

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

October 27, 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 September 22, 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 CONDITIONAL USE PERMIT REVIEW FOR FILE NO'S. PDEV09-006 AND PCUP09-006:** A Development Plan (**File No. PDEV09-006**) to construct a four-story, 79-room La Quinta Inn and a Conditional Use Permit (**File No. PCUP09-006**) to operate a hotel on 1.1 acres of land, located near the northwest corner of Haven Avenue and the CA-60 Freeway at 2270 South Haven Avenue, within the Commercial/Office designation of the California Commerce Center South (CCCS) Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the CCCS Specific Plan (**EIR No. 85-3**), approved on December 17, 1985. This application introduces no new significant environmental impacts. **Submitted by Huamin Chang.** (APN: 0218-061-55) City Council action is required. (Continued from Planning Commission meeting of September 22, 2009.)

1. **File No. PCUP09-006** (Conditional Use Permit)

Continue Indefinitely

2. **File No. PDEV09-006** (Development Plan)

Continue Indefinitely

C. **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 September 22, 2009 Planning Commission meeting.)

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

Motion to Continue

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

Motion to Continue

**HISTORIC PRESERVATION**

D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV09-013, PCUP09-020, PVAR09-004 AND PHP09-008:**

A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP09-020) to modify an existing Conditional Use Permit (File No. PCUP06-013) to operate a religious assembly use; and 4) a Certificate of Appropriateness (File No. PHP09-008) request to demolish the remaining portion of a partially demolished single family residence on an eligible historic property (Related File No. PHP05-039). Staff is recommending the adoption of a Negative Declaration of environmental effects for the project; **submitted by the Quang Thien Buddhist Temple**. (APN: 1048-402-01).

1. **File No. PDEV09-013** (Development Plan)

Motion to Approve/Deny

2. **File No. PCUP09-020** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR09-004** (Variance)

Withdrawn, No Longer Necessary Pursuant to Engineering Department

4. **File No. PHP09-008** (Certificate of Appropriateness)

Motion to Approve/Deny

E. **FILE NO. PHP09-002:** A request for a Mills Act Contract for the Vedeer C. South House, located at 202 East Princeton Street, a Contributor to the College Park Historic District within the R1- Low Density Residential Zone. **Submitted by Robert and Susie Camu** (APN: 1047-541-09). (City Council action is required).

1. **File No. PHP09-002** (Mills Act Contract)

Motion to Approve/Deny

F. **FILE NO. PHP09-010:** A request for a Mills Act Contract for the August W. Mueller House, located at 420 West H Street, a Contributor to the Villa Historic District within the R1.5- Low Medium Density Residential Zone. **Submitted by Robert and Esther Lopez** (APN: 1048-262-37). (City Council action is required).

1. **File No. PHP09-010** (Mills Act Contract)

Motion to Approve/Deny

G. **FILE NO. PHP09-011:** A request for a Mills Act Contract for the Dr. T.C. Hardy House, located at 419 East Granada Court within the R1- Low Density Residential Zone. **Submitted by Robert J. Lyster Jr.** (APN: 1048-251-27). (City Council action is required).

1. **File No. PHP09-011** (Mills Act Contract)

Motion to Approve/Deny

H. **FILE NO. PHP09-012:** A request for a Mills Act Contract for the W.H. Ballard House, located at 319 East H Street, a Contributor to the El Morado Court Historic District within the R1- Low Density Residential Zone. **Submitted by Christopher Boughey** (APN: 1048-251-27). (City Council action is required).

1. **File No. PHP09-012** (Mills Act Contract)

Motion to Approve/Deny

**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

*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 October 22, 2009, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.