



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

November 19, 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, Economic Development 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 **November 5, 2012**, approved as written.

Motion _____ Second _____

NEW ITEMS

B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA12-003

A request to amend the Wagner Properties Specific Plan to 1) increase the allowable density within the Urban Residential designation from 25 dwelling units per acre to 45 dwelling units per acre; 2) reduce the building setback along Fourth Street from 40' average to 30 ' minimum; 3) reduce the parking setback along Fourth Street from 40' average to 15' minimum; and 4) reduce the building and parking setback along Center Avenue from 30' to 20' for property generally located at the southwest corner of Haven Avenue and Fourth Street. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of an Addendum to the Certified Environmental Impact Report for The Ontario Plan. **Submitted by City of Ontario** (APN: 210-182-09). Planning Commission action is required.

Project Planner: Luis E. Batres

1. **File No. PSPA12-003**

Motion to Approve/Deny

M_____S_____

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV12-016:** A Development Plan to make certain improvements to the Mark Christopher Auto Center, including a new roof (1,069 SF), new entry canopy (1,327 SF), and new car delivery cover (5,285 SF), generally located at the northeast corner of Vineyard Avenue and Convention Center Way, at 2131 East Convention Center Way, within the C4 (Commercial Service) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Mark Christopher Auto Center** (APNs: 0110-321-22 & 0110-321-23).

Project Planner: John Earle Hildebrand III

Project Engineer: Naiim Khoury

1. **File No. PDEV12-016**

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 **Monday, December 3, 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 November 15, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


