

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

May 24, 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 Avenue, 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

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 26, 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. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA11-001:** An amendment to the Land Use and Safety Elements of the Policy Plan (General Plan) to 1) bring introductions, policies, exhibits and tables into consistency with the adopted LA/Ontario International Airport Land Use Compatibility Plan; and 2) revise policy language to improve clarity and completeness. The environmental impacts of this project were previously analyzed within the Negative Declaration prepared for the LA/Ontario International Airport Land Use Compatibility Plan (SCH# 2011011081) adopted by Ontario City Council on April 19, 2011. City initiated. (City Council action required).

1. **File No. PGPA11-001** (General Plan Amendment)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA11-002**: A text amendment to the Creekside Specific Plan to eliminate the requirement for "No Parking" signs and associated red-painted curbs within certain cul-de-sacs, and add a requirement to red-paint certain island curbs within the Creekside residential community, which is generally located north of Riverside Drive, south of State Route CA-60, east of Turner Avenue, and west of Milliken Avenue. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). City Initiated. (City Council action is required).

1. **File No. PSPA11-002** (Specific Plan Amendment)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE NO. PUD08-001**: An amendment to the Downtown Civic Center Planned Unit Development, increasing the maximum residential density range for commercial/residential mixed-use development projects from 45-50 dwelling units per acre to 60-65 dwelling units per acre. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (No. SCH No. 200405115, certified on November 16, 2004), adopted by the City Council on April 5, 2011. This application introduces no new significant environmental impacts. **Submitted by J.H. Snyder Company** (APNs: 1048-551-10 through 13; 1048-552-13 through 19; 1048-553-01 through 17; 1048-547-04 through 94; and 1048-548-01 through 54). City Council action required).

1. **File No. PUD08-001** (Planned Unit Development)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-026**: A Development Plan to construct a 4-story mixed-use development project consisting of 153 dwellings and approximately 30,800 square feet of commercial-office and retail space on approximately 2.4 acres of land, bordered by Euclid Avenue on the west, D Street on the north, Lemon Avenue on the east and C Street on the south, within the C-1 Block of the Downtown Civic Center PUD. This application revises a previously approved Development Plan (File No. PDEV06-009). The environmental impacts of this project were reviewed in conjunction with an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (No. SCH No. 200405115, certified on November 16, 2004), adopted by the City Council on April 5, 2011. This application introduces no new significant environmental impacts. **Submitted by J.H. Snyder Company** (APN: 1048-551-10 through 13). (Action is final unless appealed. Action is contingent upon City Council approval of PUD08-001).

1. File No. PDEV08-026 (Development Plan)

Motion to Approve/Deny

- F. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV10-007, PCUP10-028, AND PVAR11-001:** A Development Plan (File No. PDEV10-007) to construct, a Conditional Use Permit (File No. PCUP10-028) to operate, and a Variance (File No. PVAR11-001) to exceed the 35 foot height limit within the R2 (Medium Density Residential) zone to allow construction of a T-Mobile stealth wireless telecommunication facility within a proposed cupola with a roof height of 48 feet on an existing place of worship (Calvary Apostolic Tabernacle), located at 602 North Virginia Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by T-Mobile.** (APN: 1048-451-51). (Actions are final unless appealed). Item is continued to June 28, 2011 Planning Commission meeting.

1. File No. PVAR11-001 (Variance)

Motion to Continue

2. File No. PDEV10-007 and PCUP10-028 (Development Plan and Conditional Use Permit)

Motion to Continue

HISTORIC PRESERVATION ITEMS

- G. ELEVENTH ANNUAL MODEL COLONY AWARD NOMINATIONS:** (File No. **PADV11-002**) A request for the Historic Preservation Commission to accept the nominations for the Eleventh Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee. (City Council presentation of Awards).

1. File No. PADV11-002 (Advanced Planning)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - ABC Licensing Guidelines Committee:
 - Airport Land Use Compatibility:
 - Development Code Review:
 - Historic Preservation:
 - Rules and Procedures Review:
 - Zoning General Plan Consistency:
 - Report on Walnut Avenue and Grove Avenue shopping center

- 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 **May 19, 2011**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East B Street, Ontario.


