



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

MARCH 19, 2012

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

**MEETING WILL BE HELD AT 1:30 P.M. IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 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 **February 6, 2012**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV11-012: A Development Plan to collocate additional antennas on an existing 77-foot tall, stealth (monopine) wireless telecommunications facility, located at the southeast corner of Grove Avenue and the I-10 Freeway, at 1204 North Grove Avenue, within the C1 (Shopping Center Commercial) zoning district. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by AT&T Mobility.** (APN: 0108-381-09). Continued from January 4, 2012 and February 6, 2012 DAB.

Project Planner: John Earle Hildebrand III

Project Engineer: Arij Baddour

1. File No. PDEV11-012

Motion to Approve/Deny M _____ S _____

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, FOR FILE NO PDEV11-002:** A Development Plan to construct a 2,400 square foot auto repair facility and make general site improvements, located near the southeast corner of State Street and Vine Avenue at 417 West State Street, within the M1 (Limited Industrial) zoning designation. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15303 (New Construction or Conversion of Small Structures). **Submitted by Arnoldo Bratslavsky.** (APN: 1049-27-103).
Project Planner: John Earle Hildebrand III
Project Engineer: Dean Williams

1. **File No. PDEV11-002**

Motion to Approve/Deny

M_____S_____

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460):** A Development Plan (**File No. PDEV09-016**) to construct 176 dwelling units and a Tentative Tract Map (**File No. PMTT11-007 – PM 18460**) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Residential land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).
Project Planner: John Earle Hildebrand III
Project Engineer: Dean Williams

1. **File No. PDEV09-016**

Motion to Approve/Deny

M_____S_____

2. **File No. PMTT11-007 (PM 18460)**

Motion to Approve/Deny

M_____S_____

E. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459): A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 – PM 18459) to subdivide 20 acres into 10 parcels, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).
 Project Planner: John Earle Hildebrand III
 Project Engineer: Dean Williams

1. File No. PDEV09-017

Motion to Approve/Deny M _____ S _____

2. File No. PCUP09-026

Motion to Approve/Deny M _____ S _____

3. File No. PMTT09-003 (PM 18459)

Motion to Approve/Deny M _____ S _____

F. ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS. PGPA09-001, PZC09-002, AND PSP09-001: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 20 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (File No. PSP09-001), to master plan approximately 20 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).
 Project Planner: John Earle Hildebrand III
 Project Engineer: Dean Williams

The next **Development Advisory Board** meets on **April 2, 2012.**

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 March 15, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


