



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**December 15, 2014**

- ▶ **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.**

Al Boling, City Manager  
Otto Kroutil, Development Director  
John P. Andrews, Economic Development Director  
Kevin Shear, Building Official  
Scott Murphy, 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.*

**CONSENT CALENDAR ITEMS**

**A. MINUTES APPROVAL**

Development Advisory Board Minutes of **December 1, 2014**, approved as written.

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

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PRD14-001, PMTT14-008 AND PDEV14-016**: A request for certain entitlements for 6.11 acres of land located at 2041 East 4<sup>th</sup> Street to include: 1) A Planned Residential Development to develop the site as one land use complex and establish development standards that depart from the base zone (R1.5 Low-Medium Density Residential) allowing for reduced lot sizes, lot coverages and setbacks; 2) A Tentative Tract Map (TT 18984) to subdivide the site into 55 numbered lots and 2 lettered lots; and 3) A Development Plan for the construction of 55 single family detached homes, private/common open space areas and recreational amenities. 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 environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the related applications File Nos. PGPA14-002 and PZC14-003, and adopted by Ontario City Council on

November 18, 2014. (APN: 0110-441-10) **Submitted By: Warmington Residential. Planning Commission action is required.**  
Project Planner: Lorena Mejia  
Project Engineer: Miguel Sotomayer

1. **File No. PRD14-001**

Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_

2. **File No. PMTT14-008**

Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_

3. **File No. PDEV14-016**

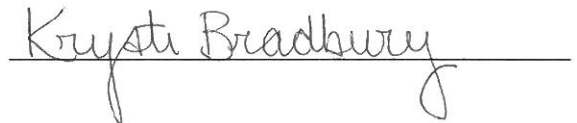
Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_

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 **January 5, 2015**.

I, Krystn Bradbury, 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 11, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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