

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

July 27, 2010

Ontario Senior Center  
225 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 \_\_ Nelsen \_\_ Reyes \_\_

## PLEDGE OF ALLEGIANCE TO THE FLAG

## SPECIAL CEREMONIES

- 1) Presentation to Former Commissioner Yoon Kim

**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 June 22, 2010 approved as written.

**A-02. MINUTES APPROVAL**

Planning Commission Minutes of June 29, 2010 approved as written.

**A-03. FILE NO. PCUP09-040:** Adoption of a Resolution Upholding the Decision of the Zoning Administrator to Deny File No. PCUP09-040.

**A-04. HISTORIC PRESERVATION TRUST FUND ALLOCATION FOR FILE NO. PADV10-007:** A request for allocation of Historic Preservation Trust Funds to complete immediate interim repairs and install a new fire and burglar alarm systems for the Bank of Italy Building (Local Landmark No. 86), located at 200 N. Euclid Avenue, and the Bumstead Bicycle Building (Local Landmark No. 87), located at 109 E. B Street (APN: 1048-552-19) (City Council action is required).

**A-05. ADOPTION OF PLANNING COMMISSION RULES AND PROCEDURES, AMENDMENT 2010**

**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. PDEV09-009, PCUP10-003 AND PVAR10-001:**

A Development Plan (File No. PDEV09-009) to construct a compressed natural gas (CNG) fueling station and automated car wash, a Conditional Use Permit (File No. PCUP10-003) to operate a fueling station and a Variance (File No. PVAR10-001) for a reduction in a side-yard setback from 15 feet to zero feet, on 0.44 acres of vacant land, located at the southwest corner of Holt Boulevard and Vineyard Avenue, at 126 South Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Atabak Youssefzadeh.** (APNs: 0110-101-11)

**1. File No. PDEV09-009** (Development Plan)

Motion to Approve/Deny

**2. File No. PCUP10-003** (Conditional Use Permit)

Motion to Approve/Deny

**3. File No. PVAR10-001** (Variance)

Motion to Approve/Deny

**C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV09-018 AND PCUP09-033:**

A Development Plan (File No. PDEV09-018) to construct a wireless telecommunications facility designed as a 45-foot tall monopine tree on 1.51 acres of land developed with the Christ Church Parish (an eligible historic site) in conjunction with a Conditional Use Permit (File No. PCUP09-033) to operate the facility within the R1 (Single Family Residential) zoning district, located at 1127 N. San Antonio Avenue. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by T-Mobile West Corporation.** (APN: 1047-594-50)

**1. File No. PDEV09-018** (Development Plan)

Motion to Approve/Deny

**2. File No. PCUP09-033** (Conditional Use Permit)

Motion to Approve/Deny

**MATTERS FROM THE PLANNING COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation
    - ALUCP
    - Development Code Review
- 2) New Business

**DIRECTOR'S REPORT**

- 1) Monthly Activity Report
- 2) Quarterly 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 July 22, 2010, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.