

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

September 22, 2009

Council Chambers, 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 East B 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 ___ Gage ___ Gregorek ___ Hartley ___ Kim ___ Lizarraga ___ Nelsen ___

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 August 25, 2009 approved as written.

- A-02. ENVIRONMENTAL ASSESSMENT & DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV09-011:** A Development Plan to develop a 5-acre community park (South Bon View Park) within the Open Space (OS) land use designation, located on the east side of Bon View Avenue, south of Francis Street. The environmental impacts of this project were previously reviewed under the Mitigated Negative Declaration prepared for File No. PDEV09-008, approved on June 15, 2009. This application introduces no new significant environmental impacts. **Submitted by City of Ontario Community & Public Services Agency** (APN: 1050-511-01).

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 SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-002: An amendment to The Ontario Center Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Garden Commercial and Urban Commercial designations and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** Continued from Planning Commission meeting of August 25, 2009.

1. File No. PSPA09-002 (Specific Plan Amendment)

Withdrawn by Applicant

C. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-003: An amendment to the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (“The Mills”) Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Commercial/Office designation and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** Continued from Planning Commission meeting of August 25, 2009.

1. File No. PSPA09-003 (Specific Plan Amendment)

Withdrawn by Applicant

D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO’S. PDEV09-006 AND PCUP09-006: A Development Plan (**File No. PDEV09-006**) to construct a four-story, 79-room La Quinta Inn and a Conditional Use Permit (**File No. PCUP09-006**) to operate a hotel on 1.1 acres of land, located near the northwest corner of Haven Avenue and the CA-60 Freeway at 2270 South Haven Avenue, within the Commercial/Office designation of the California Commerce Center South (CCCS) Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the CCCS Specific Plan (**EIR No. 85-3**), approved on December 17, 1985. This application introduces no new significant environmental impacts. **Submitted by Huamin Chang.** (APN: 0218-061-55) (City Council action is required.) Continued from Planning Commission meeting of August 25, 2009.

1. File No. PCUP09-006 (Conditional Use Permit)

Motion to Continue

2. File No. PDEV09-006 (Development Plan)

Motion to Continue

- E. **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE NO. PUD09-001:** An amendment to the Downtown Civic Center Planned Unit Development (PUD) to allow for the sale and rental of town homes located within Blocks A3 and A4 of the PUD, bordered by B Street on the north, Sultana Street on the east, Holt Boulevard on the south and Lemon Street on the West. The environmental impacts of this project were reviewed in conjunction with the Ontario Downtown Civic Center Environmental Impact Report (SCH No. 200405115, certified on November 16, 2004), which was adopted by the City Council on May 16, 2006. This application introduces no new significant environmental impacts. **City initiated** (APN 1048-547-04 through 27, 29 through 52, 54 through 73, 75 through 92 and 94; and 1048-548-01 through 54). City Council action is required. Continued from Planning Commission meeting of August 25, 2009.

1. **File No. PUD09-001** (Planned Unit Development)

Withdrawn by Applicant

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV09-007 AND PCUP09-011:** A Development Plan (**File No. PDEV09-007**) and Conditional Use Permit (**File No. PCUP09-011**) to construct and operate a 6,860 square foot day care facility, with a 1,470 square foot second story to be used as a parsonage, and a 1,560 square foot storage addition to the existing multipurpose facility on 8.77 acres of land currently developed with a church and multi-purpose facility within the AG(SP) zoning district, located at the southwest corner of Riverside Drive and Cucamonga Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Nilo Stuart** (APN: 1052-141-03)

1. **File No. PDEV09-007** (Development Plan)

Motion to Approve/Deny

2. **File No. PCUP09-011** (Conditional Use Permit)

Motion to Approve/Deny

- G. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE MODIFICATION FOR FILE NOS. PDEV09-012 AND PVAR07-013:** A site plan modification (**File No. PDEV09-012**) for an approved Development Plan (**File No. PDEV06-063**) and a modification to an approved Variance (**File No. PVAR07-013**) to reduce the front building setback from 40 feet to 22 feet for a proposed 2,900 square foot fast restaurant (Burger King), located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Freeway, within the Light Industrial land use designation of California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed under the Notice of Exemption prepared for File No. PDEV06-063, approved on February 26, 2008. This application introduces

no new significant environmental impacts. **Submitted by Arnold Rodney Bickle** (APN: 0238-121-37)

- 1. **File No. PDEV09-012** (Development Plan)

Motion to Approve/Deny

- 2. **File No. PVAR07-013** (Variance)

Motion to Approve/Deny

HISTORIC PRESERVATION

H. **PHP09-006**: A request to designate a 971 square foot single family residence, a Colonial Revival Bungalow located at 419 East Granada Court, as Local Historic Landmark No. 85 within the R1-Single Family Residential Zone; **submitted by Robert J. Lyster, Jr.** (APN: 1048-251-27) (City Council action is required).

- 1. **File No. PHP09-006** (Designation of Local Historic Landmark)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation
 - General Plan Review
 - ALUCP
 - Development Code Review
- 2) New Business

DIRECTOR’S REPORT

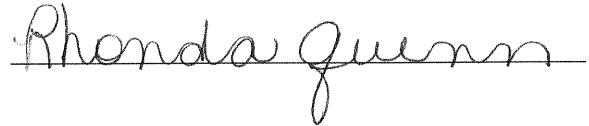
- 1) Monthly Activity Report

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

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



I, Rhonda Quinn, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on September 17, 2009, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

A handwritten signature in cursive script that reads "Rhonda Quinn". The signature is written in black ink and is positioned above a horizontal line.