

CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

February 26, 2013

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.*

ROLL CALL

Delman ___ Downs ___ Gage ___ Gregorek ___ Mautz ___ 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 January 22, 2013, 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, AND VARIANCE

REVIEW FOR FILE NOS. PDEV07-025 AND PVAR12-003: A Development Plan (File No. PDEV07-025) to construct a 2,000 square-foot convenience store, in conjunction with an existing fueling station, and a Variance (File No. PVAR12-003) request to reduce the street-side building setback from 20-feet to 12-feet, located at the southeast corner of Holt Boulevard and Mountain Avenue, at 1065 West Holt Boulevard, within the C3 (Commercial Service) zoning district. 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. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Travis Companies, Inc.** (APN: 1011-132-06).

1. CEQA Determination

Motion to confirm exempt status

2. File No. PVAR12-003 (Variance)

Motion to Approve/Deny

3. File No. PDEV07-025 (Development Plan)

Motion to Approve/Deny

- C. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA12-002:** The proposed General Plan Amendment is to revise the Mobility Element - Figure M-2 Functional Roadway Classification Plan by adding existing road segments to the map and modify Figure M-3: Multipurpose Trails and Bikeway Corridor Plan by changing the location of certain multipurpose trails within the southern portion of the City of Ontario. The proposed amendments to Figures M-2 and M-3 would not result in the construction of new streets or trails therefore is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). City Council action is required. **Submitted by City of Ontario.**

1. CEQA Determination

Motion to recommend use of exempt status

2. File No. PGPA12-002 (General Plan Amendment)

Motion to recommend Approval/Denial

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA13-001:** An amendment to various provisions of Title 9 (Development Code), Chapter 1 (Zoning and Land Use Requirements), of the Ontario Municipal Code, including Part 3 (Zoning Districts and Land Use), Article 13 (Land Use and Special Requirements), and Part 4 (Base District Regulations), Article 14 (Residential Districts), adding the RE-2 (Residential Estate—0 to 2.0 DU/Acre) Zoning District, RE-4 (Residential Estate—2.1 to 4.0 DU/Acre) Zoning District, R4 (High Density Residential—25.1 to 45.0 DU/Acre) Zoning District, and related changes to the development standards. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), an update of the City of Ontario General Plan and Preferred Land Use Plan, for which an Environmental Impact Report (SCH No. 2008101140) was adopted by the City Council on January 27, 2010. This Project introduces no new significant environmental impacts. City Council action is required. **City Initiated.**

1. CEQA Determination

Motion to recommend use of the Addendum

2. **File No. PDCA13-001** (Development Code Amendment)

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
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 - Airport Land Use Compatibility (Ad-hoc):
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 - Development Code Review (Ad-hoc):
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 - Zoning General Plan Consistency (Ad-hoc):
- 2) New Business
- 3) Nominations for Special Recognition
 - Review of El Pescador Restaurant on Mountain Avenue (Reyes)

DIRECTOR’S REPORT

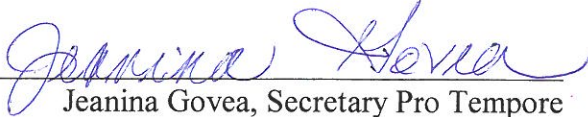
- 1) Monthly Activity Report
- 2) Quarterly Report

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.

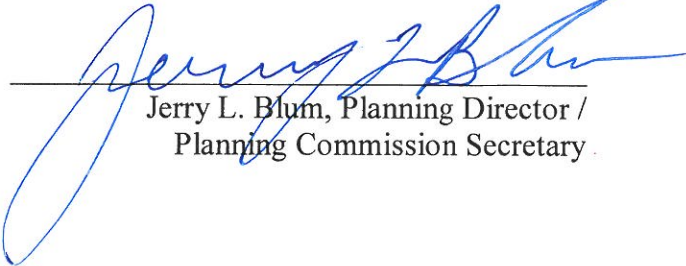
If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



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 **February 21, 2013**, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.



Jeanina Govea, Secretary Pro Tempore



Jerry L. Blum, Planning Director /
Planning Commission Secretary