



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**OCTOBER 29, 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, Economic Development 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 **September 17, 2012**, approved as written.

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

## NEW ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-005 & PDEV12-011**: A Tentative Tract Map (**File No. PMTT12-005 (TT 18851)**) to subdivide approximately 7.00 acres of vacant land into 93 numbered lots and 13 lettered (common) lots, and a Development Plan (**File No. PDEV12-011**) to construct 93 single-family dwellings on the subject site, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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: 210-631-11). Planning Commission action is required.

Project Planner: Charles Mercier  
Project Engineer: Dean Williams

1. **File No. PMTT12-005**  
Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

2. **File No. PDEV12-011**  
Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-008 & PDEV12-014:**

A Tentative Tract Map (**File No. PMTT12-008 (TT 18853)**) to subdivide approximately 5.77 acres of vacant land into 57 numbered lots and 11 lettered (common) lots, and a Development Plan (**File No. PDEV12-014**) to construct 57 single-family dwellings on the subject site, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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: 210-631-11; and portion of 210-181-39). Planning Commission action is required.

Project Planner: Charles Mercier

Project Engineer: Dean Williams

1. **File No. PMTT12-008**  
Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

2. **File No. PDEV12-014**  
Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

**D. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT12-007, PMTT12-012 & PDEV12-013:** A Tentative Tract Map for condominium purposes (**File No. PMTT12-007 (TT 18852)**) to subdivide approximately 5.81 acres of land into 15 numbered lots and 6 lettered (common) lots; a Tentative Tract Map for condominium purposes (**File No. PMTT12-012 (TT 18868)**) to subdivide approximately 1.05 acres of land into 4 numbered lots and 1 lettered (common) lot; and a Development Plan (**File No. PDEV12-013**) to construct 110 multiple-family (townhouse) dwellings on each subject site, totaling 6.9 acres of land, generally located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Planned Residential land use district of the Ontario Festival Specific Plan. The 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 Environmental Impact Report No. 80-3 Ontario International Centre General Plan Amendment, 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: 210-631-5 through 11; and 210-181-28, 29 & 39). Planning Commission action is required.  
 Project Planner: Charles Mercier  
 Project Engineer: Dean Williams

1. **File No. PMTT12-007**  
 Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_
  
2. **File No. PMTT12-012**  
 Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_
  
3. **File No. PDEV12-013**  
 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 **November 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 October 25, 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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