



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

November 18, 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 Municipal Services 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 **October 21, 2013**, approved as written.

Motion _____ Second _____

NEW ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, PLANNED RESIDENTIAL DEVELOPMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PZC13-001, PRD13-001, PDEV13-014, AND PMTT13-008 (TM 18909):** A request (**File No. PZC13-001**) to change the zoning designation of a 5.4-acre parcel from R1 (1 to 5.0 du/ac) to R3 (16.1 to 25.0 du/ac), a Planned Residential Development (**File No. PRD13-001**) to establish development and design criteria, a Development Plan (**File No. PDEV13-014**) to construct 139 multi-family dwelling units, and a Tentative Tract Map (**File No. PMTT13-008, TM 18909**) to subdivide the project for condominium purposes, located at the southwest corner of Philadelphia Street and Cucamonga Avenue, at 1056 East Philadelphia Avenue. 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 is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1051-141-03); **submitted by SC Colony Limited Partnership, Planning Commission action is required.**
Project Planner: John Earle Hildebrand III
Project Engineer: Dean Williams

D. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN FOR FILE NOS. PMTT13-009 (TT 18911), & PDEV13-017:** A request for approval of certain entitlements to facilitate the development of 130 small lot, single-family dwellings on 17.44 gross acres of land generally located at the northeast corner of Riverside Drive and Fern Avenue, including: [1] a Tentative Tract Map to subdivide the project site into 130 numbered lots for development with single-family dwellings at a density of 8.86 dwellings per acre, and 3 lettered lots to accommodate private streets and common recreation amenities; and [2] a Development Plan to construct 130 small lot, single-family dwellings and common recreation amenities on the project site. Staff is recommending the adoption of an addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. This application introduces no new significant environmental impacts. 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. (APN: 1051-511-17). **Submitted by FHII, LLC., Planning Commission action is required.**
 Project Planner: Chuck Mercier
 Project Engineer: Dean Williams

1. **File No. PMTT13-009**
 Motion to Approve/Deny M_____S_____

2. **File No. PDEV13-017**
 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 **December 2, 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 November 14, 2013 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


