



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

February 18, 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 2, 2009**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

B. ENVIRONMENTAL 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 and 2/2/09)
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. PDEV06-048: A Development Plan to construct three residential units on a 13,347 square foot parcel that is currently developed with a single family residence within the R3 (High Density Residential) zone located at 1516 W. Stoneridge Court. Staff has determined that the project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act Guidelines. **Submitted by Neal & Susie Sullivan.** (APN: 1010-551-10).
Project Planner: Clarice Ramey
Project Engineer: Donnie Collins

1. File No. PDEV06-048
Motion to Approve/Deny M _____ S _____

D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVISION AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PDEV08-028 AND PMTT08-011: A development plan (**File No. PDEV08-028**) revising File No. PDEV06-026, to replace 48 P-4 (triplex) units with eight P-5 (10-plex) buildings, totaling 72 units, and a tentative tract map (**File No. PMTT08-011**) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the (proposed) P-5 land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29). **Planning Commission action is required.**
Project Planner: Nancy Martinez
Project Engineer: Hsing Chao

1. File No. PDEV08-028
Motion to Approve/Deny M _____ S _____

2. File No. PMTT08-011
Motion to Approve/Deny M _____ S _____

- E. ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005:** An amendment to the Edenglen Specific Plan to 1) decrease the amount of approved P-4 (Triplex) units from 151 units to 93 units and increase the amount of P-5 units (10-plex) from 156 units to 219 units, while not exceeding the maximum number of units within the Edenglen Specific Plan of 584 units; 2) revise the residential development standards and design guidelines; and 3) revise and update various exhibits. The project is located within the southern portion of the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29). **Planning Commission action is required.**
 Project Planner: Nancy Martinez
 Project Engineer: Hsing Chao

1. File No. PSPA08-005

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


