



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**April 18, 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 **April 4, 2011**, approved as written.

Motion \_\_\_\_\_ Second \_\_\_\_\_

## **NEW ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-014 & PCUP11-005**: A Development Plan (**File No. PDEV10-014**) to install three additional Verizon slimline antennas on an existing Verizon slimline monopole within an existing lease area and a Conditional Use Permit (**File No. PCUP11-005**) to operate the facility on approximately 6.0 acres of developed land located at 2315 East Philadelphia Street, within 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 § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Verizon Wireless.** (APN: 0113-491-31). **Planning Commission action is required.**  
Project Planner: Clarice Ramey  
Project Engineer: Arij Baddour

1. **File No. PDEV10-014**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

2. **File No. PCUP11-005**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-016 & PCUP10-051**: A Development Plan (**File No. PDEV10-016** ) to construct and a Conditional Use Permit (**File No. PCUP10-051**) to operate a T-Mobile stealth wireless telecommunication facility within a proposed 44 foot tall clock tower at an existing place of worship in the R1 (Single Family Residential) zone, located at 2713 South Grove Avenue. 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 Corp.** (APN: 0216-441-61). **Planning Commission action is required.**  
Project Planner: Clarice Ramey  
Project Engineer: Arij Baddour

1. **File No. PDEV10-016**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

2. **File No. PCUP10-051**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

- D. **SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA08-006:** A public hearing to consider certification of a Supplemental Environmental Impact Report for File No. PSPA08-006 and a Specific Plan Amendment to the Guasti Plaza Specific Plan, to allow for up to 500 residential dwelling units on approximately 13 acres of land located at the southwest corner of Guasti Road and Turner Avenue. Staff is recommending the certification of a Supplemental Environmental Impact Report (SCH#2008111072). **Submitted by Oliver McMillan, LLC.** (APNs: 0210-192-11). **Planning Commission and City Council actions are required.**  
Project Planner: Clarice Ramey  
Project Engineer: Mike Eskander

1. **File No. PSPA08-006**

Motion to Approve/Deny

M\_\_\_\_\_S\_\_\_\_\_

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-013:** A Development Plan Modification to a previously approved project (File Nos. PDEV05-072, PCUP05-045, PCUP06-031, PMTT05-032) to allow for the phasing of the development proposed at the northeast corner of Mountain Avenue and Fourth Street in the C1(Shopping Center Commercial) zoning designation. Phase I will include the development of a 13,570 square foot Walgreens and the remodel of an existing 4,110 square foot United States Postal Office. Phase 2 will include 6,159 square feet of retail and 177 market rate senior housing units. The environmental impacts for the project were previously reviewed under a Mitigated Negative Declaration that was prepared for the approved project under (File No's. PDEV05-072, PCUP05-045, PCUP06-031, PMTT05-032). No new environmental impacts are anticipated. **Submitted by JAFAM Corporation** (APN: 1008-522-01, 02 & 03) **Planning Commission action is required.**  
Project Planner: Luis E. Batres  
Project Engineer: Naiim Khoury

1. **File No. PDEV10-013**

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 2, 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 April 14, 2011 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.

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