



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

March 16, 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 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 2, 2015, approved as written.

Motion _____ Second _____

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT14-028 (PM 19612) & PDEV14-055**: A Tentative Parcel Map (**File No. PMTT14-028 (PM 19612)**) to subdivide approximately 238.5 (gross) acres of land into 22 lots, located within the Meredith International Centre Specific Plan area, generally bordered by Fourth Street and San Bernardino County Flood Control facilities on the north, Cucamonga Channel and Archibald Avenue on the east, Interstate 10 Freeway on the south, and Vineyard Avenue on the west; and a Development Plan (**File No. PDEV14-055**) to construct 7 industrial buildings totaling approximately 3,010,000 square feet, on an approximate 143-acre portion of the Tentative Parcel Map, generally bordered by Fourth Street on the north, Cucamonga Channel on the east, Inland Empire Boulevard on the south, and Vineyard Avenue on the west, within the Industrial land use district of the Meredith International Centre Specific Plan. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC. Planning Commission action is required.**

Project Planner: Charles Mercier

Project Engineer: Dean Williams

1. **CEQA Determination**

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

2. **File No. PMTT14-028**

Motion to Approve/Deny

3. **File No. PDEV14-055**

Motion to Approve/Deny

C. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA13-005 & PSPA14-003:**

A request for General Plan Amendment (**File No. PGPA13-005**) approval, which revises (1) the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) to change the land use on 148 acres of land generally located at the southeast corner of Vineyard Avenue and Fourth Street, from Mixed Use to Industrial, (2) the Policy Plan Future Buildout (Exhibit LU-03) projections for the Meredith growth area to be consistent with the proposed land use changes, and (3) the Generalized and Growth Areas (Exhibit LU-04) to be consistent with the proposed land use changes; and a request for Specific Plan Amendment (**File No. PSPA14-003**) approval, which modifies the Meredith International Centre Specific Plan, originally adopted in 1981, to realize approximately 3 million square feet of industrial land uses, up to 600 hotel rooms and 1.1 million square feet of commercial land uses, and up to 800 residential units, all on approximately 257.7 acres of land generally located on the north side of Interstate 10 Freeway, between Vineyard and Archibald Avenues. The Specific Plan Amendment also includes planning guidance on land uses, circulation plans, utility and infrastructure plans, development standards and design guidelines, and specific plan implementation. The environmental impacts of this project were reviewed in conjunction with an Environmental Impact Report prepared for the Meredith International Centre Specific Plan Amendment. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC. Planning Commission and City Council action is required.**

Project Planner: Charles Mercier

Project Engineer: Dean Williams

1. **CEQA Determination**

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

2. **File No. PGPA13-005**

Motion to Approve/Deny

3. **File No. PSPA14-003**

Motion to Approve/Deny

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-049:** A Development Plan to construct a 61,138 square foot industrial building on a 3.12 acres site, on the southeast corner of Jurupa Street and Hudson Avenue, within the Light Industrial land use designation of the California Commerce Center 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). Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (Class 32-In-Fill Development Projects). (APNs: 238-121-30 & 31); **submitted by Clayton Thom, CNC Motors.**

Project Planner: Luis Batres

Project Engineer: Miguel Sotomayor

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV14-049**

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18997, AND PLANNED RESIDENTIAL DEVELOPMENT REVIEW FOR FILE NOS. PDEV14-017, PMTT14-009 & PRD14-002:** A Development Plan to construct 114 condominium units and a Tentative Tract Map (TT 18997) to subdivide 7.8 acres of land into a common lot subdivision for condominium purposes in conjunction with Planned Residential Development, at the northwest corner of Euclid Avenue and SR-60, located at 2324 South Euclid Avenue, within the R2-Medium Density Residential (11-18 du/ac) 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). The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts (APN: 1051-061-01); **submitted by South Coast Communities, LLC. Planning Commission action is required.**

Project Planner: Diane Ayala

Project Engineer: Miguel Sotomayor

1. **CEQA Determination**

No action necessary – use of previous EIR

2. **File No. PDEV14-017**

Motion to Approve/Deny

3. **File No. PMTT14-009**

Motion to Approve/Deny

4. **File No. PRD14-002**

Motion to Approve/Deny

- F. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA14-002:** An Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) to: 1) increase the residential unit count by 99 units (from 2,293 to 2,392); 2) revise and update exhibits and language to reflect the proposed housing product type changes and provide consistency with TOP Policy Plan; and 3) revise the Land Use Plan to reflect the Planning Area product changes. The project site is located south of Eucalyptus Avenue, north of the County of Riverside Line (Bellegrave Flood Control Channel), between the Cucamonga Creek Channel and Haven Avenue. 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 ONT and Chino Airports. An addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. 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.: 0218-014-01 thru 07; 0218-014-10 thru 17; 0218-022-01 thru 04; 0218-022-06 thru 12; 0218-033-01 thru 14; 0218-042-01 thru 05; 0218-042-10, 12 and 13; 0218-052-01 thru 05; 0218-052-08 thru 11; 0218-271-11 and 19; 0218-281-06 and 15 thru 17; and 0218-321-13, 17 and 30); **submitted by SL Ontario Development Company, LLC. Planning Commission action is required.**

Project Planner: Henry K. Noh

Project Engineer: Mike Eskander

1. **CEQA Determination**

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

2. **File No. PSPA14-002**

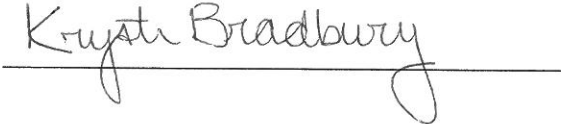
Motion to Approve/Deny

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 6, 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 March 13, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

A handwritten signature in cursive script that reads "Krystn Bradbury". The signature is written above a solid horizontal line that extends across the width of the signature.