

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 A written.	Advisory	Board	Minutes	of	December	20,	2010,	approved	as
	Motion		apanaga piya pi samanin masanan na abahada	_ Seco	ond_					

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.	PDF	EV1	0 - 010

Motion to Approve/Deny MS

Deve	RIANCE REVIEW FOR FILE NO	S. PDEV08-018 & PVAR09-003	: A
	elopment Plan (File No. PDEV08-018	8) to construct a 19,530 square	toot
two-	story office building with an associated	1 Variance request (File No. PVAN	. 32
003)	to reduce the minimum required street to 12 feet and on Francis Street from 3	of setbacks of mavel Avenue from	r an
reet	age setback of at least 35 feet along by	both street frontages on 2.05 acre	s of
land	within the Commercial/Food/Hotel	land use district of the Califo	rnia
	merce Center Specific Plan, located at		
and	Francis Street. Staff has determined the	hat the project is categorically exe	mpt
from	n the requirements of the California En	nvironmental Quality Act pursuant	to §
1533	32 (In-Fill Development Projects) of th	ne State CEQA Guidelines. Submi	tted
	Sares Regis Group (APN: 0211-281-	·56). Planning Commission actio	n is
	aired.		
-	ect Planner: Clarice Ramey		
Proj	ect Engineer: Naiim Khoury		
1.	File No. PDEV08-018		
	Motion to Approve/Deny	MS	
2.	File No. PVAR09-003		
	Motion to Approve/Deny	MS	
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	VIRONMENTAL ASSESSMENT		IAP
	CONTRACTOR OF THE PARTY DIAMPETER	A Tontotive Treet Mon (I'l' 1745)	
RE	VIEW FOR FILE NO. PMTT10-001	: A Tentative Tract Map (TT 1745	0) to
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REV subo	divide 16.82 acres of land into 13 ghborhood 6 (Cluster Court Product) of	38 lots and 14 lettered lots w f the Countryside Specific Plan, loc	0) to ithin cated
REV subc Neig sout	divide 16.82 acres of land into 13 ghborhood 6 (Cluster Court Product) of the side of Chino Avenue and east of the	38 lots and 14 lettered lots w f the Countryside Specific Plan, loc e lower Cucamonga Basin and Nor	0) to ithin cated th of
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REVII	DIAMETER		IVE TRAC				
subdiv	EW FOR FILE NO. PMTT10-	002: A Tentative Tra	act Map (TT 1	7449) to			
Juout V.	ide 18.74 acres of land into	97 lots and 15	lettered lot	s within			
Neight	porhood 5 (Z-lot product) of the G	Countryside Specific	Plan, located	south of			
Chino	Avenue, north of SCE Utility C	orridor and east of	the Lower Cu	camonga			
Rasin	The Environmental impacts of	f this project were	analyzed in	the EIR			
nrenari	ed for the Countryside Specific	Plan (File No. PSP))4-001). All n	nitigation			
maneu	res of the related EIR shall be	a condition of the	e project app	roval are			
incasu	arotad harain by reference sub	mitted by Forests	Forestar Countryside. LLC				
(ADNI)	219 121 12 and 22) Planning	n by reference; submitted by Forestar Countryside, LLC and 22). Planning Commission action is required.					
		commission action	is required.				
	t Planner: Rudy Zeledon						
Project	t Engineer: Mike Eskander						
1.	File No. PMTT10-002						
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	Motion to Approve/Deny	IVI	S				
ENIVE	RONMENTAL ASSESSMEN	TENTA	TIVE TRAC	т мар			
EINVI	EW FOR FILE NO. PMTT10-	002 AT ALL T	act Man (TT	16045) to			
DEVI		AMILSO A LONTOTIVE IN					
REVI	ide 41 6 same into 197 lots w	<u>003</u> : A Tentative II	1 (PD 5 50	0) of the			
subdiv	vide 41.6 acres into 187 lots, w	vithin Neighborhood	1 1 (RD 5,50	0) of the			
subdiv Count	vide 41.6 acres into 187 lots, wryside Specific Plan, located so	vithin Neighborhood outh of Riverside	l 1 (RD 5,50 Drive, north	0) of the of Chino			
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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
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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.

