

# CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

### **AGENDA**

# **MARCH 19, 2012**

All documents for public review are on file in the Planning Department located in City Hall at 303 East "B" St., Ontario, CA 91764.

# MEETING WILL BE HELD AT 1:30 P.M. IN ONTARIO CITY COUNCIL CHAMBERS LOCATED AT 303 East "B" St.

Chris Hughes, 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 Eric Hopley, Police Department
Fire Marshal Floyd Clark, Fire Department
Scott Burton, Utilities Engineering & Operations Director
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

ng and deliberate the matter.
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MINUTES APPROVAL
Development Advisory Board Minutes of February 6, 2012, approved as written
MotionSecond
TINUED ITEMS
ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV11-012: A Development Plan to collocate additional antennas on an existing 77-foot tall, stealth (monopine) wireless telecommunications facility, located at the southeast corner of Grove Avenue and the I-10 Freeway, at 1204 North Grove Avenue, within the C1 (Shopping Center Commercial) zoning district. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). Submitted by AT&T Mobility. (APN: 0108-381-09). Continued from January 4, 2012 and February 6, 2012 DAB.

Project Planner: John Earle Hildebrand III

Project Engineer: Arij Baddour

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	RHE	NO.	P1)	H.VI	1-012	

Motion to Approve/Deny	M	S

C.	auto south the M environment Constants  Brats  Project	IRONMENTAL ASSESSMENT AND DI NO PDEV11-002: A Development Plan of repair facility and make general site im- east corner of State Street and Vine Avenue (I (Limited Industrial) zoning designation, commental review pursuant to State CEQA Gostruction or Conversion of Small Structures (Slavsky. (APN: 1049-27-103). (Ct Planner: John Earle Hildebrand III) (Ct Engineer: Dean Williams	to construm provement at 417 W The providelines	ct a 2,400 square foonts, located near the est State Street, within roject is exempt from Section § 15303 (New
	1.	File No. PDEV11-002		
		Motion to Approve/Deny	M	S
D.	TEN 007 (1) dwell for re River of the were 1: the Tr Home 361-0 Project	IRONMENTAL ASSESSMENT, DEV TATIVE TRACT MAP FOR FILE NOS. PM 18460): A Development Plan (File No. ing units and a Tentative Tract Map (File No. esidential condominium purposes, located side Drive and Milliken Avenue, within the Particle Tuscana Village Specific Plan. The environ reviewed in conjunction with a Mitigated Nouscana Village Specific Plan (File No. PSPO es. (APNs: 1083-361-07, 1083-361-03, 1083 2). Et Planner: John Earle Hildebrand III et Engineer: Dean Williams	PDEV09 PDEV09 Io. PMTT I at the Residentia nmental i egative De 09-001).	2-016 AND PMTT11- -016) to construct 176 -016) to construct 176 
	1.	File No. PDEV09-016		
		Motion to Approve/Deny	M	S
	2.	File No. PMTT11-007 (PM 18460)		
		Motion to Approve/Deny	M	S

<b>E.</b>	ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN,
	CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR
	FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459): A
	Development Plan (File No. PDEV09-017) for the phased construction of a
	commercial center, including three buildings totaling 26,000 square feet of floor
	area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm
	store and establish alcoholic beverage sales and live entertainment, and a
	Tentative Parcel Map (File No. PMTT09-003 - PM 18459) to subdivide 20 acres
	into 10 parcels, 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: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Project Planner: John Earle Hildebrand III

Project Engineer: Dean Williams

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	Motion to Approve/Deny	M	S	
2.	File No. PCUP09-026			
	Motion to Approve/Deny	M	S	
3.	File No. PMTT09-003 (PM 18459)			
	Motion to Approve/Deny	M	S	

F. ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS. PGPA09-001, PZC09-002, AND PSP09-001: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 20 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (File No. PSP09-001), to master plan approximately 20 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. Submitted by Pelican Homes. (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Project Planner: John Earle Hildebrand III

Project Engineer: Dean Williams

1.	File No. PGPA09-001			
	Motion to Approve/Deny	M	S	
2.	File No. PZC 09-002			
	Motion to Approve/Deny	M	S	
3.	File No. PSP 09-001			
	Motion to Approve/Deny	M	S	
90,59 Ceda M2 (Influe found Comp categ Quali Calife Newo	PIEW FOR FILE NO. PDEV11-016: A 91 sq. ft. industrial warehouse generally ar Street and Cucamonga Avenue, on ap (General Industrial) zone. The proposed pence Area of Ontario International Airped to be consistent with the policies and patibility Plan (ALUCP) for ONT. Staff gorically exempt from the requirements ity Act pursuant to § 15332 (Class 32-Infornia Environmental Quality Act Guidelin castle Partners, Inc. (APN: 1050-511-06) and Plantage Luis E. Patrners.	located at the opproximately project is located for the Canal Fill Developes. Submit	the southwest 4.77 acres, we ated within the and was evaluated that the lifornia Environment Project	corner of within the Airport atted and Use project is conmentated of the
	ect Planner: Luis E. Batres ect Engineer: Mike Eskander	,		ո ծաւտ
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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 2, 2012.

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 15, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

Jan Pohle