



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**January 21, 2009**

- **All documents for public review are on file in the Planning Department located at 303 East B Street, Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 P.M. IN THE COUNCIL CHAMBERS**

Gregory Devereaux, City Manager  
Otto Kroutil, Development Director  
John P. Andrews, Redevelopment Director  
Kevin Shear, Building Official  
Jerry Blum, Planning Director  
Louis Abi-Younes, City Engineer  
Chief Jim Doyle, Police Department  
Fire Marshal Floyd Clark, Fire Department  
Jeffrey Krizek, Public Works Department  
David Simpson, Facilities Development Manager  
Brent Schultz, Housing and Neighborhood Revitalization Director

**PUBLIC COMMENTS**

*Citizens wishing to address the Development Advisory Board 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 Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

## **AGENDA ITEMS**

*For each of the items listed below 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 Development Advisory Board 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.*

## **MINUTES**

### **A. MINUTES APPROVAL**

Development Advisory Board Minutes of **January 5, 2009**, approved as written.

Motion \_\_\_\_\_ Second \_\_\_\_\_

## **CONTINUED ITEMS**

- B. ENVIRONMENAT ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024:** A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts; **submitted by OM Guasti, LLC.** (APNs: Portion of 210-192-11). (Continued from 12/15/08 and January 5, 2009)  
Project Planner: Nancy Martinez  
Project Engineer: Mike Eskander

### **1. File No. PDEV08-024**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

## NEW ITEMS

- C. **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 aisle, 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 Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA); **submitted by Bombay Partners, L.P.** (APN: 0218-061-45). **Planning Commission Action is Required.**

Project Planner: Dan Yuhasz

Project Engineer: Naiim Khoury

1. **File No. PDEV08-014**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

2. **File No. PCUP08-016**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

3. **File No. PVAR08-007**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

- D. **ENVIRONMENTAL ASSESSMENT AND MODIFICATION TO TENTATIVE TRACT MAP FILE NO. PMTT07-002 (TT 18476):** 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 3 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). **Planning Commission Action is required.**

Project Planner: Rudy Zeledon

Project Engineer: Hsing Chao

1. **File No. PMTT07-002 (TT 18476)**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **February 2, 2009**.

I, Jan Pohle, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before January 15, 2009 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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