



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

April 19, 2010

- ▶ **All documents for public review are on file in the Planning Department located in City Hall Annex at 200 N. Cherry Ave, Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 P.M. IN ONTARIO SENIOR CENTER
LOCATED AT 225 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 hearing and deliberate the matter.

MINUTES

A. MINUTES APPROVAL

Development Advisory Board Minutes of **March 15, 2010**, approved as written.

Motion_____ Second_____

NEW ITEMS

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT09-004 (PM 19198) AND PCUP08-036:** A Tentative Parcel Map (**File No. PMTT09-004 (PM 19198)**) to reconfigure 4.91 acres of land into 4 parcels, vacate a portion of Main Street between Sultana Avenue and Campus Avenue and vacate a portion of Monterey Avenue between Emporia Street and State Street, and a Conditional Use Permit (**File No. PCUP08-036**) to operate a recycling facility, located at the northwest corner of Main Street and Campus Avenue, at 608 East Main Street, within the M3 (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Main Street Fibers.** (APNs: 1049-081-01, 1049-081-02, 1049-081-11, 1049-082-06, 1049-083-01, 1049-083-03, 1049-083-08, 1049-083-09, 1049-083-10, 1049-083-11 & 1049-083-13). **Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Naiim Khoury

1. **File No. PMTT09-004 (PM 19198)**

Motion to Approve/Deny M_____S_____

2. **File No. PCUP08-036**

Motion to Approve/Deny M_____S_____

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV09-019, PCUP09-036 & PVAR09-005:**

A Development Plan (File No. PDEV09-019) and Conditional Use Permit (File No. PCUP09-036) request to construct and operate a 50'-6" tall wireless communication monopalm tower within 500 feet of residentially zoned property, and a Variance (File No. PVAR09-005) request to exceed the height limit of 40 feet for property located within the C3 (Commercial Service) & EA (Euclid Avenue Overlay) land use designations at 2441 S. Euclid Avenue. A Negative Declaration of environmental effects has been prepared for this project; **submitted by T-Mobile West Corporation (APN: 1051-211-10). Planning Commission action is required.**

Project Planner: Luis Batres

Project Engineer: Arij Baddour

1. **File No. PDEV09-019**

Motion to Approve/Deny M_____S_____

2. **File No. PCUP09-036**

Motion to Approve/Deny M_____S_____

3. **File No. PVAR09-005**

Motion to Approve/Deny M_____S_____

D. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA10-001: A Specific Plan Amendment to the Wagner Properties Specific Plan to incorporate approximately 2.29 acres into the Urban Commercial land use designation for property located along the southeast corner of Turner Avenue and Sedona Court. A Mitigated Negative Declaration of environmental effects has been prepared for this project; submitted by David A. Pyle-American Career College (APN: 210-191-13). Planning Commission action is required.

Project Planner: Luis Batres
Project Engineer: Dean Williams

1. File No. PSPA10-001

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 **May 3, 2010**.

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 April 15, 2010 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.