



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

April 4, 2016

- ▶ **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 Brad Kaylor, 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 March 21, 2016, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-024:** A Tentative Tract Map (TT 19907) to subdivide 27.09 gross acres into 108 single-family lots and 20 lettered lots within the Conventional Medium Lot Residential district of Planning Area 29 of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-17); **submitted by Brookcal Ontario, LLC. Planning Commission action is required.**

1. CEQA Determination

No action necessary – use of an Addendum to a previous EIR

2. File No. PMTT14-024 (Tentative Tract Map)

Motion to recommend Approval/Denial

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-025:** A Tentative Tract Map (TT 19909) to subdivide 26.81 gross acres into 118 single-family lots and 17 lettered lots within the Conventional Medium Lot Residential district of Planning Area 28 of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport,

and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for both airports. (APNs: 0218-321-30); **submitted by Richland Ontario Developers, LLC. Planning Commission action is required.**

1. **CEQA Determination**

No action necessary – use of an Addendum to a previous EIR

2. **File No. PMTT14-025** (Tentative Tract Map)

Motion to recommend Approval/Denial

D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV15-036: A Development Plan revision to an approved Development Plan (File No. PDEV07-042), to construct a 68,230 square foot, 128-room, Springhill Suites Hotel on 3.3 acres, located at 3595 E. Guasti Road, within the Entertainment District of the Ontario Gateway Specific Plan. The environmental impacts for the project were previously reviewed under the Environmental Impact Report (EIR) prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 210-212-58); **submitted by Don Cape.**

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV15-036** (Development Plan)

Motion to Approve/Deny

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 **April 18, 2016**.

I, Maureen Duran, 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 **March 31, 2016**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

