



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**May 21, 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 **April 16, 2012**, approved as written.

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

## NEW ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NOS. PVAR12-002 & PDEV12-004: A Variance (File No. PVAR12-002) to deviate from the minimum setback and separation requirements of the C2 zoning district, and the minimum off-street parking dimensions prescribed by the Development Code, and a Development Plan (File No. PDEV12-004) 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 facilitate the construction of a three-story office building totaling 57,930 square feet on approximately 1.10 acres of land, with off-site parking facilities, located at 150 East Holt Boulevard (southeast corner of Holt Boulevard and Euclid Avenue), within the EA (Euclid Avenue Overlay) district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, (Minor Alterations in Land Use Limitations) and 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. **Submitted by Herman Architecture & Design, Inc.** (APNs: 1049-061-01, 02 and 03). Planning Commission action is required.**
- Project Planner: Charles Mercier  
Project Engineer: Dean Williams

1. **File No. PVAR12-002**

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

2. **File No. PDEV12-004**

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

C. **ENVIRONMENTAL ASSESSMENT AND PARCEL MAP FOR FILE NO. PMTT12-002 (PM 16562):**

A Parcel Map to consolidate 3 existing lots totaling approximately 1.10 acres of land, into a single parcel generally located at the southeast corner of Holt Boulevard and Euclid Avenue, within the C2 (Central Business District) zoning district and the EA (Euclid Avenue Overlay) district. The environmental effects of this project were previously considered in conjunction with a Development and Disposition Agreement approved by the City Council on January 30, 2012. A Notice of Exemption finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, (Minor Alterations in Land Use Limitations) and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines was subsequently filed with the Clerk of the Board of Supervisors on January 31, 2012. **Submitted by Herdman Architecture & Design, Inc.** (APNs: 1049-061-01, 02 & 03). **Planning Commission action is required.**

Project Planner: Chuck Mercier  
Project Engineer: Dean Williams

1. **File No. PMTT12-002 (PM 16562)**

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 **June 4, 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 May 17, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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