

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

January 24, 2012

**Ontario City Hall
303 East "B" Street, Ontario, California 91764**

6:30 P.M.

WELCOME to a meeting of the Ontario Planning Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
 - *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
 - *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
 - *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
 - *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
 - *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*
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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 December 19, 2011, approved as written.

A-02. PADV12-001

Certified Local Government (CLG) Annual Report 2010-2011 for the State of California, Office of Historic Preservation.

A-03. Rules and Procedures 2011

Adoption of the Planning Commission Rules and Procedures, revised 2011.

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, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS. PGPA09-001, PZC09-002, AND PSP09-

001: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (**File No. PGPA09-001**) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (**File No. PZC09-002**) to rezone approximately 44 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (**File No. PSP09-001**), to master plan approximately 44 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

1. **File Nos. PGPA09-001, PZC09-002, and PSPA09-001** (General Plan Amendment, Zone Change, and Specific Plan Amendment)

Motion to Continue

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460):** A Development Plan (**File No. PDEV09-016**) to construct 176 dwelling units and a Tentative Tract Map (**File No. PMTT11-007 – PM 18460**) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (**File No. PSP09-001**). **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

1. **File Nos. PDEV09-016 and PMTT11-007** (Development Plan and Tentative Tract Map)

Motion to Continue

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459):** A Development Plan (**File No. PDEV09-017**) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (**File No. PCUP09-026**) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (**File No. PMTT09-003 – PM 18459**) to subdivide 20 acres into 10 parcels, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (**File No. PSP09-001**). **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

1. **File Nos. PDEV09-017, PCUP09-026, and PMTT09-003** (Development Plan, Conditional Use Permit, and Tentative Parcel Map)

Motion to Continue

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PANAYIOTIS KATELARIS AND ADRIANA KATELARIS FILE NO. PDA11-001**: A Development Agreement to construct up to 200 residential units, 120,000 square feet of commercial space, various interim improvements and uses, and the required infrastructure on 20 acres of land within the Tuscana Specific Plan, generally located northwest corner of Riverside Drive and Milliken Avenue; **submitted by Panayiotis Katelaris and Andriana Katelaris**. (APN: 1083-361-01). (City Council action is required).

1. **File No. PDA11-001** (Development Amendment)

Motion to Continue

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TWO TENTATIVE PARCEL MAPS FOR FILE NOS. PDEV11-009, PMTT11-008 (PM 19341), AND PMTT11-009 (PM 19342)**: A Development Plan (File No. PDEV11-009) to construct three buildings totaling 804,547 square feet, a Tentative Parcel Map (File No. PMTT11-008 – PM 19341) to subdivide multiple parcels into a single 28.6-acre parcel, and a Tentative Parcel Map (File No. PMTT11-009 – PM 19342) to create two parcels totaling 10.0 acres, located at the northeast and southeast corners of Archibald Avenue and Jurupa Street, within the Airport Business Park - Hofer Ranch Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Hofer Ranch Specific Plan (File No. PSPA04-001). **Submitted by Hillwood Investments**. (APNs: 0211-211-12 & 0211-341-01 to 08).

1. **File Nos. PDEV11-009, PMTT11-008, and PMTT11-009** (Development Plan and Tentative Parcel Map)

Motion to Approve/Deny

- G. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP11-022**: A Conditional Use Permit request to allow for six (6) temporary modular structures to be used as an education center for patients and staff conference rooms for ten (10) years, within an existing parking area, generally located at the east side of Kaiser Permanente Hospital, located on the 27.8 acres of land, at 2295 South Vineyard Avenue, within the Medical/ Administrative Facilities land use district of the Kaiser Permanente Specific Plan. 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 Kaiser Foundation Hospitals**. (APN: 0113-285-13).

1. **File No. PCUP11-022** (Conditional Use Permit)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

- H. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP, VARIANCE, AND CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV11-003, PMTT11-004, PVAR11-003 & PHP11-011:** A request for the following Entitlements: 1) Development Plan (File No. PDEV11-003) to construct four multi-family units, 2) Certificate of Appropriateness (File No. PHP11-011) to relocate a historic eligible single family home on site, 3) Variance (File No. PVAR11-003) to reduce access drive building setback from 15 feet to 9 feet, and 4) Tentative Tract Map- TT 18812 (File No. PMTT11-004) to subdivided 0.57 acres of land into one common area for condominium purposes on a historic eligible property, within the R2 (Medium Density Residential) zoning district, located at 904 South Palmetto Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project **Submitted by Creative Design Associate, Inc.** (APN: 1011-413-01).

1. **File Nos. PDEV11-003, PMTT11-004, PVAR11-003, and PHP11-011**
(Development Plan, Tentative Tract Map, and Certificate of Appropriateness)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - ABC Licensing Guidelines Committee:
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 - Airport Land Use Compatibility:
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 - Development Code Review:
 -
 - Historic Preservation:
 -
 - Zoning General Plan Consistency:
- 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.



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 **January 19, 2012**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.

Jeanina M. Govea