



## CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

### AGENDA

SEPTEMBER 17, 2012

- ▶ **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 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 20, 2012**, approved as written.

Motion \_\_\_\_\_ Second \_\_\_\_\_

**NEW ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV12-009**: A Development Plan to construct an 811,470 square-foot industrial building on 33.88 acres of land, located at the southwest corner of Francis Street and Etiwanda Avenue at 5750 East Francis Street, within the M3/VI (General Industrial/Vintage Industrial Overlay) zoning districts. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC.** (APN: 0238-161-48). Planning Commission action is required.  
Project Planner: John Earle Hildebrand III  
Project Engineer: Dean Williams

**1. File No. PDEV12-009**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-012 & PCUP12-015:**

A Development Plan (**File No. PDEV12-012**) to construct a two-story, 49,500 square foot office building on 5.58 acres of land within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan, and a Conditional Use Permit (**File No. PDEV12-015**) to establish a private school (San Joaquin Valley College) in conjunction with the construction of the proposed office building, located at 4580 E. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of an addendum to a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by RCH Construction** (APN: 0238-041-38). Planning Commission action is required.

Project Planner: Clarice Burden  
Project Engineer: Mike Eskander

1. **File No. PDEV12-012**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

2. **File No. PCUP12-015**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

D. **ENVIRONMENTAL ASSESSMENT & TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT11-011 (PM 19360):**

A Tentative Parcel Map (PM 19360) for condominium purposes to subdivide approximately 10-acres of industrial land into three parcels for property developed with a multi-tenant industrial complex, located at 1500 South Milliken Avenue, within the Light Industrial land use district 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 proposed project is exempt from environmental review pursuant to Section 15315 (Class 15-Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Pancel ADC Irvine, LLC.** (APN: 0211-281-11). Planning Commission Action is required.

Project Planner: Luis Batres  
Project Engineer: Naiim Khoury

1. **File No. PMTT11-011 (PM 19360)**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-004**: A Tentative Tract Map (TT 18850) to subdivide approximately 27.14 acres of land into 11 numbered lots and 7 lettered lots to facilitate future residential development of property generally located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Garden Commercial and Residential land use designations of the Ontario Festival 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 consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APNs: 0210-181-28, 29 & 39 and 0210-631-05 through 11). Planning Commission action is required.  
Project Planner: Chuck Mercier  
Project Engineer: Dean Williams

1. **File No. PMTT12-004 (TT 18850)**

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 1, 2012**.

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 September 13, 2012 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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