

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

April 24, 2012

Ontario 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 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 March 27, 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 AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP09-026:** A Conditional Use Permit (File No. PCUP09-026) to establish alcoholic beverage sales and live entertainment in conjunction with a retail farm store, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). Submitted by Pelican Homes. (APNs: 1083-361-01). Continued from 3/27/12.

1. File No. PCUP09-026 (Conditional Use Permit)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA12-002:**

A Specific Plan Amendment to the Ontario Gateway Specific Plan (**File No. PSPA12-002**) to allow a second freeway oriented pylon sign (digital freeway sign) for Fletcher Jones of Ontario, an automobile dealership located on 8.17 acres. The project is located along the southeast corner of Haven Avenue and I-10 Freeway within the Auto land use designation of the Ontario Gateway Specific Plan, at 3787 East Guasti Road. The environmental impacts for the project were previously reviewed under Environmental Impact Report (No. SCH#2006091039) prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). No new environmental impacts are anticipated. **Submitted by Young Electric Sign Company** (APN's: 0210-212-55, 56, 57, 58, 59, 60). City Council Action is required.

1. **File No. PSPA12-002** (Specific Plan Amendment)

Motion to Approve/Deny

D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV11-020, PCUP11-026, AND PVAR11-007:**

A Development Plan (**File No. PDEV11-020**) to construct a telecommunication facility (for Verizon Wireless), a Conditional Use Permit (**File No. PCUP11-026**) to operate, and a Variance (**File No. PVAR11-007**) to exceed the 40 foot height limit within the C1 (Shopping Center District) zone to allow construction of a 55-foot high monopine antenna and operating equipment on an 875 square foot lease area within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Verizon Wireless.** (APN: 0110-301-21)

1. **File No. PVAR11-007** (Variance)

Motion to Continue

2. **File No. PDEV11-020** (Development Plan)

Motion to Continue

3. **File No. PCUP11-026** (Conditional Use Permit)

Motion to Continue

HISTORIC PRESERVATION ITEMS

E. **FILE NO. PHP11-021:** A request for a Local Landmark designation for a 2,000 square foot Early Post-War Tract style residential building, within the R1- Single Family Residential zone, located at 537 West I Street (APN: 1048-291-16); **submitted by Ronald Johnson. City Council action is required.**

1. File No. PHP11-021 (Local Landmark designation)

Motion to Approve/Deny

- F. FILE NO. PHP12-002: A request for a Local Landmark designation for a 1,500 square foot Neoclassical Revival Bungalow style residential building, within the R3- High Density Residential zone, located at 423 West D Street (APN: 1048-571-02); **submitted by Phi Troung. City Council action is required.****

1. File No. PHP12-002 (Local Landmark designation)

Motion to Approve/Deny

- G. TWELFTH ANNUAL MODEL COLONY AWARDS NOMINATIONS: A request for the Historic Preservation Commission to accept the nominations (File No. PADV12-002) for the Twelfth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee. (City Council presentation of Awards).**

1. File No. PADV12-002

Motion to Approve/Deny

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
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 - 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 **April 19, 2012**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


