

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

December 22, 2009

Council Chambers, City Hall  
303 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 \_\_\_ Kim \_\_\_ Lizarraga \_\_\_ Nelsen \_\_\_

## **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 November 24, 2009 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, DEVELOPMENT PLAN REVIEW AND VARIANCE MODIFICATION FOR FILE NOS. PDEV09-012 AND PVAR07-013:**

A site plan modification (**File No. PDEV09-012**) for an approved Development Plan (**File No. PDEV06-063**) and a modification to an approved Variance (**File No. PVAR07-013**) to reduce the front building setback from 40 feet to 22 feet for a proposed 2,900 square foot fast restaurant (Burger King), located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Freeway, within the Light Industrial land use designation of California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed under the Notice of Exemption prepared for File No. PDEV06-063, approved on February 26, 2008. This application introduces no new significant environmental impacts. **Submitted by Arnold Rodney Bickle** (APN: 0238-121-37) (Continued from the November 24, 2009 Planning Commission meeting.)

1. **File No. PDEV09-012** (Development Plan)

Motion to Continue Indefinitely

2. **File No. PVAR07-013** (Variance)

Motion to Continue Indefinitely

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-003**: An amendment to the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (“The Mills”) Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Commercial/Office designation and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. City Initiated. City Council action is required.

1. **File No. PSPA09-003** (Specific Plan Amendment)

Motion to Approve/Deny

### **HISTORIC PRESERVATION**

- D. **PHP09-036 & PHP09-037**: A request for two local historic landmark designations and one tier designation to include; 1) a 4,680 square foot Commercial Building (Bank of Italy Building), located at 200 N Euclid Avenue as Local Historic Landmark No. 86, and 2) a 1,920 square foot Commercial Building (Bumstead Bicycle Building), located at 109 East B Street as Local Landmark No. 87 with a tier designation, within the C2- Central Business District Zone and the Euclid Avenue Overlay District (APN: 1048-552-19); submitted by City of Ontario, Housing Authority (City Council action is required).

1. **File No. PHP09-036** (Historic Landmark Designation)

Motion to Approve/Deny

2. **File No. PHP09-037** (Historic Landmark Designation)

Motion to Approve/Deny

- E. **PHP09-035**: Certified Local Government (CLG) Annual Report 2008-2009 for the State of California, Office of Historic Preservation.

1. **File No. PHP09-035** (Certified Local Government Annual Report)

**MATTERS FROM THE PLANNING COMMISSION**

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

**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, Rhonda Quinn, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on December 17, 2009, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

*Rhonda Quinn*