



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

DECEMBER 20, 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 **November 15, 2010**, approved as written.

Motion _____ Second _____

NEW ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV10-003 AND PCUP10-046:** A Development Plan (**File No. PDEV10-003**) and Conditional Use Permit (**File No. PCUP10-046**) to construct and operate a stealth wireless communication tower (T-Mobile and Verizon), located at the northwest corner of Campus and Sunkist, at 617 East Campus Avenue, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15303 (New Construction or Conversion of Small Structures). **Submitted by T-Mobile and Verizon.** (APN: 1049-232-21). **Planning Commission is Required.**
Project Planner: John Earle Hildebrand III
Project Engineer: Rana Kabbara

1. **File No. PDEV10-003**

Motion to Approve/Deny

M_____S_____

2. **File No. PCUP10-046**

Motion to Approve/Deny

M_____S_____

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-008 & PVAR10-002:** A Development Plan (**File No PDEV08-008**) to construct a 3,920 square foot commercial/retail building and a Variance (**File No. PVAR10-002**) to reduce the front parking setback from 20 feet to 10 feet, on 0.43 acres of vacant land, located on the east side of Archibald Avenue south of Oakhill Street in the C1 (Shopping Center Commercial) zone. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Aly Haidar on behalf of Danny Yang.** (APN: 0218-051-98). **Planning Commission action is required.**

Project Planner: Clarice Ramey

Project Engineer: Naiim Khoury

1. **File No. PDEV08-008**

Motion to Approve/Deny

M_____S_____

2. **File No. PVAR10-002**

Motion to Approve/Deny

M_____S_____

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-004 & PCUP10-015:** A Development Plan (**File No. PDEV10-004**) to construct and a Conditional Use Permit (**File No. PCUP10-015**) to operate a 55-foot tall monopine telecommunication facility on 0.48 acres of land, generally located at the southeast corner of Fifth Street and Hellman Avenue, in the M2 (Industrial Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by T-Mobile West Corporation.** (APN: 0210-062-58). **Planning Commission action is required.**

Project Planner: Clarice Ramey

Project Engineer: Arij Baddour

1. **File No. PDEV10-004**

Motion to Approve/Deny

M_____S_____

2. **File No. PCUP10-015**

Motion to Approve/Deny

M_____S_____

E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN
REVIEW FOR FILE NO. PDEV10-011:**

A revision (File No. PDEV10-011) to a previously approved Development Plan (File No. PDEV07-030) to construct 11 detached units on 1.2 acres of vacant land located at the northwest corner of Riverside Drive and Campus Avenue, at 629 E. Riverside Drive, within the R2 (Medium Density Residential) zone. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Crestwood Communities.** (APN: 1051-601-03). **Planning Commission action is required.**

Project Planner: Clarice Ramey

Project Engineer: Naiim Khoury

1. **File No. PDEV10-011**

Motion to Approve/Deny

M_____S_____

F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN
REVIEW FOR FILE NO. PDEV10-015:**

A request to establish a Conceptual Master Plan for George Gibbs Park (**File No. PDEV10-015**) located on approximately 2.8 acres within the Public Facilities zone, located between 5th Street to the north and Princeton Street to the south. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) [General Rule]. **Submitted by City of Ontario** (APN: 1008-561-02). **Planning Commission Action is required.**

Project Planner: Luis E. Batres

Project Engineer: Naiim Khoury

1. **File No. PDEV10-015**

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 **January 3, 2011**.

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 December 16, 2010 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.


