

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

May 22, 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.*
-

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 April 24, 2012, 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. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR

FILE NO. PCUP09-026: A Conditional Use Permit (File No. PCUP09-026) to establish alcoholic beverage sales and live entertainment in conjunction with a retail farm store, 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: 1083-361-01). Continued from March 27, 2012.

1. **Environmental Review – Use of Previously Adopted Mitigated Negative Declaration**

Motion to Approve/Deny

2. **File No. PCUP09-026** (Conditional Use Permit)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV11-020, PCUP11-026, AND PVAR11-007:** A Development Plan (File No. PDEV11-020) to construct a telecommunication facility (for Verizon Wireless), a Conditional Use Permit (File No. PCUP11-026) to operate, and a Variance (File No. PVAR11-007) to exceed the 40 foot height limit within the C1 (Shopping Center District) zone to allow construction of a 55-foot high monopine antenna and operating equipment on an 875 square foot lease area within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Verizon Wireless.** (APN: 0110-301-21). Continued from April 24, 2012.

1. **Environmental Review – Mitigated Negative Declaration**

Motion to Approve/Deny

2. **File No. PCUP11-026** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR11-007** (Variance)

Motion to Approve/Deny

4. **File No. PDEV11-020** (Development Plan)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NOS. PVAR12-002 & PDEV12-004:** A finding that, pursuant to Government Code Section 65402, the disposition of real property is consistent with the General Plan, a Variance (File No. PVAR12-002) to deviate from the minimum setback and separation requirements of the C2 zoning district, and the minimum off-street parking dimensions prescribed by the Development Code, and a Development Plan (File No. PDEV12-004) in conjunction with a Planned Unit Development, as prescribed by Exhibit LU-05 (Additional Plans Map) of the Land Use (General Plan) component of The Ontario Plan, to facilitate the construction of a three-story office building totaling 57,930 square feet, and a Parcel Map (File No. **PMTT12-002 [PM 16562]**) to consolidate 3 existing lots totaling on approximately 1.10 acres of land, with off-site shared parking facilities,

generally located at the southeast corner of Holt Boulevard and Euclid Avenue (building/parking), and the southeast corner of Lemon Avenue and Transit Street (off-site shared parking), within the EA (Euclid Avenue Overlay) district. The environmental effects of this project were previously considered in conjunction with a Development and Disposition Agreement approved by the City Council on January 30, 2012. A Notice of Exemption finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, (Minor Alterations in Land Use Limitations) and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines was subsequently filed with the Clerk of the Board of Supervisors on January 31, 2012. **Submitted by Herdman Architecture & Design, Inc. for Westates De Oro, LLC** (APNs: 1049-061-01 through 03; and 1049-064-01 through 05).

1. **Environmental Review – Categorically Exempt (Sections 15305 & 15332)**

Motion to Approve/Deny

2. **General Plan Consistency Finding Pursuant to Government Code Section 65402**

Motion to Approve/Deny

3. **File No. PVAR12-002** (Variance)

Motion to Approve/Deny

4. **File No. PDEV12-004** (Development Plan)

Motion to Approve/Deny

5. **File No. PMTT12-002** (Parcel Map)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

1) Old Business

- Reports From Subcommittees
 - Historic Preservation (Standing):
 -
 - Airport Land Use Compatibility (Ad-hoc):
 -
 - Development Code Review (Ad-hoc):
 -
 - Zoning General Plan Consistency (Ad-hoc):
 -
 - ABC Licensing Guidelines Committee (Ad-hoc):

- 2) New Business
- 3) Nominations for Special Recognition

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 **May 17, 2012**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


