



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

May 19, 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 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 **May 5, 2014**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-035:** A Development Plan to construct a parking lot on 4.7 acres of land for United Parcel Service (“UPS”), located near the northwest corner of Archibald Avenue and Jurupa Street, at 1580 South Archibald Avenue, within the M3 (General Industrial) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). (APN: 0211-191-09); **submitted by United Parcel Service.** Continued from 5/5/14 DAB.
 Project Planner: John Earle Hildebrand III
 Project Engineer: Naiim Khoury

NEW ITEMS

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-007:** A Development Plan for the phased construction of two industrial buildings totaling 910,119 square feet on two parcels of land totaling 41.86 acres, located at the northeast corner of Philadelphia Street and Wineville Avenue, within the M3(VI) (General Industrial/Vintage Industrial Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the proposed project pursuant to the California Environmental Quality Act (CEQA), the State CEQA 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 0238-161-31 & 33); **submitted by Trammell Crow Co. Planning Commission action is required.**

Project Planner: Chuck Mercier
Project Engineer: Miguel Sotomayor

1. **File No. PDEV14-007**

Motion to Approve/Deny

M _____ S _____

- D. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-004:** A public hearing to consider a General Plan Amendment to revise the Land Use Element of the Policy Plan, Exhibit LU-01 Official Land Use Plan and Figure LU-03: Future Buildout to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Neighborhood Commercial to Medium Density Residential; and 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Neighborhood Commercial. 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 Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-19, 0218-201-39 and 0218-201-42); **submitted by Brookfield Residential. Planning Commission action is required.**

Project Planner: Rudy Zeledon
Project Engineer: Naiim Khoury

1. **File No. PGPA13-004**

Motion to Approve/Deny

M _____ S _____

- E. **ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE NO. PSPA13-003:** An Amendment to The Avenue Specific Plan to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Retail Commercial to Medium Density Residential; 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Retail Commercial; 3) change the land use designation for 19.9 acres of land within of Planning Area PA-4, located at the southwest corner of Archibald Avenue and Schaefer Avenue, from Retail Commercial to Low Medium Density Residential consistent with the Policy Plan (General Plan) Land Use Plan Exhibit LU-01; 4) increase the residential unit count by 269 units (from 2,606 to 2,875) and reduce the commercial square footage from 250,000 square feet to 130,000 square feet; and 5) revise and update housing product types, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. The project site is located south of Schaefer Avenue, north of Edison Avenue, between Carpenter Avenue 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 Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-191-20, 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by Brookfield Residential. Planning Commission Action is required.**
Project Planner: Rudy Zeledon
Project Engineer: Naiim Khoury

1. **File No. PSPA13-003**

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 **June 2, 2014**.

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 May 15, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


