



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

JUNE 18, 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 Art Andres, 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 hearing and deliberate the matter.

MINUTES

A. MINUTES APPROVAL

Development Advisory Board Minutes of **June 4, 2012**, approved as written.

Motion _____ Second _____

NEW ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW, FOR FILE NOS. PDEV12-002 AND PCUP12-006**: A Development Plan (**File No. PDEV12-002**), in conjunction with a Planned Unit Development, as prescribed by Exhibit LU-05 (Additional Plans Map) of the Land Use (General Plan) component of The Ontario Plan, to construct an 8,500 square foot building and a Conditional Use Permit (**File No. PCUP12-006**) to operate a truck leasing company, on approximately 2.12 acres of vacant land, located at 1010 East Holt Boulevard, within the C3 and M1 (Commercial Service and Limited Industrial) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Suppose-U-Drive Truck Lease.** (APNs: 1049-131-010, 011, & 012). **Planning Commission action is required.**
Project Planner: John Earle Hildebrand III
Project Engineer: Arij Baddour

1. **File No. PDEV12-002**
Motion to Approve/Deny M_____S_____

2. **File No. PCUP12-006**
Motion to Approve/Deny M_____S_____

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV12-006, PCUP12-011, AND PVAR12-001:** A Development Plan (**File No. PDEV12-006**) to construct a 65-foot tall, stealth (monopine) wireless telecommunications facility, a Conditional Use Permit (**File No. PCUP12-011**) to operate a wireless telecommunications facility within 500-feet of a residential district, and a Variance (**File No. PVAR12-001**) to exceed the maximum allowable height of 40-foot, located at the northeast corner of Riverside Drive and Turner Avenue, at Creekside Park, within the OS (Open Space) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Verizon Wireless.** (APN: 1083-151-02). **Planning Commission action is required.**
Project Planner: John Earle Hildebrand III
Project Engineer: Arij Baddour

1. **File No. PDEV12-006**
Motion to Approve/Deny M_____S_____

2. **File No. PCUP12-011**
Motion to Approve/Deny M_____S_____

3. **File No. PVAR12-001**
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 **July 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 June 14, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


