

CITY OF ONTARIO SPECIAL PLANNING COMMISSION MEETING AGENDA

June 29, 2010

**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 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 ___ Nelsen ___

PLEDGE OF ALLEGIANCE TO THE FLAG

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.

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.

- A. **APPEAL OF ZONING ADMINISTRATOR DECISION NO. 2010-11, DENYING FILE NO. PCUP09-040:** An appeal of Zoning Administrator Decision No. 2010-11, denying a Conditional Use Permit to establish live entertainment, the sale of alcoholic beverages for on-premise consumption, limited to beer (Type 40 ABC License), and a vocational/trade school offering training in music, soundstage setup and sound recording, in conjunction with an existing facility offering the rental of recording and sound studios, band rehearsal space, television and radio broadcasting studios, and stage equipment within an existing building totaling approximately 40,000 square feet on 1.5 acres of land located at 451 S. Kettering Drive, within the M3 (General Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder pursuant to § 15301 (Existing Facilities) of the CEQA Guidelines. **Submitted by Unchained Studios, LLC** (APN: 238-241-17). Continued from May 25, 2010 Planning Commission meeting.

1. **File No. PCUP09-040** (Conditional Use Permit)

Motion to approve / deny

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 June 24, 2010, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.

A handwritten signature in cursive script that reads "Rhonda Quinn". The signature is written in dark ink and is positioned above a horizontal line that extends to the right.