

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

October 26, 2011

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 September 27, 2011, approved as written.

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. DETERMINATION OF USE (FILE NO. PDET11-001)** – A request to determine that a Goodwill retail store and collection center is similar to and no more objectionable than other permitted or conditionally permitted uses in the Commercial/Office designation of the California Commerce Center North (Ontario Mills) Specific Plan. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15060(b)(3) of the California Environmental Quality Act; **submitted by Daybreak Properties, LLC.**

1. **File No. PDET11-001** (Determination of Use)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FILE NO. PSPA11-003**: A Specific Plan Amendment to the California Commerce Center North/Ontario Gateway Plaza Wagner Properties (Ontario Mills) Specific Plan, establishing standards and regulations for Temporary Uses within the Ontario Mills Mall, affecting properties generally located at the southeast corner of Milliken Avenue and Fourth Street. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15321 (Class 21-Enforcement Actions by Regulatory Agencies). (APN: 238-014-36). **Submitted by The Mills. City Council action is required.**

1. **File No. PSPA11-003** (Specific Plan Amendment)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP01-054**: A Conditional Use Permit to reestablish alcoholic beverage sales at Bar La Botana, located near the Southwest corner of Mission Boulevard and Mountain Avenue at 858 South Mountain Avenue, within the C1 (Shopping Center Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Bar La Botana.** (APN: 1011-381-03).

1. **File No. PCUP01-054** (Conditional Use Permit)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-038**: A Conditional Use Permit to establish live entertainment at Bar La Botana, located near the Southwest corner of Mission Boulevard and Mountain Avenue at 858 South Mountain Avenue, within the C1 (Shopping Center Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Bar La Botana.** (APN: 1011-381-03).

1. **File No. PCUP08-038** (Conditional Use Permit)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

- F. **FILE NO. PHP11-015**: A request for a Mills Act Contract for a 2,417 square foot Mediterranean Revival style residential building, within the R1-Single Family Residential zone, located at 1232 North Euclid Avenue, a designated local landmark (APN: 1047-531-05); **submitted by Sean McMillin. City Council action is required.**

1. **File No. PHP11-015** (Mills Act Contract)

Motion to Approve/Deny

G. **FILE NO. PADV11-004:** (Mills Act Monitoring Program Report (2011))

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:
 -
 - Rules and Procedures Review:
 -
 - 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 October 20, 2011, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street,

Ontario.

Jeanina M. Louie
