



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

January 21, 2015

- ▶ **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 January 5, 2015, approved as written.

Motion _____ Second _____

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV14-042: A Development Plan to construct a 102,440 SF industrial building on approximately 5.13 acres of land generally located at the southeast corner of Mission Boulevard and Hellman Avenue, at 1501 South Hellman Avenue, within the M2 (Industrial Park) zoning district. A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared for the project pursuant to the California Environmental Quality Act (CEQA) and Guidelines, and the City of Ontario Local CEQA Guidelines. 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). (APN: 0113-396-04); **submitted by Newcastle Partners.**

Project Planner: Charles Mercier

Project Engineer: Omar Gonzalez

1. CEQA Determination

Motion to Approve/Deny Mitigated Negative Declaration

2. File No. PDEV14-042 (Development Plan)

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TWO VARIANCES FOR FILE NOS. PDEV14-037, PVAR14-011, AND PVAR14-012:** A

Development Plan (File No. PDEV14-037) to construct a 130,000 square-foot industrial building, a Variance (File No. PVAR14-011) to exceed the maximum allowable structure height from 35-feet to 40-feet tall, and a Variance (File No. PVAR14-012) to reduce the front building setback from 35-feet to 20-feet, on approximately 6.7 acres of land, located at the northeast corner of Belmont Street and Cucamonga Avenue, at 1105 East Belmont Street, within the M2 (Industrial Park) zoning district. 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). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1049-392-16); **submitted by: Consolidated Consulting. Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Miguel Sotomayor

1. **CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PDEV14-037** (Development Plan)

Motion to Approve/Deny

3. **File No. PVAR14-011** (Variance)

Motion to Approve/Deny

4. **File No. PVAR14-012** (Variance)

Motion to Approve/Deny

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE**

NO. PDEV14-039: A Development Plan to construct a 45,000 square-foot industrial building on approximately 2.11-acres of vacant land, located at the southeast corner of Spruce Street and Business Parkway at 2121 South Business Parkway, within the Industrial land use district of the California Commerce Center South Specific Plan. 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APNs: 0211-275-21 & 0211-275-22); **submitted by: Fullmer Construction. Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Omar Gonzalez

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV14-039** (Development Plan)

Motion to Approve/Deny

E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE**

NO. PDEV14-050: A Development Plan to construct three industrial buildings, totaling approximately 133,000 square-feet of floor area, on 6.14-acres of vacant land, generally located at the northwest and northeast corners of Guasti Road and Ponderosa Avenue, within the M1 (Limited Industrial) zone. 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). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APNs: 0210-212-35 to 38, 43 and 44); **submitted by: Orbis Real Estate Partners. Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Omar Gonzalez

1. **CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

2. **File No. PDEV14-050** (Development Plan)

Motion to Approve/Deny

F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE**

NO. PDEV14-051: A Development Plan to construct a 5,000 square-foot indoor skydiving facility on 0.79 acres of vacant land, within the Commercial Office land use designation of the Ontario Mills (California Commerce Center North) Specific Plan, located at 4510 East Ontario Mills Parkway. 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). The environmental impacts of this project were analyzed in conjunction with Environmental Impact Report (SCH# 89041009), approved October 12, 1990, prepared for the Ontario Mills (California Commerce Center North) Specific Plan. This application introduces no new significant environmental impacts. (APN: 0238-041-30); **submitted by: Skygroup Investment, LLC.**

Project Planner: John Earle Hildebrand III

Project Engineer: Arij Baddour

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV14-051** (Development Plan)

Motion to Approve/Deny

G. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

FOR FILE NO. PDEV14-021: A Development Plan to construct a 55 ft high wireless facility (monopine) on 0.46 acre parcel within the tractor display yard of Glenn B. Dorning, Inc., within the C4 (Airport Service Commercial District), generally located on the south side of Holt Blvd., approximately 2,100 feet west of Vineyard Avenue, at 1744 East Holt Blvd. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section §15332 (In-Fill Development Projects). 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: 0110-101-01, 0110-111-10 & 0110-11-09); **submitted by Spectrum-Verizon Wireless.**

Project Planner: Diane Ayala

Project Engineer: Miguel Sotomayor

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV14-021** (Development Plan)

Motion to Approve/Deny

H. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW**

FOR FILE NO. PMTT11-002: A modification to a previously approved Tentative Tract Map (TT 18027) to subdivide 29 acres of land into 94 lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue. The proposed modifications include an increase in the number of lots from 90 to 94, circulation reconfiguration, and park relocation. The project is considered an “Existing Land Use” as defined by the Ontario International Airport (ONT) Airport Land Use Compatibility Plan (ALUCP) for ONT and the Chino Airport ALUCP that relied upon the Riverside County ALUCP. Therefore, the proposed project is not subject to the policies and criteria of the ALUCP for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38); **submitted by Stratham West Haven Inc. Planning Commission action is required.**

Project Planner: Rudy Zeledon

Project Engineer: Dean Williams

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT11-002** (Tentative Tract Map)

Motion to Approve/Deny

- I. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT11-003:** A modification to a previously approved Tentative Tract Map (TT 18026) to subdivide 19.73 acres of land into 102 lots and 10 lettered lots within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven and Chino Avenues. The proposed modifications includes a decrease in the number of lots from 106 to 102, circulation reconfiguration, and park relocation. 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 the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-11); **submitted by Stratham West Haven Inc. Planning Commission action is required.**

Project Planner: Rudy Zeledon

Project Engineer: Dean Williams

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PMTT11-003** (Tentative Tract Map)

Motion to Approve/Deny

J. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-044 & PCUP14-022:

A Development Plan and Conditional Use Permit to construct a 3-story dormitory and classroom building totaling 16,332 square feet, in conjunction with an existing place of worship on 8.77 acres of land located at the southwest corner of Riverside Drive and Cucamonga Avenue, at 1030 East Riverside Drive, within the SP(AG) (Specific Plan (Agricultural Overlay)) zoning district. A Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program have been prepared for the project pursuant to the California Environmental Quality Act (CEQA) and Guidelines, and the City of Ontario Local CEQA Guidelines. 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). (APN: 1052-141-03); **submitted by Jim Robertson for Banal Napag-Aaral Church. Planning Commission action is required.**
Project Planner: Charles Mercier
Project Engineer: Omar Gonzalez

1. CEQA Determination

Motion to Approve/Deny Mitigated Negative Declaration

2. File No. PDEV14-044 (Development Plan)

Motion to Approve/Deny

3. File No. PCUP14-022 (Conditional Use Permit)

Motion to Approve/Deny

K. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-031 AND PMTT14-023:

A Development Plan to construct a 98-unit townhome project consisting of 14 two-story complexes, in conjunction with a Tentative Tract Map (TT 18995) for Condominium Purposes to subdivide 4.35 gross acres of land into seven (7) numbered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located on the northwest corner of Edison Avenue and Haven 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 Plans (ALUCP) for ONT Airport. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN No's.: 0218-201-30, 39, 42 and 43); **submitted by Brookfield Residential. Planning Commission action is required.**

Project Planner: Henry K. Noh
Project Engineer: Naiim Khoury

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PDEV14-031** (Development Plan)

Motion to Approve/Deny

3. **File No. PMTT14-023** (Tentative Tract Map)

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 February 2, 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 January 15, 2015 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


