



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

October 19, 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 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 **September 21, 2009**, approved as written.

Motion_____ Second_____

Development Advisory Board Minutes of **October 5, 2009**, approved as written.

Motion_____ Second_____

CONTINUED ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE MODIFICATION FOR FILE NO. PDEV09-012 AND PVAR07-013**: A site plan modification and building footprint relocation (**File No. PDEV09-012**) for an approved Development Plan (**File No. PDEV06-063**) and a modification to an approved Variance (**File No. PVAR07-013**) to reduce the front building setback from 40 feet to 22 feet, for a proposed 2,900 square foot fast restaurant (Burger King), located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Freeway, within the Light-Industrial land use designation of California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed under the Notice of Exemption prepared for File No. PDEV06-063, approved on February 26, 2008. This application introduces no new significant environmental impacts. **Submitted by Arnold Rodney Bickle** (APN: 0238-121-37) **Planning Commission action is required.** Continued from 10/05/09
Project Planner: Nancy Martinez/Chuck Mercier
Project Engineer: Dean Williams

1. **File No. PDEV09-012**

Motion to Approve/Deny

M_____S_____

2. **File No. PVAR07-013**

Motion to Approve/Deny

M_____S_____

NEW ITEMS

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV09-013, PCUP09-020, PVAR09-004 AND PHP09-008:**

A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP09-020) to modify an existing Conditional Use Permit (File No. PCUP06-013) to operate a religious assembly use; and 4) a Certificate of Appropriateness (File No. PHP09-008) request to demolish the remaining portion of a partially demolished single family residence on an eligible historic property (Related File No. PHP05-039). Staff is recommending the adoption of a Negative Declaration of environmental effects for the project; **submitted by the Quang Thien Buddhist Temple. (APN: 1048-402-01). Planning Commission action is required.**

Project Planner: Diane Ayala

Project Engineer: Dean Williams

1. **File No. PDEV09-013**

Motion to Approve/Deny

M_____S_____

2. **File No. PCUP09-020**

Motion to Approve/Deny

M_____S_____

3. **File No. PVAR09-004**

Motion to Approve/Deny

M_____S_____

4. **File No. PHP09-008**

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 **November 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 October 15, 2009 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


