

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

December 20, 2010

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

6:30 P.M.

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**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 \_\_ Gage \_\_ Gregorek \_\_ Hartley \_\_ Reyes \_\_

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**SPECIAL CEREMONIES**

- 1) Presentation of Special Recognition Award to City Center Senior Apartments project

**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 November 23, 2010, approved as written.

**A-02. PADV10-009**

Certified Local Government (CLG) Annual Report 2009 - 2010

**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, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-008 & PVAR10-002: A Development Plan (File No PDEV08-008) to construct a 3,920 square foot commercial/retail building and a**

Variance (File No. PVAR10-002) to reduce the front parking setback from 20 feet to 10 feet, on 0.43 acres of vacant land, located on the east side of Archibald Avenue south of Oakhill Street in the C1 (Shopping Center Commercial) zone. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Aly Haidar on behalf of Danny Yang.** (APN: 0218-051-98).

1. **File Nos. PDEV08-008 and PVAR10-002** (Development Plan and Variance)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-004 & PCUP10-015:** A Development Plan (File No. PDEV10-004) to construct and a Conditional Use Permit (File No. PCUP10-015) to operate a 55-foot tall monopine telecommunication facility on 0.48 acres of land, generally located at the southeast corner of Fifth Street and Hellman Avenue, in the M2 (Industrial Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by T-Mobile West Corporation.** (APN: 0210-062-58).

1. **File Nos. PDEV10-004 and PCUP10-015** (Development Plan and Conditional Use Permit)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV10-003 AND PCUP10-046:** A Development Plan (File No. PDEV10-003) and Conditional Use Permit (File No. PCUP10-046) to construct and operate a stealth wireless communication tower (T-Mobile and Verizon), located at the northwest corner of Campus and Sunkist, at 617 East Campus Avenue, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15303 (New Construction or Conversion of Small Structures). **Submitted by T-Mobile and Verizon.** (APN: 1049-232-21).

1. **File Nos. PDEV10-003 and PCUP10-046** (Development Plan and Conditional Use Permit)

Motion to Approve/Deny

- E. **PCUP10-048 - NOTICE OF CONDITIONAL USE PERMIT MODIFICATION PROCEEDINGS FOR FILE NOS. PCUP05-049 AND PCUP08-035, PURSUANT TO ONTARIO MUNICIPAL CODE SECTION 9-1.0955:** A public hearing to consider actions to further regulate, through modification of previously imposed conditions of approval, Conditional Use Permit File Nos. PCUP05-049 and PCUP08-035, which allowed the establishment of alcoholic beverage sales, including beer, wine, and distilled spirits (Type 47 On-Sale General for Bona Fide Public Eating Place), and live

entertainment in conjunction with Toro Sushi restaurant, and consolidation of all previous and proposed actions under a single file (File No. PCUP10-048), located at 1520 North Mountain Avenue, within the Sixth Street District of the Mountain Village Specific Plan. The action to further regulate the Conditional Use Permits has been initiated due to certain nuisance activities/violations by Toro Sushi.

**1. File Nos. PCUP10-048, PCUP05-049, and PCUP08-035 (Conditional Use Permit)**

Motion to Approve/Deny

**MATTERS FROM THE PLANNING COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation
    - ALUCP
    - Development Code Review
  
- 2) New Business
  - Selection of Vice-Chairman (post to expire March, 2011)

**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, 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 (date – Thursday prior to meeting), at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East “B” Street, Ontario.