



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

May 16, 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 18, 2011**, approved as written.

Motion_____ Second_____

NEW ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV10-007, PCUP10-028, AND PVAR11-001**: A Development Plan (File No. PDEV10-007) to construct, a Conditional Use Permit (File No. PCUP10-028) to operate, and a Variance (File No. PVAR11-001) to exceed the 35 foot height limit within the R2 (Medium Density Residential) zone to allow construction of a T-Mobile stealth wireless telecommunication facility within a proposed cupola with a roof height of 48 feet on an existing place of worship (Calvary Apostolic Tabernacle), located at 602 North Virginia Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by T-Mobile.** (APN: 1048-451-51) **Planning Commission action is required.**

Project Planner: Clarice Ramey

Project Engineer: Naiim Khoury

1. **File No. PDEV10-007**

Motion to Approve/Deny M_____S_____

2. **File No. PCUP10-028**

Motion to Approve/Deny M_____S_____

3. **File No. PVAR11-001**

Motion to Approve/Deny M_____S_____

C. **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE NO. PUD 08-001:**

An amendment to the Downtown Civic Center PUD, increasing the maximum residential density range for commercial/residential mixed-use development projects from 45-50 dwelling units per acre to 60-65 dwelling units per acre. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (No. SCH No. 200405115, certified on November 16, 2004), adopted by the City Council on April 5, 2011. This application introduces no new significant environmental impacts. **Submitted by J.H. Snyder Company** (APNs: 1048-551-10 through 13; 1048-552-13 through 19; 1048-553-01 through 17; 1048-547-04 through 94; and 1048-548-01 through 54). **Planning Commission action is required.**

Project Planner: Charles Mercier
Project Engineer: Mike Eskander

1. **File No. PUD 08-001**

Motion to Approve/Deny M_____S_____

D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-026: A Development Plan to construct a 4-story mixed-use development project consisting of 153 dwellings and approximately 30,800 square feet of commercial-office and retail space on approximately 2.4 acres of land, bordered by Euclid Avenue on the west, D Street on the north, Lemon Avenue on the east and C Street on the south, within the C-1 Block of the Downtown Civic Center PUD. This application revises a previously approved Development Plan (File No. PDEV06-009). The environmental impacts of this project were reviewed in conjunction with an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (No. SCH No. 200405115, certified on November 16, 2004), adopted by the City Council on April 5, 2011. This application introduces no new significant environmental impacts. **Submitted by J.H. Snyder Company** (APN: 1048-551-10 through 13). **Planning Commission action is required.**
Project Planner: Charles Mercier
Project Engineer: Mike Eskander

1. File No. PDEV08-026

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 **June 6, 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 May 12, 2011 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 225 East "B" Street, Ontario.


