



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

April 15, 2013

- ▶ **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 General Manager
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 1, 2013**, approved as written.

Motion _____ Second _____

NEW ITEMS

B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV12-015 AND PMTT12-009 (PM 19145): A Development Plan (**File No. PDEV12-015**) to make improvements to 1.18 acres of land for the purpose of outside storage for Main Street Fibers Recycling and a Tentative Parcel Map (**File No. PMTT12-009, PM 19145**) to merge eight parcels into one, located at the southeast corner of Ontario Boulevard and Campus Avenue, at 704 East Ontario Boulevard, within the M3 (General Industrial) zoning district. 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Main Street Fibers.** (APNs: 1049-201-08, 1049-201-09, 1049-201-10, 1049-201-11, 1049-201-12, 1049-201-13, 1049-201-14, & 1049-201-15). **Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Naiim Khoury

1. **File No. PDEV12-015**

Motion to Approve/Deny M _____ S _____

2. **File No. PMTT12-009 (PM 19145)**

Motion to Approve/Deny M _____ S _____

C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-002 (TT 18874) & PDEV13-008:**

A Tentative Tract Map (File No. PMTT13-002 (TT 18874)) to subdivide 3.48 gross acres of land into 9 numbered and 3 lettered lots, and a Development Plan (File No. PDEV13-008) to construct 52 multiple-family dwellings (townhouses) on the subject site, located at the northeast corner of Via Molinara and Inland Empire Boulevard, within the Garden Commercial II/Planned Residential Overlay land use district of the Ontario Festival Specific Plan. 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. The project is consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential (APN: 0210-651-07, 08 & 09; and 0210-181-09 & 10). Planning Commission action is required.**

Project Planner: Chuck Mercier

Project Engineer: Dean Williams

1. **File No. PMTT13-002 (TT 18874)**

Motion to Approve/Deny M _____ S _____

2. **File No. PDEV13-008**

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 6, 2013**.

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 11, 2013, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


