

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

February 22, 2011

**Ontario Senior Center
225 East "B" Street, Ontario, California 91764**

6:30 P.M.

WELCOME to a meeting of the Ontario Planning Commission.

All documents for public review are on file in the Planning Department located at 200 North Cherry Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a blue slip and submit it to the Secretary.*
 - *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
 - *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
 - *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
 - *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
 - *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*
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ROLL CALL

Delman ___ Downs ___ Gage ___ Gregorek ___ Hartley ___ Reyes ___ Willoughby ___

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

PUBLIC COMMENTS

Citizens wishing to address the Planning Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Planning Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

CONSENT CALENDAR ITEMS

All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.

A-01. MINUTES APPROVAL

Planning Commission Minutes of January 11, 2011, Special meeting, approved as written.

A-02. MINUTES APPROVAL

Planning Commission Minutes of January 25, 2011, approved as written.

A-03. Mills Act Monitoring Program Report (2010)

1. File No. PADV10-002

A-04. GENERAL PLAN CONSISTENCY FINDING: Pursuant to CRL 33346, a finding that the proposed merged of all Redevelopment Project Areas into one Project Area is in conformance with The Ontario Plan Policy Plan (General Plan); **submitted by the Ontario Redevelopment Agency.**

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. APPEAL OF THE ZONING ADMINISTRATOR'S DECISION DENYING FILE

NO. PCUP10-026: An Appeal of the Zoning Administrator decision to deny a Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for off-site consumption (Type 20 ABC License), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at 2950 S. Archibald Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Walgreens** (APN: 1083-061-04). Continued from January 25, 2011.

1. File No. PCUP10-026 (Conditional Use Permit)

Motion to Continue

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND FORESTAR COUNTRYSIDE, LLC.,

FILE NO. PDA10-001 – A Development Agreement to construct up to 422 units and the required infrastructure on 77.2 acres of land within the Countryside Specific Plan in the New Model Colony, generally located north of Schaefer Avenue, south of Riverside Drive, east of Archibald Avenue, and west of the Cucamonga Channel. The environmental impacts of the project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001); **submitted by Forestar Countryside, LLC.** (APN: 218-131-11, 12, 22, 40, 43 and 218-111-057). Continued from January 25, 2011.

1. File No. PDA10-001 (Development Agreement)

Motion to Approve/Deny

D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW OR FILE NO. PMTT10-003:

A Tentative Tract Map (TT 16045) to subdivide 41.6 acres into 187 lots, within the RD-5,500(Neighborhood 1) of the Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and east of the Cucamonga Creek Flood Control Channel. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-111-057). Continued from January 25, 2011.

1. File No. PMTT10-003 (Tentative Tract Map)

Motion to Approve/Deny

E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-002:

A Tentative Tract Map (TT 17449) to subdivide 18.74 acres of land into 97 lots and 15 lettered lots within the Z-lot (Neighborhood 5) land use designation of the Countryside Specific Plan, located south of Chino Avenue, north of

SCE Utility Corridor and east of the Lower Cucamonga Basin. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-131-12 and 22). Continued from January 25, 2011.

1. **File No. PMTT10-002** (Tentative Tract Map)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-001:** A Tentative Tract Map (TT 17450) to subdivide 16.82 acres of land into 138 lots and 16 lettered lots within the Cluster Court (Neighborhood 6) land use designation of the Countryside Specific Plan, located south side of Chino Avenue, east of the lower Cucamonga Basin, and north of the Deer Creek Channel. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-131-11, 12, 22, 40, and 43). Continued from January 25, 2011.

1. **File No. PMTT10-001** (Tentative Tract Map)

Motion to Approve/Deny

- G. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE MAP REVIEW FOR FILE NO. PMTT10-004:** A Tentative Tract Map (TT 18789) request to subdivide 4.94 acres of land into 51 single-family lots and 5 lettered lots within Planning Area 6 of the Edenglen Specific Plan, located on the east side Edenglen Avenue, between Riverside Drive and Cottage Way. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new significant environmental impacts. **Submitted by Brookfield Southland Builders, Inc..** (APN: 218-941-40-54, 218-931-45-55, 59, 61, 64-74 and 88).

1. **File No. PMTT10-004** (Tentative Tract Map)

Motion to Approve/Deny

- H. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-005:** A Tentative Tract Map (TT 18790) to subdivide 2.29 acres of land into 29 single-family lots and 2 lettered lots within Planning Area 6 of the Edenglen Specific Plan, located on the northeast corner of Bethany Way and Hampton Way. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new significant environmental impacts. **Submitted by Brookfield Southland Builders, Inc.** (APNs: 218-953-30-36, 56-62 and 218-954-14, 20 and 45).

1. **File No. PMTT10-005** (Tentative Tract Map)

Motion to Approve/Deny

- I. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-006:** A Tentative Tract Map (TT 18791) to subdivide 0.68 acres of land into 8 single-family lots and 2 lettered lots within Planning Area 6 of the Edenglen Specific Plan, located on the northeast corner of Edenglen Avenue and Bethany Way. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new significant environmental impacts. **Submitted by Brookfield Southland Builders, Inc.** (APNs: 218-953-31 and 38).

1. **File No. PMTT10-006** (Tentative Tract Map)

Motion to Approve/Deny

- J. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-018:** A Development Plan to construct 88 detached single family homes within Tracts 18789, 18790, and 18791 in the P6 residential land use designation of the Edenglen Specific Plan, located south of Riverside Drive, north of Chino Avenue, and east of Mill Creek Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new environmental impacts. **Submitted by Brookfield Southland Builders, Inc.** (APN: 218-931-30 through 36, 45 through 61, 64 through 75, 88, and 218-953-14, 20, 25 through 38, and 45).

1. **File No. PDEV10-018** (Development Plan)

Motion to Approve/Deny

- K. **ENVIRONMENTAL ASSESSMENT AND AIRPORT LAND USE COMPATIBILITY PLAN (FILE NO. PADV07-008):** A request to approve the Airport Land Use Compatibility Plan and adopt a Negative Declaration of environmental impacts. The function of the Airport Land Use Compatibility Plan (ALUCP) is to promote compatibility between LA/Ontario International Airport (ONT) and surrounding land uses as provided in the State Aeronautics Act (Public Utilities Code, section 21670 et. seq.). The proposed ALUCP consists of several components including: airport and land use information, compatibility policies and criteria, compatibility zone maps and procedural policies. The proposed ALUCP for ONT would supplement the Airport Environs section of The Ontario Plan (Ontario's General Plan), which currently serves as ONT's airport land use plan. The geographic scope of the ALUCP is the Airport Influence Area (AIA), the area in which current or future airport-related noise, safety, airspace protection and/or overflight factors may affect land uses or necessitate restrictions on those uses. The AIA includes portions of the Cities of Ontario, Fontana, Upland, Montclair, Rancho Cucamonga, Chino, Pomona, Claremont and unincorporated portions of San Bernardino, Riverside and Los Angeles Counties. Staff is recommending the adoption of a Negative Declaration (ND) of environmental effects for the project.

1. File No. PADV07-008

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation
 - ALUCP
 - Development Code Review
- 2) New Business
- 3) Nominations for Special Recognition

DIRECTOR'S REPORT

- 1) Monthly Activity Report
- 2) Quarterly Report

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

If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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I, Jeanina Govea, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on February 17, 2011, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.

