



## **CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD**

### **AGENDA**

**April 2, 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 Art Andres, 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 **March 19, 2012**, approved as written.

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

**CONTINUED ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV11-016:** A Development Plan to construct a 90,591 sq. ft. industrial warehouse generally located at the southwest corner of Cedar Street and Cucamonga Avenue, on approximately 4.77 acres, within the M2 (General Industrial) zone. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (Class 32-In Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Jackson Smith, Newcastle Partners, Inc.** (APN: 1050-511-06 &07). Continued from March 19, 2012

**1. File No. PDEV11-016**

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

**NEW ITEMS**

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV11-020, PCUP11-026, AND PVAR11-007:** A Development Plan (**File No. PDEV11-020**) to construct a telecommunication facility (for Verizon Wireless), a Conditional Use Permit (**File No. PCUP11-026**) to operate, and a Variance (**File No. PVAR11-007**) to exceed the 40 foot height limit within the C1 (Shopping Center District) zone to allow construction of a 55-foot high monopine antenna and operating equipment on an 875 square foot lease area within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Verizon Wireless.** (APN: 0110-301-21) **Planning Commission action is required.**  
Project Planner: Jeanie Aguilo  
Project Engineer: Arij Baddour

1. **File No. PDEV11-020**

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

2. **File No. PCUP11-026**

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

3. **File No. PVAR11-007**

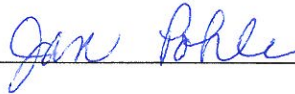
Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

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 **April 16, 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 29, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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