



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

March 16, 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 **February 18, 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, 1/05/09, 1/21/09, 2/2/09 and 2/18/09)
Project Planner: Nancy Martinez
Project Engineer: Mike Eskander

1. File No. PDEV08-024

Motion to Approve/Deny M _____ S _____

NEW ITEMS

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-013:** A Development Plan for the construction of a 139,000 sq. ft., 5-story office building (Phase II) on 6.06 acres of land located along the southeast corner of Archibald and the I-10 Freeway within Planning Area 1 of the Guasti Plaza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No's PSPA06-002, PDEV06-001 & PMTT06-019. This application introduces no new significant environmental impacts; **submitted by PGP Partners, Inc.** (APN: 210-192-10).

Project Planner: Luis Batres

Project Engineer: Mike Eskander

1. **File No. PDEV08-013**

Motion to Approve/Deny

M_____S_____

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT08-010:** A Tentative Parcel Map (PM 19163) to subdivide an 8.91-acre parcel into two (2) parcels, located at the southeast corner of Fourth Street and Via Alba, in the Ontario Center Specific Plan's Piemonte Overlay District Retail land use designation. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Panattoni Development Company, Inc.** (APN: 0210-204-24). **Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Dean Williams

1. **File No. PMTT08-010 (PM 19163)**

Motion to Approve/Deny

M_____S_____

E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV08-017 AND PVAR09-002:

A Development Plan (**File No. PDEV08-017**) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (**File No. PVAR09-002**) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres, within the M2 (Industrial Park) District, located at 1165 East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fullmer Construction Company, Inc. (APN: 1049-392-15). Planning Commission action is required.**

Project Planner: Lorena Mejia

Project Engineer: Don Collins

1. File No. PDEV08-017

Motion to Approve/Deny M _____ S _____

2. File No. PVAR09-002

Motion to Approve/Deny M _____ S _____

F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW PDEV08-021:

A Development Plan to construct three (3) concrete tilt-up industrial buildings totaling approximately 15,652 square feet, located on approximately 1.51 acres of vacant land within the Business Park Land Use Designation of the Grove Avenue Specific Plan, located on the northwest corner of Belmont Street and Grove Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Fullmer Construction Company, Inc. (APN: 1049- 392-07, 08 & 09).**

Project Planner: Lorena Mejia

Project Engineer: Don Collins

1. File No. PDEV08-021

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 **April 6, 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 March 12, 2009 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


