



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

AUGUST 20, 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 **August 6, 2012**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

B. ENVIRONMENTAL ASSESSMENT & TENTATIVE TRACT MAP FOR FILE NO. PMTT12-001: A Tentative Tract Map to subdivide a 27.2-acre parcel into one lot for condominium purposes for an existing mobile home park, located at 2139 E. Fourth Street, within the MH (Mobile Home) land use designation. 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. Pursuant to the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared for the project. **Submitted by Richard Pech (APN: 0210-061-20). Planning Commission Action is Required. Continued from 8/6/12**

Project Planner: Luis Batres
Project Engineer: Naiim Khoury

1. File No. PMTT12-001

Motion to Approve/Deny M _____ S _____

NEW ITEMS

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV12-010: A Development Plan to construct a 60-foot tall monopine (Verizon), with up to twelve 4-foot panel antennas and one 2-foot microwave dish, within a 846 square foot lease area on 2.8 acres of land developed with a parking area for the Metrolink Station, located at the westerly terminus of Francis Street, north of Mission Boulevard (APN: 0211-263-21). 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 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Verizon Wireless.** (APN: 0211-263-21).
Project Planner: Clarice Burden
Project Engineer: Arij Baddour

1. File No. PDEV12-010

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 **September 5, 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 August 16, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


