

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

February 24, 2009

Council Chambers, 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 East B 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

Chavez __ Escamilla __ Gage __ Gregorek __ Hartley __ Kim __ Lizarraga __

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 **January 27, 2009** approved as written.

- A-02. MODIFICATIONS TO CONDITIONS OF APPROVAL FOR FILE NO. PDEV05-069:** A request to remove Planning Department Condition of Approval No. 17.3 relative to a requirement that the 5-story office building be constructed prior to granting occupancy to the entitled 1 and 2-story office building development. File No. PDEV05-069 was a Development Plan to construct one 5-story office building, one 2-story office building and ten 1 and 2-story office buildings totaling 225,640 square feet on an approximate 14 acre project site in the Commercial Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. The project site is located on the south side of Ontario Mills Parkway, west of the I-15 freeway. A Mitigated Negative Declaration of environmental effects for the project was adopted with the development plan. The removal of the condition of approval introduces no new significant environmental impacts; **submitted by The Bates Company** (APN: 0238-041-35, 37 & 38).

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 ZONE CHANGE FILE NO. PZC06-003.** A Zone Change request to change the zoning designation from AR (Agriculture Residential) to RE (Residential Estate) for 39.67 acres of land, located approximately 612 feet south of Mission Avenue, north of Phillips Street (specific to the APN's below), west of Magnolia Avenue, and east of Benson Avenue. The environmental impacts of this project were reviewed in conjunction with the Mitigated Negative Declaration prepared for General Plan Amendment File No. PGPA06-007. All adopted mitigation measures of the related Mitigated Negative Declaration shall be a condition of project approval and are incorporated herein by reference; **Submitted by AJA Properties/ De Oro Properties, LLC. And City of Ontario** (APN No's: 1011-421-03, 11, 12, 25, 26, 1011-431, 01, 04, 05, 06, 08, 09, 1011-521-03, 04, 06 thru 31, and 1011-591-08.) City Council action is required.

1. **File No. PZC06-003** (Zone Change)

Motion to Continue

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN FILE NO. PDEV06-075 AND A TENTATIVE TRACT MAP FILE NO. PMTT06-070 (TT18367):** A Development Plan (File No. PDEV06-075) to construct 16 single family homes in conjunction with a Tentative Tract Map (File No. PMTT06-070 (TT 18367)) to subdivide 3.85 acres of land into 16 lots, within the RE (Proposed Residential Estate) zone, located at 1006 South Oaks Avenue. The environmental impacts of this project were reviewed in conjunction with the Mitigated Negative Declaration prepared for General Plan Amendment File No. PGPA06-007. All adopted mitigation measures of the related Mitigated Negative Declaration shall be a condition of project approval and are incorporated herein by reference; **Submitted by AJA Properties/ De Oro Properties, LLC.** (APN No's: 1011-431-06).

1. **File No. PDEV06-075** (Development Plan)

Motion to Continue

2. **File No. PMTT06-070 (TT 18367)** (Tentative Tract Map)

Motion to Continue

- D. **ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005**: An amendment to the Edenglen Specific Plan to 1) decrease the amount of approved P-4 (Triplex) units from 151 units to 93 units and increase the amount of P-5 units (10-plex) from 156 units to 219 units, while not exceeding the maximum number of units within the Edenglen Specific Plan of 584 units; 2) revise the residential development standards and design guidelines; and 3) revise and update various exhibits. The project is located within the southern portion of the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29). **City Council action is required.**

1. **File No. PSPA08-005** (Specific Plan Amendment)

Motion to Continue

- E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVISION AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PDEV08-028 AND PMTT08-011 (TT18742)**: A development plan (**File No. PDEV08-028**) revising File No. PDEV06-026, to replace 48 P-4 (triplex) units with eight P-5 (10-plex) buildings, totaling 72 units, and a tentative tract map (**File No. PMTT08-011 (TT18742)**) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the (proposed) P-5 land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29).

1. **File No. PDEV08-028** (Development Plan)

Motion to Continue

2. **File No. PMTT08-011 (TT18742)** (Tentative Tract Map)

Motion to Continue

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV08-023, PCUP08-037 AND PVAR 08-006:** A Development Plan (File No. PDEV08-023) and Conditional Use Permit (File No. PCUP08-037) request to construct and operate a 72-foot tall monopine wireless communication facility, replacing an existing 60-foot tall standard monopole, and a Variance (File No. PVAR08-006) request to exceed the maximum building height of 40 feet to 72 feet on a 2.11 acre site developed with an industrial building, within the Office/ Commercial land use district of the Grove Avenue Specific Plan, located near the northwest corner of Grove Avenue and Philadelphia Street, at 2132 S. Grove Avenue. Staff is recommending the adoption of a Negative Declaration of environmental effects for the project; **submitted by AT&T Mobility** (APNs: 1050-491-04).

1. **File No. PDEV08-023** (Development Plan)

Motion to Approve/Deny

2. **File No. PCUP08-037** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR08-006** (Variance)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation
 - General Plan Review
- 2) New Business
 - Review Potential Design Award Nomination
 - Taco Bell Fast Food Restaurant on Southwest Corner of Mountain Avenue and I Street
 - Developer – Century Fast Foods, Inc.
 - Architect – Fernald, Inc.

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, 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 February 19, 2009, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

Rhonda Quinn