

# **CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA**

**January 25, 2011**

**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 December 20, 2010 approved as written.

#### **A-02. FILE NO. PDEV10-015:** Environmental Assessment and Development Plan review

for File No. PDEV10-015.

### **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 DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-011:**

A revision (File No. PDEV10-011) to a previously approved Development Plan (File No. PDEV07-030) to construct 11 detached units on 1.2 acres of vacant land located at the northwest corner of Riverside Drive and Campus Avenue, at 629 E. Riverside Drive, within the R2 (Medium Density Residential) zone. 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 Crestwood Communities.** (APN: 1051-601-03).

**1. File No. PDEV10-011 (Development Plan)**

Motion to Approve/Deny

**C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-018 & PVAR09-003:**

A Development Plan (File No. PDEV08-018 ) to construct a 19,530 square foot two-story office building with an associated Variance request (File No. PVAR09-003) to reduce the minimum required street setbacks on Haven Avenue from 32 feet to 12 feet and on Francis Street from 35 feet to 20 feet, while maintaining an average setback of at least 35 feet along both street frontages, on 2.05 acres of land within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan, located at the southeast corner of Haven Avenue and Francis Street. 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 Sares Regis Group** (APN: 0211-281-56).

**1. File No. PDEV08-018 (Development Plan)**

Motion to Approve/Deny

**2. File No. PVAR09-003 (Variance)**

Motion to Approve/Deny

**D. ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, AND PLANNED UNIT DEVELOPMENT (PUD) REVIEW FOR FILE NOS. PZC11-001 & PUD10-001:**

A Zone Change (File No. PZC11-001) from C3 (Commercial Service District) and M3 (General Industrial District) to PUD (Planned Unit Development) and a Planned Unit Development (File No. PUD10-001) to establish the development and design regulations for a 1 block area bounded by Holt Boulevard on the north, Emporia Street on the south, Pleasant Avenue on the west, and Melrose Avenue on the east. 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 Ontario Redevelopment Agency.** (APN: 1049-092-01, 02, 11, 12 & 13).

1. **File No. PZC11-001** (Zone Change)

Motion to Approve/Deny

2. **File No. PUD10-001** (Planned Unit Development)

Motion to Approve/Deny

E. **APPEAL OF THE ZONING ADMINISTRATOR'S DECISION DENYING FILE**

**NO. PCUP10-026**: An Appeal of the Zoning Administrator decision to deny a Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for off-site consumption (Type 20 ABC License), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at 2950 S. Archibald Avenue. 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 Walgreens** (APN: 1083-061-04).

1. **File No. PCUP10-026** (Conditional Use Permit)

Motion to Continue

F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND FORESTAR COUNTRYSIDE, LLC.,**

**FILE NO. PDA10-001** – A Development Agreement to construct up to 422 units and the required infrastructure on 77.2 acres of land within the Countryside Specific Plan in the New Model Colony, generally located north of Schaefer Avenue, south of Riverside Drive, east of Archibald Avenue, and west of the Cucamonga Channel. The environmental impacts of the project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001); **submitted by Forestar Countryside, LLC.** (APN: 218-131-11, 12, 22, 40, 43 and 218-111-057).

1. **File No. PDA10-001** (Development Agreement)

Motion to Continue

G. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-001**: A Tentative Tract Map (TT 17450) to subdivide 16.82

acres of land into 138 lots and 16 lettered lots within the Cluster Court (Neighborhood 6) land use designation of the Countryside Specific Plan, located south side of Chino Avenue, east of the lower Cucamonga Basin, and north of the Deer Creek Channel. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-131-11, 12, 22, 40, and 43).

1. **File No. PMTT10-001** (Tentative Tract Map)

Motion to Continue

- H. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-002:** A Tentative Tract Map (TT 17449) to subdivide 18.74 acres of land into 97 lots and 15 lettered lots within the Z-lot (Neighborhood 5) land use designation of the Countryside Specific Plan, located south of Chino Avenue, north of SCE Utility Corridor and east of the Lower Cucamonga Basin. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-131-12 and 22).

**1. File No. PMTT10-002** (Tentative Tract Map)

Motion to Continue

- I. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-003:** A Tentative Tract Map (TT 16045) to subdivide 41.6 acres into 187 lots, within the RD-5,500(Neighborhood 1) of the Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and east of the Cucamonga Creek Flood Control Channel. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-111-057).

**1. File No. PMTT10-003** (Tentative Tract Map)

Motion to Continue

**MATTERS FROM THE PLANNING COMMISSION**

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

**DIRECTOR'S REPORT**

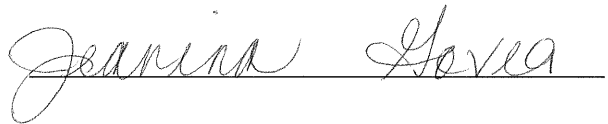
- 1) Monthly Activity Report

*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.*

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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 20, 2011, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.

A handwritten signature in cursive script, reading "Jeanina Govea", is written over a horizontal line.