

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

April 26, 2011

**Ontario Senior Center
225 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 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 __ Downs __ Gage __ Gregorek __ Hartley __ Reyes __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

- 1) Seating of new Chairman Richard Delman
- 2) Seating of new Vice-Chairman Rick Gage

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 March 22, 2011, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW
FOR FILE NO. PDEV10-013:**

A Development Plan Modification to a previously approved project (File Nos: PDEV05-072, PCUP05-045, PCUP06-031, PMTT05-032) to allow for the phasing of the development proposed at the northeast corner of Mountain Avenue and Fourth Street in the C1(Shopping Center Commercial) zoning designation. Phase I will include the development of a 13,570 square foot Walgreens and the remodel of an existing 4,110 square foot United States Postal Office. Phase 2 will include 6,159 square feet of retail and 177 market rate senior housing units. The environmental impacts for the project were previously reviewed under a Mitigated Negative Declaration that was prepared for the approved project under (File No's. PDEV05-072, PCUP05-045, PCUP06-031, PMTT05-032). No new environmental impacts are anticipated. **Submitted by JAFAM Corporation (APN: 1008-522-01, 02 & 03).**

1. File No. PDEV10-013 (Development Plan)

Motion to Approve/Deny

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. 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). Continued from Planning Commission meeting of January 25, 2011.

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

Motion to Approve/Deny

C. SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND SPECIFIC

PLAN AMENDMENT REVIEW FOR FILE NO. PSPA08-006: A public hearing to consider certification of a Supplemental Environmental Impact Report for File No. PSPA08-006 and a Specific Plan Amendment to the Guasti Plaza Specific Plan, to allow for up to 500 residential dwelling units on approximately 13 acres of land located at the southwest corner of Guasti Road and Turner Avenue. Staff is recommending the certification of a Supplemental Environmental Impact Report (SCH#2008111072). **Submitted by Oliver McMillan, LLC.** (APNs: 0210-192-11). City Council Action Required.

1. Supplemental Environmental Impact Report

Motion to recommend Certification

2. File No. PSPA08-006 (Specific Plan Amendment)

Motion to recommend Approval/Denial

D. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR

FILE NO. PGPA10-001: The proposed General Plan Amendment is to revise the Mobility Element - Figure M-5 that identifies City truck routes. The proposed amendment would modify truck routes on an existing street network by eliminating unnecessary truck segments to Vineyard Avenue, Archibald Avenue, Fourth Street, Francis Street, Bon View Avenue, Campus Avenue and Philadelphia Street and adding

truck route segments to Mountain Avenue, Riverside Drive, Merrill Avenue, Carpenter Avenue and Holt Boulevard. The project would not result in new construction of streets and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). City Council Action Required.

1. **File No. PGPA10-001** (General Plan Amendment)

Motion to recommend Approval/Denial

- E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-016 & PCUP10-051**: A Development Plan (File No. PDEV10-016) to construct and a Conditional Use Permit (File No. PCUP10-051) to operate a T-Mobile stealth wireless telecommunication facility within a proposed 44 foot tall clock tower at an existing place of worship in the R1 (Single Family Residential) zone, located at 2713 South Grove Avenue. 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 Corp. (APN: 0216-441-61).

1. **File Nos. PDEV10-016 and PCUP10-051** (Development Plan and Conditional Use Permit)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-014 & PCUP11-005**: A Development Plan (File No. PDEV10-014) to install three additional Verizon slimline antennas on an existing Verizon slimline monopole within an existing lease area and a Conditional Use Permit (File No. PCUP11-005) to operate the facility on approximately 6.0 acres of developed land located at 2315 East Philadelphia Street, within 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 § 15301 (Existing Facilities) of the State CEQA Guidelines. Submitted by Verizon Wireless. (APN: 0113-491-31).

1. **File Nos. PDEV10-014 and PCUP11-005** (Development Plan and 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

- Chairman appointment of Sub-Committee membership
- 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 April 21, 2011, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.

