

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

January 27, 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

Anderson __ Chavez __ Escamilla __ Gregorek __ Hartley __ Kim __ Lizarraga __

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

SPECIAL CEREMONIES

Presentations of Design Awards:

American Career College

Developer: American Career College

Architect: LPA – Fernando Calderon, AIA

Ontario Towers Phase I – Office – Retail Building & Extension of Guasti

Developer: PGP Partners, Inc., Peter Vanderburg

Architect: BPA Architects, Darrel Fullbright

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 **December 22, 2008** 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. PDEV08-014, PCUP08-016, AND PVAR08-007:** A Development Plan (**File No. PDEV08-014**) to construct a 3,000-sf. fast food restaurant, a Conditional Use Permit (**File No. PCUP08-016**) to operate a drive-through lane, and a Variance (**File No. PVAR08-007**) to reduce the side yard parking setback from 10 feet to 5 feet, on a vacant 0.99-acre parcel, located on the west side of Haven Avenue, south of Philadelphia Street, within the Commercial/Office land use designation of the California Commerce Center South Specific Plan. Staff has determined that the project is categorically exempt from environmental review in accordance with Sections 15305(a) (Minor Alterations in Land Use Limitations) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA); **submitted by Bombay Partners, L.P.** (APN: 0218-061-45).

1. **File No. PDEV08-014** (Development Plan)

Motion to Approve/Deny

2. **File No. PCUP08-016** (Conditional Use Permit)

Motion to Approve/Deny

3. **File No. PVAR08-007** (Variance)

Motion to Approve/Deny

- C. ENVIRONMENTAL ASSESSMENT AND MODIFICATION TO TENTATIVE TRACT MAP FILE NO. PMTT07-002 (TT18476):** A request to modify conditions of approval and minor map revisions for Tentative Tract Map 18476 (**File No. PMTT07-002**). A Tentative Tract Map (TT 18476) to subdivide 37.77 acres of land into 143 residential lots and 11 lettered lots within Planning Area 9 (Low Density Residential) of the West Haven Specific Plan, located on the northeast corner of Turner Avenue and Schaefer. The environmental impacts of this project were analyzed in the EIR prepared for the West Haven Specific Plan (File No. PSP03-006). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference; **submitted by Armada Ontario Associates** (APN: 218-151-019 and 218-151-023).

1. **File No. PMTT07-002** (Tentative Tract Map)

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation
 - General Plan Review
- 2) New Business

DIRECTOR'S REPORT

- 1) Monthly Activity Report
- 2) Quarterly Status Report
- 3) Report on Home Depot

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 January 22, 2009, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

