



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

January 4, 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 **December 19, 2011**, approved as written.

Motion _____ Second _____

NEW ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR

FILE NO. PDEV11-006: A Development Plan to construct a stealth wireless telecommunications facility located near the southeast corner of Grove Avenue and Holt Boulevard, at 1222 East Holt Boulevard, within the M3 (General Industrial) zoning district. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Verizon Wireless.** (APN: 0110-131-20)

Project Planner: John Earle Hildebrand III

Project Engineer: Arij Baddour

1. File No. PDEV11-006

Motion to Approve/Deny M _____ S _____

- C. **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).
Project Planner: John Earle Hildebrand III
Project Engineer: Arij Baddour

1. **File No. PDEV11-012**

Motion to Approve/Deny M _____ S _____

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP, VARIANCE, AND CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV11-003, PMTT11-004, PVAR11-003 & PHP11-011**: A request for the following Entitlements: 1) Development Plan (File No. PDEV11-003) to construct four multi-family units and to relocate a historic eligible single family home on site, 2) Variance (File No. PVAR11-003) to reduce access drive building setback from 15 feet to 9 feet, and 3) Tentative Tract Map- TT 18812 (File No. PMTT11-004) to subdivided 0.57 acres of land into one common area for condominium purposes on a historic eligible property, within the R2 (Medium Density Residential) zoning district, located at 904 South Palmetto Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project **Submitted by Creative Design Associate, Inc.** (APN: 1011-413-01). (Related File No. PHP11-003). **Planning Commission action is required.**
Project Planner: Diane Ayala
Project Engineer: Dean Williams

1. **File No. PDEV11-003**

Motion to Approve/Deny M _____ S _____

2. **File No. PMTT11-004**

Motion to Approve/Deny M _____ S _____

3. **File No. PVAR11-003**

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 **Wednesday January 18, 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 December 23, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


