



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

September 15, 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 **August 18, 2014**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

- B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUPI4-005:** A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc. Planning Commission Action is Required.** Continued from 8/18/14 DAB.
 Project Planner: John Earle Hildebrand III
 Project Engineer: Arij Baddour

1. **File No. PDEV14-002**

Motion to Approve/Deny

M_____S_____

2. **File No. PCUP14-005**

Motion to Approve/Deny

M_____S_____

NEW ITEMS

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP

REVIEW FOR FILE NO. PMTT13-014: A Tentative Tract Map (TT 18662) to subdivide 79.91 gross acres of land into 330 single family lots and 62 lettered lots, within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located on the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the 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. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Distinguished Homes. Planning Commission Action is Required.**

Project Planner: Henry K. Noh

Project Engineer: Khoi Do

1. **File No. PMTT13-014**

Motion to Approve/Deny

M_____S_____

D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN

REVIEW FOR FILE NO. PDEV14-029: A Development Plan to construct a 122,000-SF industrial building on 6.24 acres of land generally located on the north side of California Street, between Campus and Taylor Avenues, at 715 East California Street, within the M3 (General Industrial) zoning district. The Planning Department is recommending the adoption of a Mitigated Negative Declaration of environmental effects. 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. (APNs: 1049-211-09, 10, 11 & 12); **submitted by The Brook Hallow Group.**

Project Planner: Charles Mercier

Project Engineer: Dean Williams

1. **File No. PDEV14-029**

Motion to Approve/Deny

M _____ S _____

E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-015:**

A Development Plan to construct a 49,000 square foot industrial building on 9.7 acres, located on the southeast corner of Woodlawn Street and Campus Avenue, at 1351 South Campus Street, within the M2 (Industrial Park District) 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, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APNs: 1049-472-03 & 1049-472-04); **submitted by DHE.**

Project Planner: Lorena Mejia

Project Engineer: Miguel Sotomayor

1. **File No. PDEV14-015**

Motion to Approve/Deny

M _____ S _____

F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:**

A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located near the southwest corner of Haven Avenue and Schaefer Avenue and the southeast corner of Turner Avenue and Schaefer 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 Plans (ALUCP) for ONT and Chino Airports. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN No's.: 0218-201-05, 30, 39, 42, 43 and 45); **Submitted by Brookfield Residential. Planning Commission action is required.**

Project Planner: Lorena Mejia

Project Engineer: Naiim Khoury

1. **File No. PDEV14-023**

Motion to Approve/Deny

M _____ S _____

G. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032: A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited 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: 1049-021-26); **submitted by M. L. Engineering. Planning Commission Action is Required.**
 Project Planner: John Earle Hildebrand III
 Project Engineer: Miguel Sotomayor

1. **File No. PDEV12-019**

Motion to Approve/Deny M _____ S _____

2. **File No. PCUP12-032**

Motion to Approve/Deny M _____ S _____

H. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT14-022 (PM 19563): A Tentative Parcel Map to subdivide a 28.4-acre parcel into two parcels (9.8-acres and 18.6-acres), located near the northeast corner of Archibald Avenue and Jurupa Street, within the Planned Industrial land use designation of the Airport Business Park (Hofer Ranch) 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 environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration (“MND”) prepared for the Airport Business Park (Hofer Ranch) Specific Plan, approved by the Ontario City Council in October 1996. This application introduces no new significant environmental impacts. (APN: 0113-461-10); **submitted by Hillwood Investments. Planning Commission Action is Required.**

Project Planner: John Earle Hildebrand III
 Project Engineer: Naiim Khoury

1. **File No. PMTT14-022**

Motion to Approve/Deny M _____ S _____

I. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN**
REVIEW FOR FILE NO. PDEV14-041:

A modification to a previously approved Development Plan (**File No. PDEV12-018**) that proposed to construct a public self-storage facility on 3.5 acres of land 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 modification proposes to add a 36,762 square foot (3rd Story) addition to an existing 73,525 square foot commercial building for a total building square footage of 115,138 square feet. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) and Section 15332 (Class 32-Infill Development Projects) of the California Environmental Quality Act 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 Ontario Airport Land Use Compatibility Plan (ALUCP). (APN: 1015-181-07); **submitted by Patterson Development Company, LLC.**

Project Planner: Luis E. Batres
Project Engineer: Omar Gonzalez

1. **File No. PDEV14-041**

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 **October 6, 2014**.

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 September 11, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


