



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

May 20, 2013

- ▶ **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.**

Chris Hughes, City Manager
Otto Kroutil, Development Director
John P. Andrews, Redevelopment Director
Kevin Shear, Building Official
Jerry Blum, 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 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 **April 15, 2013**, approved as written.

Motion _____ Second _____

NEW ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT12-006 (PM 19383): A Tentative Parcel Map to subdivide approximately 22 acres of land into three parcels generally located at the northwest corner of Lowell Street and Milliken Avenue, at 1150 South Milliken 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15315 (Minor Land Divisions). **Submitted by BMW of North America (APN: 0211-232-30). Planning Commission action is required.**
Project Planner: John Hildebrand
Project Engineer: Dean Williams

1. File No. PMTT12-006 (PM 19383)

Motion to Approve/Deny M _____ S _____

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS. PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:**

A Development Plan (**File No. PDEV12-018**) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; a Conditional Use Permit (**File No. PCUP12-028**) to establish and operate a 103,150 square foot self-storage facility; a Variance (**File No. PVAR13-001**) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (**File No. PVAR13-002**) to reduce required landscape coverage from 15% to 9%; and a Variance (**File No. PVAR13-003**) to reduce building setbacks along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by Patterson Development Company, LLC.** (APNs: 1015-181-07). **Planning Commission action is required.**

Project Planner: Luis Batres

Project Engineer: Dean Williams

1. **File No. PDEV12-018**

Motion to Approve/Deny M _____ S _____

2. **File No. PCUP12-028**

Motion to Approve/Deny M _____ S _____

3. **File No. PVAR13-001**

Motion to Approve/Deny M _____ S _____

4. **File No. PVAR13-002**

Motion to Approve/Deny M _____ S _____

5. **File No. PVAR13-003**

Motion to Approve/Deny M _____ S _____

D. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN & TENTATIVE TRACT MAP REVIEW FOR FILE NOS.: PDEV13-006 & PMTT13-001 (TT 18888): A Development Plan (File No. PDEV13-006) to construct a 298 three-story residential condominium complex and a Tentative Tract Map (TT 18888) (File No. PMTT13-001) to subdivide 11.57 acres into residential condominiums for future sales; located on the southwest corner of Fourth Street and Haven Avenue, within the Urban Residential land use designation of the Wagner Properties 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by SJC II/4th and Haven, LLC.** (APNs: 210-182-09 & 55). **Planning Commission action is required.**

Project Planner: Luis Batres
Project Engineer: Mike Eskander

1. **File No. PDEV13-006**

Motion to Approve/Deny M _____ S _____

2. **File No. PMTT13-001 (TT 18888)**

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 3, 2013**.

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 16, 2013 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


