



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

January 19, 2011

- **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 **December 20, 2010**, approved as written.

Motion_____ Second_____

NEW ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-010:** A Development Plan to construct a 6,815 square foot Auto Zone retail store on 1.18 acres located along the southeast corner of Holt Boulevard and Pleasant Avenue, at 610 E. Holt Boulevard, within the C3 (Commercial Service) zoning district. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32-In-Fill Development Projects). **Submitted by AutoZone Development** (APN: 1049-092-01 & 02 & 1049-092-12).

Project Planner: Luis E. Batres

Project Engineer: Mike Eskander

1. File No. PDEV10-010

Motion to Approve/Deny

M_____S_____

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-018 & PVAR09-003:** A Development Plan (File No. PDEV08-018) to construct a 19,530 square foot two-story office building with an associated Variance request (File No. PVAR09-003) to reduce the minimum required street setbacks on Haven Avenue from 32 feet to 12 feet and on Francis Street from 35 feet to 20 feet, while maintaining an average setback of at least 35 feet along both street frontages, on 2.05 acres of land within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan, located at the southeast corner of Haven Avenue and Francis Street. 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 Sares Regis Group (APN: 0211-281-56). Planning Commission action is required.**

Project Planner: Clarice Ramey
Project Engineer: Naiim Khoury

1. **File No. PDEV08-018**

Motion to Approve/Deny M_____S_____

2. **File No. PVAR09-003**

Motion to Approve/Deny M_____S_____

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-001:** A Tentative Tract Map (TT 17450) to subdivide 16.82 acres of land into 138 lots and 14 lettered lots within Neighborhood 6 (Cluster Court Product) of the Countryside Specific Plan, located south side of Chino Avenue and east of the lower Cucamonga Basin and North of the Deer Creek Channel. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC (APN: 218-131-11, 12, 22, 40, and 43). Planning Commission action is required.**

Project Planner: Rudy Zeledon
Project Engineer: Mike Eskander

1. **File No. PMTT10-001**

Motion to Approve/Deny M_____S_____

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-002:** A Tentative Tract Map (TT 17449) to subdivide 18.74 acres of land into 97 lots and 15 lettered lots within Neighborhood 5 (Z-lot product) of the Countryside Specific Plan, located south of Chino Avenue, north of SCE Utility Corridor and east of the Lower Cucamonga Basin. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-131-12 and 22). **Planning Commission action is required.**
Project Planner: Rudy Zeledon
Project Engineer: Mike Eskander

1. **File No. PMTT10-002**

Motion to Approve/Deny

M_____S_____

- F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT10-003:** A Tentative Tract Map (TT 16045) to subdivide 41.6 acres into 187 lots, within Neighborhood 1 (RD 5,500) of the Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and east of the Cucamonga Creek Flood Control Channel. The Environmental impacts of this project were analyzed in the EIR prepared for the Countryside Specific Plan (File No. PSP04-001). All mitigation measures of the related EIR shall be a condition of the project approval are incorporated herein by reference; **submitted by Forestar Countryside, LLC** (APN: 218-111-057). **Planning Commission action is required.**
Project Planner: Rudy Zeledon
Project Engineer: Mike Eskander

1. **File No. PMTT10-003**

Motion to Approve/Deny

M_____S_____

- G. **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT (PUD) REVIEW FOR FILE NO. PUD10-001:** A request for a Planned Unit Development to establish the land use, development, and design regulations for a one block area bordered by Holt Boulevard on the north, Emporia Street on the south, Pleasant Avenue on the west, and Melrose Avenue on the east. 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 Ontario Redevelopment Agency.** (APN: 1049-092-01, 02, 11, 12 & 13). **Planning Commission action is required.**

Project Planner: Clarice Ramey
Project Engineer: Mike Eskander

1. **File No. PUD10-001**

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 **February 7, 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 January 13, 2011 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.


