319 East "J" Street (APN: 1048-064-20).

PSGN15-125:

Submitted by Machan Sign Company

A Sign Plan to install two new wall signs (53 SF, each), located at 1151 East Walnut Street.

PSGN15-126:

Submitted by Signs & Services Co.

A Sign Plan to install a new wall sign (61 SF) to read "Made-In-China.com USA," located at 1150 South Milliken Avenue.

Monthly Activity Report—New Applications

Month of: October 2015

PSGN15-127:

Submitted by Yesco Signs

A Sign Plan to remodel of an existing freeway pylon sign (650 SF) for Citrus Ford, located at the northwest corner of Jurupa Street and Interstate 15 Freeway.

PSGN15-128:

Submitted by Rudy Emperado

A Sign Plan to reface an existing nonconforming freestanding pole sign, adding "Century 21 King," located at 2598 South Archibald Avenue.

PSGN15-129:

Submitted by Image Systems

A Sign Plan for the installation of new wall signs for Burger King, located at 2402 South Grove Avenue.

PSGN15-130:

Submitted by Black Coffee Sign Fabricators

A Sign Plan for the installation of two wall signs (27 SF, each) for "As Is Store," located at 1341 East Fourth Street.

PSGN15-131:

Submitted by Signum Lux Corp.

A Sign Plan for the installation of a 196.26 SF wall sign located at 720 East Holt Boulevard (sign to face Holt Boulevard, replacing existing sign; signage on eastern elevation, facing Campus Avenue, to be removed).

PTUP15-069:

Submitted by KABC-TV7

A Temporary Use Permit for a Fund Raising Event (Spark of Love Stuff-a-Bus Toy Drive) sponsored by KABC-TV7, located at 4105 East Inland Empire Boulevard (Mathis Bros. Furniture). Event to be held on 12/4/2015.

PTUP15-070:

Submitted by Cort Furniture

A Temporary Use Permit for an outdoor Retail Sales Event (parking lot tent sale) sponsored by Cort Furniture, located at 4155 East Inland Empire Boulevard. Event to be held on 11/7/2015 through 11/11/2015.

PTUP15-071:

Submitted by Adrian Venegas Farms

A Temporary Use Permit for a Holiday Retail Sales Event (pumpkin patch), located at 13835 South Euclid Avenue. Event to be held on 10/15/2015 through 10/31/2015.

PTUP15-072:

Submitted by Crossroads Boxing Family Gym

A Temporary Use Permit for a Sporting Event (private amateur boxing show), featuring 5 to 8 fights, mariachi band, and beer and wine sales, located at the Crossroads Boxing Family Gym, 404 North Euclid Avenue. Event is to be held on 11/1/2015, 1:00PM to 10:00PM. (Land use established/operated pursuant to File No. PCUP13-031.)

Monthly Activity Report—New Applications

Month of: October 2015

PTUP15-073: **Submitted by American Lung Association in California**

A Temporary Use Permit for a Fund Raising Event (5k walk-a-thon) sponsored by the American Lung Association, California, to include live entertainment and vendors; no alcoholic beverages, located at 4105 East Inland Empire Boulevard (Mathis Bros. Furniture). Event to be held on 11/8/2015, 7:30AM to 1:00PM.

PTUP15-074: **Submitted by New Creation Behavioral Healthcare**

A Temporary Use Permit for a Fund Raising Event (walk-a-thon) sponsored by New Creation Behavioral Healthcare, located at Citizens Business Bank Arena, located at 4000 East Ontario Center Parkway. Event to be held on 11/14/2015, 9:00AM to 1:00PM.

PTUP15-075: **Submitted by Candyland Amusements**

A Temporary Use Permit for an Amusement Event (carnival), located at 1848 South Euclid Avenue. Event to be held on 11/12/2015 through 11/15/2015.

PTUP15-076: **Submitted by Lowes Home Improvement Center**

A Temporary Use Permit for a Holiday Retail Sales Event (Christmas tree lot), within the Lowes Home Center parking lot, located at 2390 South Grove Avenue. Event to be held on 11/20/2015 through 12/17/2015.

PTUP15-077: **Submitted by Ontario High School**

A Temporary Use Permit for a Fund Raising Event (walk-jog fundraiser) sponsored by Ontario High School, located at 901 W Francis Street. Event to be held on 11/17/2015.

PTUP15-078: **Submitted by Jose Vega**

A Temporary Use Permit for an outdoor car show to be held at Citizens Business Bank Arena, located at 4000 East Ontario Center Parkway. Event to be held on 11/28/2015, 8:00AM to 5:00PM.

PTUP15-079: **Submitted by Carnival Midway Attractions**

A Temporary Use Permit for an Amusement Event (carnival), located at 1323 East Fourth Street. Event to be held on 11/19/2015 through 11/22/2015.

PVER15-062: **Submitted by Bridgette Hertel**

A Zoning Verification for property located at 2121 South Business Parkway (APN: 0211-275-21).

PVER15-063: **Submitted by Michelle O'Brien**

A Zoning Verification for property located at 5750 East Francis Street (APN: 0238-161-48).

PVER15-064: **Submitted by Planning and Zoning Resources Company**

A Zoning Verification for property located at 1035 South Milliken Avenue (APN: 0238-201-28).

Monthly Activity Report—New Applications

Month of: October 2015

PVER15-065:

Submitted by Shana Hines

A Zoning Verification for property located at 820 South Etiwanda Avenue and 5721, 7531 & 7541 East Santa Ana Street (APN: 0238-081-51).

PVER15-066:

Submitted by Melissa Robinson

A Zoning Verification for property located at 4710 East Guasti Road (APN: 0238-042-25).

PVER15-067:

Submitted by Kelly Humphrey

A Zoning Verification for property located at the north side of Sunkist Street, between Campus and Caldwell Avenues (APN: 1049-201-29).

PVER15-068:

Submitted by Kelly Humphrey

A Zoning Verification for property located at 500, 526 & 530 South Taylor Avenue (APN: 1049-202-23).

PVER15-069:

Submitted by Kelly Humphrey

A Zoning Verification for property located at 715 North Campus Avenue (APNs: 1049-211-09, 10, 11 & 12).

PVER15-070:

Submitted by Planning and zoning resources company

A Zoning Verification for property located at 1220 & 1320 South Baker Avenue (APNs: 0113-421-06 & 07).

PVER15-071:

Submitted by Planning and Zoning Resource Company

A Zoning Verification for property located at 1540 East Acacia Street and 1340 & 1560 South Baker Avenue (APNs: 0113-441-09, 10, 11 & 12).

PVER15-072:

Submitted by Planning and Zoning Resource Company

A Zoning Verification for property located at 1521 & 1621 East Francis Street, and 1600 & 1700 South Baker Avenue (APNs: 0113-442-16, 17, 18 & 19).

PVER15-073:

Submitted by Planning and Zoning Resource Company

A Zoning Verification for property located at 1420 & 1460 South Archibald Avenue (APN: 0113-271-39).

PVER15-074:

Submitted by Partner Engineering and Science

A Zoning Verification for property located at 1420 South Archibald Avenue (APN: 0113-271-23).

Monthly Activity Report—Actions

Month of: October 2015

Development Advisory Board — October 5, 2015

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Tentative Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 210-501-23); submitted by OA Partners, LLC. **Planning Commission action is required. Continued from the 9/21/2015 meeting.**

Action: The Development Advisory Board approved a Decision recommending the Planning Commission APPROVE File No. PMTT15-002 (Tentative Parcel Map No. 19646) subject to the departmental conditions of approval.

Zoning Administrator — October 5, 2015

Meeting Cancelled

City Council — October 6, 2015

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-001: A request to change the zoning on 3 parcels, totaling 1.4 acres, from R1 (Single Family Residential) to HDR-45 (High Density Residential) and to change 11 parcels, totaling 3.25 acres, from R2 (Medium Density Residential) to HDR-45 (High Density Residential), located on Fourth Street between Baker and Corona Avenues from 1673 to 1733 E. Fourth Street. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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: 0108-551-01, 06-09, 34-35, and 44-50); **submitted by Dayu Capital, Inc. and City Initiated.** The Planning Commission conducted a public hearing on August 25, 2015, and voted unanimously (6-0) to recommend the City Council approve this application.

Action: The City Council approved a resolution approving an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), adopted by City Council on January 27, 2010, and APPROVED the introduction of an ordinance approving a Zone Change (File No. PZC15-001) from R1 (Single Family Residential) to HDR-45 (High Density Residential),

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of: October 2015

and from R2 (Medium Density Residential) to HDR-45 (High Density Residential), to create consistency between the Official Zoning Map and the Policy Plan Land Use Map designation of High Density Residential.

Development Advisory Board — October 19, 2015

Meeting Cancelled

Zoning Administrator — October 19, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-016: A Conditional Use Permit to establish and operate an organic materials facility (composting of green waste, manure, food materials, fats oils and grease) on a 34.76 acre portion of 37.4 acre parcel of land located at the southwest corner of Schaefer Avenue and Campus Avenue, at 7435 East Schaefer Avenue, within the AG\SP (Agriculture Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1053-101-01, -02, and 1053-091-01); **submitted by Harvest Power.**

Action: The Zoning Administrator CONTINUED File No. PCUP15-016 to the next regular meeting on 11/2/2015.

City Council — October 20, 2015

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-001: A request to change the zoning on 3 parcels, totaling 1.4 acres, from R1 (Single Family Residential) to HDR-45 (High Density Residential) and to change 11 parcels, totaling 3.25 acres, from R2 (Medium Density Residential) to HDR-45 (High Density Residential), located on Fourth Street between Baker and Corona Avenues from 1673 to 1733 E. Fourth Street. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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: 0108-551-01, 06-09, 34-35, and 44-50); **submitted by Dayu Capital, Inc. and City Initiated.** The Planning Commission conducted a public hearing on August 25, 2015, and voted unanimously (6-0) to recommend the City Council approve this application.

Monthly Activity Report—Actions

Month of: October 2015

Action: The City Council approved an ordinance, which APPROVED File No. PZC15-001, a Zone Change (File No. PZC15-001) from R1 (Single Family Residential) to HDR-45 (High Density Residential), and from R2 (Medium Density Residential) to HDR-45 (High Density Residential), to create consistency between the Official Zoning Map and the Policy Plan Land Use Map designation of High Density Residential.

STREET NAME CHANGE FOR FILE NO. PADV15-005: Proposed street name changes within the southern portion of the City to include: [1] A street name change from Milliken Avenue to Hamner Avenue, between Riverside Drive and Bellegrave Avenue; and [2] A street name change from Edison Avenue to Ontario Ranch Road, between Carpenter Avenue and Turner Avenue. **City Initiated.**

Action: The City Council approved a resolution, which APPROVED the proposed street name changes.

Planning Commission — October 27, 2015

RESOLUTION OF DENIAL FOR CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-028: A Conditional Use Permit to establish a metal salvage and scrap yard recycling facility on a 2.38 acre site, located at 901 South Sultana Avenue, within the M3 (General Industrial) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1049-353-14); **submitted by Star Scrap Metal.**

Action: The Planning Commission approved a resolution, which DENIED File No. PPCUP14-028.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 210-501-23); **submitted by OA Partners, LLC.**

Action: The Planning Commission approved a resolution, which APPROVED File No. PMTT15-002 (PM 19646) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA11-003: A revision to certain provisions of a comprehensive update to the City of Ontario

Monthly Activity Report—Actions

Month of: October 2015

Development Code (previously reviewed by the Planning Commission on 6/23/2015, and introduced to the City Council on 8/4/2015), as follows: [1] establish consistency with Senate Bill 582, amending Civil Code Section 835, and allow electrified fences in commercial zones up to 10 feet in height, and within industrial zones up to 16 feet in height; [2] allow “architectural and structural metal manufacturing” and “converted paper product manufacturing” as conditionally permitted land uses within the proposed IL (Light Industrial) zoning district; and [3] modify Table 5.02-1 (Land Use Matrix), ensuring that the allowed land uses within the proposed ONT (Ontario International Airport) zoning district are consistent with the allowed land uses in the current M3 (General Industrial) zoning district. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project 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 ONT Airport Land Use Compatibility Plan (ALUCP); **City Initiated. City Council action is required.**

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt an ordinance approving File No. PDCA11-003.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA15-001: A City initiated request to:

1) Change the General Plan land use designation on twelve parcels (File No. PGPA15-001) from:

a) Business Park to Industrial on seven parcels generally located on the north side of Brooks Street east of Mountain Avenue (APNs: 101113217-101113219, 101113221, 101114134, 101114137, and 101114139);

b) Neighborhood Commercial to Low Density Residential on three parcels with an Industrial Overlay located at the northeast corner of Park Street and Sultana Avenue (APNs: 104923124-104923126);

c) Low Density Residential to Industrial on one parcel generally located between State and Park Streets west of Monterey Avenue (APN: 104923112); and

d) Industrial to Open Space-Non Recreation on one parcel generally located on the north side of Philadelphia Street west of Wineville Avenue (APN: 23815215).

2) Modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03).

Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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.; **City initiated. City Council action is required.**

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PGPA15-001.

Monthly Activity Report—Actions

Month of: October 2015

ENVIRONMENTAL ASSESSMENT, ZONE CHANGE REVIEW FOR FILE NO. PZC15-002: A City initiated request to change the zoning designations on various properties located throughout the city to BP (Business Park), IP (Industrial Park), IL (Light Industrial), and RC (Rail Corridor), and to change the zoning on various M3 (General Industrial) zoned properties to IG (General Industrial) and various other zones in order to make the zoning consistent with The Ontario Plan land use designations of the properties as follows:

1) **C1, Shopping Center to BP, Business Park** 104651101, 104651117-18, 104714301, 104925213, 104926811, 104934114-15

2) **C1, Shopping Center to IL, Light Industrial** 101118104-05, 101118205, 101118213

3) **C3, Commercial Service to BP, Business Park** 11006101, 11007101-02, 1107106-07, 101117101, 104925203, 104925212, 104925406-10, 104926207-12, 104926407-11, 104926606-07, 104926809-10, 104929214-25, 104929420, 104929423-29, 104931115, 104932101-04, 104932106, 104932201-11, 104933101-10, 104933201-08, 104933212, 104934103-12

4) **C3, Commercial Service to IP, Industrial Park** 101111104, 101111110, 101112102, 101112113, 101112117-18, 101112124, 101112126, 101113102-04, 101113119, 101113208-12, 101114106, 101114128, 101114111, 101114113, 101114135-36, 104910118, 104910138, 104914125, 104914128

5) **C3, Commercial Service to IP, Industrial Park with ICC, Interim Community Commercial Overlay** 101111121, 101114107

6) **PF, Public Facility to BP, Business Park** 11007225

7) **C3, Commercial Service and M3, General Industrial to IP, Industrial Park** 101111105, 101111118, 101111120, 101112121-22, 101113117, 101114116, 101114130, 104910104-16, 104910139

8) **C3, Commercial Service and M3, General Industrial to IP, Industrial Park with ICC, Interim Community Commercial Overlay** 101112105

9) **C3, Commercial Service and M1, Limited Industrial to IP, Industrial Park** 104910140, 104913102-06, 104913108-09, 104913113-16, 104913118-20, 104914118-20, 104914123-24

10) **C3, Commercial Service to IL, Light Industrial** 101117104, 101118109-10, 104925606-11, 104925806-13, 104934201-11

11) **C3, Commercial Service, M3, General Industrial and P1, Off-Street Parking to IP, Industrial Park** 101114132

12) **C3, Commercial Service and M3, General Industrial to BP, Business Park** 11013120

13) **Right of Way to RC, Rail Corridor** 1011151021, 104651104-05

14) **M1, Limited Industrial to BP, Business Park** 11012108-10, 11013101, 11013106-09, 11013113, 11013119, 11013124-25, 11013128, 104651102, 104713202

15) **M1, Limited Industrial to IP, Industrial Park** 104913101, 104614101-03, 104914121-22, 104914126

16) **M2, Industrial Park to IL, Light Industrial** 11345131, 11346303-04, 11346307, 11346310, 11346313-14, 11346319-20, 11346322, 11346324-29, 11346334-36, 11359101-13, 21006116, 21006237-38, 21006258-59, 21031101-04, 21031110-12, 104937409-13, 104938301-05, 104939101, 104942101-02, 104942104, 104943106, 104943108, 104943110-17, 104944218, 104946210-13, 104947203-04, 104948201-05, 104948207, 105010101, 105010127, 105011110-11, 105011114-24, 105012110-11, 105021103-04, 105021111, 105021115, 105022106-07, 105022109-10, 105043116, 105043118-25, 105044104-05, 105044163-64, 105044166-67,

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17) M3, General Industrial to IG, General Industrial 11327110, 11327122, 11327140, 21126301, 21128105, 21132110, 23802102, 23804218-19, 23804223-25, 23804227-28, 23804230-34, 23804422, 23805212, 23805249, 23812141, 23815201, 23815203, 23815205-07, 23815209, 23815233-34, 23818550-51, 23818554, 23824112-17, 101111205, 101111207-10, 101111212-24, 101111228-44, 101112201-08, 101112211-23, 101113217-19, 101113221, 101113307, 101113320-23, 101113401-02, 101113404-06, 101113410, 101113412-15, 101114114, 101114117, 101114127, 101114131, 101114133-34, 101114137-39, 101119101, 101120102, 101120105-07, 101120110-12, 101120114-26, 101123102-05, 101123107-12, 104903103, 104903106-12, 104903114-16, 104904110-12, 104904202, 104904205-06, 104904301-04, 104904306, 104904401, 104904404-05, 104904409-10, 104905918-20, 104906406, 104906803-04, 104906818, 104907101, 104907105, 104907108, 104908101-02, 104908106-08, 104908111, 104908205-06, 104908301, 104908303, 104908308-09, 104908311, 104908313, 104911101, 104911103-07, 104915101-02, 104915104, 104915106-07, 104915109-11, 104915113-16, 104915119-25, 104915138-40, 104916110-20, 104916126, 104917201-03, 104917205-06, 104918101, 104918104, 104918106-13, 104918205-06, 104919301-02, 104920103-19, 104920122-23, 104920127, 104920206-11, 104920214-15, 104920221-23, 104920301-22, 104920401-09, 104920417, 104920502-14, 104920517, 104921108-14, 104921201-15, 104921218-26, 104921301-14, 104921320-21

18) C4, Airport Commercial Service to BP, Business Park 11007208-11, 11007216, 11008102-03, 11008106-09, 11009105, 11009107-45, 11010101-02, 11011101-03, 11011106-12, 11012103-05

19) M1, Limited Industrial and M3, General Industrial to IL, Light Industrial 104950117-19

20) M1, Limited Industrial to IL, Light Industrial with ES, Emergency Shelter Overlay 101121106

21) M1, Limited Industrial to RC, Rail Corridor 11010105, 11323109, 11326117, 11337102, 104910224, 104911108, 104912129, 104913117,

22) M3, General Industrial to UC, Utilities Corridor 11327112, 23804424, 23815215,

23) M3, General Industrial and P1, Off-Street Parking to IL, Light Industrial 104923127, 104923221, 104923316

24) R2, Medium Density Residential to IL, Light Industrial 104928101-02

25) M2, Industrial Park to RC, Rail Corridor 11339601-02, 11343103, 21123101

26) M2, Industrial Park to BP, Business Park 104938417-35

27) NC, Neighborhood Commercial to BP, Business Park 104925202

28) M3, General Industrial to IL, Light Industrial 101116101-05, 101116108-14, 101116116-17, 101117105, 101118201, 101118209-10, 101118215, 101118217-18, 101119102-03, 101119201, 101119204, 101119301-04, 104909105-06, 104909109-12, 104909311-22, 104909505-06, 104922101-04, 104923104-12, 104923303-12, 104928104-06, 104935101-03, 104935201, 104935307-14, 104935408-12, 104936101-06, 104936203-05, 104936207-08, 104936210-11, 104936301-08, 104936401-04, 104937104-07, 104937201-12, 104938101-02, 104938201-05, 104950104-05, 104950110-15, 104950120, 104950210

29) M3, General Industrial to IL, Light Industrial with ES, Emergency Shelter Overlay 101121107, 101121110, 101121112-21, 101122101-03, 101122120

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30) M3, General Industrial to IP, Industrial Park 101111112-17, 101111119, 101111122-23, 101112107, 101112109-12, 101112114-16, 101112123, 101112125, 101113113, 101113118, 104910101-02, 104910117, 104910129-37, 104910201-23

31) P1, Off-Street Parking to IL, Light Industrial 104923313

32) M3, General Industrial to LDR-5, Low Density Residential 104923124-26

33) M3, General Industrial to MU-1, Downtown Mixed Use 104906703-09, 104906711, 104906815

34) M3, General Industrial to OH, High Intensity Office 21019111, 21055102-03

35) M3, General Industrial to RC, Rail Corridor 11322201, 11325116, 11325124, 11327105, 11339603, 21021202, 21055105, 21124201-02, 21127205, 21129101, 23804217, 23805235, 101110107-10, 101115103-07, 104901301-02, 104901306-08, 104903113, 104903117-18, 104904107, 104904203, 104904305, 104904408, 104904411-13, 104905915-16, 104906407-08, 104906802, 104906817, 104907107, 104908110, 104908113, 104908204, 104908307, 104917101, 104918207, 104919214, 104920515-16, 108335201

36) OS, Open Space to BP, Business Park 11013121

37) P1, Off-Street Parking to IG, General Industrial 104920129

The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010, in conjunction with File No. PGPA06-001. 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. **City initiated.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt an ordinance approving File No. PZC15-002.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-001: A Mills Act Contract for a 1,600 square foot Craftsman Bungalow style residential building, a designated local landmark, located at 509 East E Street, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-391-13); **submitted by Ryan Castillo.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-001.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-004: A Mills Act Contract for a 2,484 square foot Spanish Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1258 North Euclid Avenue, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-531-09); **submitted by Armando Villa.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-004.

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MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-005: A Mills Act Contract for a 2,221 square foot French Eclectic Revival style residential building, a Contributor within the Designated Villa Historic District, located at 327 West H Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-07); **submitted by Richard and Jobelle Hernandez.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-005.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-007: A Mills Act Contract for a 1,235 square foot Vernacular style residential building, a Contributor within the designated Rosewood Court Historic District, located at 204 East J Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-071-06); **submitted by Elizabeth Soriano and Edmund Bañuelos.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-007.
