

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

June 26, 2012

Ontario 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 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green 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 \_\_\_ Downs \_\_\_ Gage \_\_\_ Gregorek \_\_\_ Hartley \_\_\_ Reyes \_\_\_ Willoughby \_\_\_

## 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 May 22, 2012, 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, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV11-005, PCUP11-009 & PVAR11-004:** A Development Plan (File No. PDEV11-005) to construct a 49-foot tall Verizon monopine telecommunication facility with up to twelve 4-foot panel antennas and one 2-foot microwave dish, a Conditional Use Permit (File No. PCUP11-009) to operate the facility, and a Variance (File No. PVAR11-004 ) to allow a telecommunication facility to exceed the 40 foot height limit, on a 1,104 square foot lease area of a 1.54-acre parcel of land developed with a Masonic Hall, within the R3 (High Density Residential) zone located at 1025 N. Vine Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. Submitted by Verizon Wireless. (APN: 1048-022-16).

1. **CEQA Determination and Mitigated Negative Declaration**

Motion to Approve/Deny

2. **File No. PCUP11-009** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR11-004** (Variance)

Motion to Approve/Deny

4. **File No. PDEV11-005** (Development Plan)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV11-010 & PMTT11-010 (PM 19336):** A Development Plan (**File No. PDEV11-010**) to construct four industrial buildings totaling approximately 539,437 square feet on approximately 29 acres of land and a Tentative Parcel Map (**File No. PMTT11-010**) to subdivide approximately 29 acres into four parcels and one letter lot, for property generally located at the northwest corner of Etiwanda Avenue and the I-10 Freeway within the Light Industrial land use designation of the Crossroads Business Park Specific Plan. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act, a Mitigated Negative Declaration has been prepared for the project. **Submitted by Jeremy Mape, Western Realco.** (APNs: 238-051-16, 17, 18, 19, 20, 21, 22 & 238-021-73).

1. **File No. PDEV11-010** (Development Plan)

Motion to Approve/Deny

2. **File No. PMTT11-010** (Tentative Parcel Map)

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW, FOR FILE NOS. PDEV12-002 AND PCUP12-006:** A Development Plan (**File No. PDEV12-002**), to construct an 8,500 square foot building and a Conditional Use Permit (**File No. PCUP12-006**) to operate a truck leasing company, on approximately 2.12 acres of vacant land, located at 1010 East Holt Boulevard, within the C3 and M1 (Commercial Service and Limited Industrial) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Suppose-U-Drive Truck Lease.** (APNs: 1049-131-010, 011, & 012).

1. **File No. PDEV12-002** (Development Plan)

Motion to Approve/Deny

2. **File No. PCUP12-006** (Conditional Use Permit)

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV12-006, PCUP12-011, AND PVAR12-001:** A Development Plan (File No. PDEV12-006) to construct a 65-foot tall, stealth (monopine) wireless telecommunications facility, a Conditional Use Permit (File No. PCUP12-011) to operate a wireless telecommunications facility within 500-feet of a residential district, and a Variance (File No. PVAR12-001) to exceed the maximum allowable height of 40-foot, located at the northeast corner of Riverside Drive and Turner Avenue, at Creekside Park, within the OS (Open Space) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Verizon Wireless.** (APN: 1083-151-02).

1. **File No. PDEV12-006** (Development Plan)

Motion to Approve/Deny

2. **File No. PCUP12-011** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR12-001** (Variance)

#### **HISTORIC PRESERVATION ITEMS**

- F. **ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS FOR FILE NO. PHP12-005:** A request for a Certificate of Appropriateness to determine the appropriateness of the design (within the downtown historic context) for a 1.77 acre park (Ontario Town Square) located on the east side of Euclid Ave and west side of Lemon Avenue between B and C Streets. The project includes planting California native plants, developing meandering pathways, creating a historically themed mosaic art wall, constructing a community amphitheatre, children's play area, and a wedding/garden area. **Submitted by City of Ontario** (APNs: 1048-552-13, 14, 16 and 17).

1. **File No. PHP12-002** (Certificate of Appropriateness)

Motion to Approve/Deny

#### **MATTERS FROM THE PLANNING COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
    - 
    - Airport Land Use Compatibility (Ad-hoc):
    - 
    - Development Code Review (Ad-hoc):
    - 
    - Zoning General Plan Consistency (Ad-hoc):
    - 
    - ABC Licensing Guidelines Committee (Ad-hoc):

2) New Business

3) Nominations for Special Recognition

**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, Jeanina Govea, 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 21, 2012**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.