

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

April 28, 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

Delman __ Gage __ Gregorek __ Hartley __ Kim __ Lizarraga __ Nelsen __

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

Presentation to Outgoing Planning Commissioner:

Anderson

Installation of New Officers

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 24, 2009** approved as written.

A-02. MINUTES APPROVAL

City Council/Planning Commission Joint Special Meeting of **February 18, 2009** approved as written.

A-03. MINUTES APPROVAL

City Council/Planning Commission Joint Special Meeting of **February 26, 2009** approved as written.

A-04. MINUTES APPROVAL

City Council/Planning Commission Joint Special Meeting of **March 11, 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 AND VARIANCE REVIEW FOR FILE NO'S. PDEV08-017 AND PVAR09-002:** A Development Plan (File No. PDEV08-017) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (File No. PVAR09-002) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres within the M2 (Industrial Park) District, located at 1165 East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fuller Construction Company, Inc.** (APN: 1049-392-15). Continued from March 24, 2009 Planning Commission Meeting.

1. Negative Declaration

Motion to Approve/Deny

2. File No. PVAR09-002 (Variance)

Motion to Approve/Deny

3. File No. PDEV08-017 (Development Plan)

Motion to Approve/Deny

- C. ENVIRONMENTAL ASSESSMENT AND AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005:** An amendment to the Edenglen Specific Plan to 1) amend the amount of units allocated to Planning Area 1 through Planning Area 5; 2) introduce three new product types; 3) revise the residential development standards and design guidelines; and 4) revise and update various exhibits. The project is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue on the east and Mill Creek Avenue on the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). 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: 218-931-01 thru 91, 218-941-01 thru 78, 218-951-01 thru 62, 218-952-01 thru 64, 218-953-01 thru 24, 218-961-01 thru 13 and 218-921-01 thru 30.) **City Council action is required.**

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

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PDEV08-028 AND PMTT08-011 (TT18472)**: A development plan (File No. PDEV08-028) to construct six 10-plex buildings and two 6-plex buildings, totaling 72 units in conjunction with a tentative tract map (File No. PMTT08-011 (TT18472)) 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 Planning Area 5 (proposed) land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, and west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). 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: 218-921-28, 218-953-03 thru 12, 218-953-16 thru 19, 218-953-22 thru 24).

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

Motion to Approve/Deny

2. **File No. PMTT08-011 (TT18472)** (Tentative Tract Map)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR08-008**: A request for Variance approval to deviate from the minimum freeway sign separation requirements, an approximate 144-foot reduction, from 600 feet to 456 feet, and to deviate from the maximum area for freeway signs, an approximate 550-foot increase, from 150 feet to approximately 700 feet, to facilitate the removal and an existing freeway sign and construction of a new freeway sign and digital message center on approximately 4.59 acres of land located at 2131 Convention Center Way, within the C4 (Airport Related Services) zoning district.. Staff is recommending the adoption of a Negative Declaration of environmental effects. **Submitted by Mark Christopher Chevrolet, Inc.** (APN: 110-321-23).

1. **File No. PVAR08-008** (Variance)

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA09-001**: A Development Code Amendment, amending Article 35 of Title 9 of the Ontario Development Code relating to alcoholic beverage regulations for on-sale and off-sale alcohol facilities. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to § 15061(b)(3) of the CEQA Guidelines; **City initiated. (City Council action is required).**

1. File No. PDCA09-001 (Development Code Amendment)

Motion to Approve/Deny

HISTORIC PRESERVATION ITEMS

- G. NINTH ANNUAL MODEL COLONY AWARD NOMINATIONS: (File No. PADV09-001)** A request for the Historic Preservation Commission to accept the nominations for the Ninth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee. **(City Council action is required).**

1. File No. PADV09-001 (Request to Accept Nominations)

MATTERS FROM THE PLANNING COMMISSION

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

DIRECTOR'S REPORT

- 1) Monthly Activity Report
2) Quarterly Report
3) Annual 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 April 23, 2009, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


