



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**April 20, 2009**

- ▶ **All documents for public review are on file in the Planning Department located at 303 East B Street, Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 P.M. IN THE COUNCIL CHAMBERS**

Gregory Devereaux, 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 Jim Doyle, Police Department  
Fire Marshal Floyd Clark, Fire Department  
Jeffrey Krizek, Public Works Department  
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 6, 2009**, approved as written.

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

**CONTINUED ITEMS**

**B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV08-017 AND PVAR09-002:**

A Development Plan (**File No. PDEV08-017**) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (**File No. PVAR09-002**) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres, within the M2 (Industrial Park) District, located at 1165 East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049-392-15). **Planning Commission action is required.** (Continued from 3/16/09)

Project Planner: Lorena Mejia  
Project Engineer: Don Collins

**1. File No. PDEV08-017**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

**2. File No. PVAR09-002**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW PDEV08-021**: A Development Plan to construct three (3) concrete tilt-up industrial buildings totaling approximately 15,652 square feet, located on approximately 1.51 acres of vacant land within the Business Park Land Use Designation of the Grove Avenue Specific Plan, located on the northwest corner of Belmont Street and Grove Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049- 392-07, 08 & 09). (Continued from 3/16/09)  
Project Planner: Lorena Mejia  
Project Engineer: Don Collins

1. **File No. PDEV08-021**

Motion to Approve/Deny

M \_\_\_\_\_ S \_\_\_\_\_

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024**: A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts; **submitted by OM Guasti, LLC.** (APNs: Portion of 210-192-11). (Continued from 12/15/08, 1/05/09, 1/21/09, 2/2/09, 2/18/09, 3/16/09 and 4/6/09)  
Project Planner: Nancy Martinez  
Project Engineer: Mike Eskander

1. **File No. PDEV08-024**

Motion to Approve/Deny

M \_\_\_\_\_ S \_\_\_\_\_

**NEW ITEMS**

**E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV08-028 AND PMTT08-011:** A development plan (**File No. PDEV08-028**) to construct six 10-plex buildings and two 6-plex buildings, totaling 72 units in conjunction with a tentative tract map (**File No. PMTT08-011**) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the Planning Area 5 (proposed) land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-921-28, 218-953-03 thru 12, 218-953-16 thru 19, 218-953-22 thru 24). **Planning Commission action is required.**  
Project Planner: Nancy Martinez  
Project Engineer: Hsing Chao

**1. File No. PDEV08-028**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

**2. File No. PMTT08-011**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

**F. ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005:** An amendment to the Edenglen Specific Plan to 1) amend the amount of units allocated to Planning Area 1 through Planning Area 5; 2) introduce three new product types; 3) revise the residential development standards and design guidelines; and 4) revise and update various exhibits. The project is located within the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-931-01 thru 91, 218-941-01 thru 78, 218-951-01 thru 62, 218-952-01 thru 64, 218-953-01 thru 24, 218-961-01 thru 13 and 218-921-01 thru 30.). **Planning Commission action is required.**  
Project Planner: Nancy Martinez  
Project Engineer: Hsing Chao

1. File No. PSPA08-005

Motion to Approve/Deny

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

- G. ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR08-008: A request for Variance approval to deviate from the minimum freeway sign separation requirements, an approximate 144-foot reduction, from 600 feet to 456 feet, and to deviate from the maximum area for freeway signs, an approximate 550-foot increase, from 150 feet to approximately 700 feet, on approximately 4.59 acres of land located at 2131 Convention Center Way, within the C4 (Airport Related Services) zoning district. Staff is recommending the adoption of a Negative Declaration of environmental effects. **Submitted by Mark Christopher Chevrolet, Inc.** (APN: 110-321-23). **Planning Commission action is required.**

Project Planner: Charles Mercier

Project Engineer: Don Collins

1. File No. PVAR08-008

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 4, 2009**.

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 16, 2009 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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