



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**February 18, 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 Eric Hopley, 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 January 21, 2015, approved as written.

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

**B. ENVIRONMENTAL ASSESSMENT FOR THE NEW MODEL COLONY EAST STORM DRAIN OUTLET STRUCTURES AT CUCAMONGA CREEK/DEER CREEK FLOOD CONTROL CHANNEL:**

Initial Study/Mitigated Negative Declaration for the construction of five (5) storm drain outlet structures in the concrete-lined Cucamonga/Deer Creek Flood Control Channel between Archibald Avenue and the San Bernardino/Riverside County line. 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).; submitted by the City of Ontario.

Project Planner: Scott Murphy

Project Engineer: Khoi Do

**1. CEQA Determination**

Motion to Approve/Deny Mitigated Negative Declaration

**PUBLIC HEARING ITEMS**

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

A Development Plan to construct 112 single-family homes on approximately 13.72 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT

Airport. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's.: 0218-201-05, 30, 42 and 45); **submitted by Brookfield Residential. Planning Commission action is required.**

Project Planner: Lorena Mejia

Project Engineer: Naiim Khoury

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV14-023**

Motion to Approve/Deny

**D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-036: A Development Plan to convert an existing 6,061 square foot commercial building into three units and construct a drive thru facility on 1.21 acre parcel within the Daybreak Plaza commercial shopping center, located at 960 Ontario Mills Parkway within the Commercial/Office land use designation of the Ontario Mills 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 238-014-04); **submitted by Ben Day.****

Project Planner: Lorena Mejia

Project Engineer: Arij Baddour

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15301

**2. File No. PDEV14-036**

Motion to Approve/Deny

**E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-020: A Development Plan to construct a private park and community center consisting of a 3,269 sq. ft. clubhouse, 2,807 sq. ft. multi-purpose room, 920 sq. ft. pool equipment building, 1,362 sq. ft. outdoor bar area, two pools, open lawn area and a playground on 6.38 acres of land in Planning Area 10A of The Avenue Specific Plan, located on the southwest corner of Rutherford Drive and Oakville Avenue. 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 Plans (ALUCP) for ONT Airport. The**

environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 218-042-05 and 30); **submitted by Brookfield Residential.**

Project Planner: Rudy Zeledon

Project Engineer: Naiim Khoury

**E**

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV14-020**

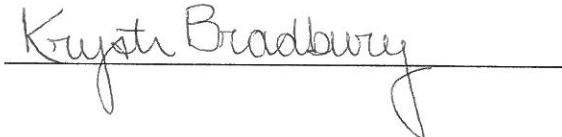
Motion to Approve/Deny

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 **March 2, 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 February 12, 2015 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East “B” Street, Ontario.

  
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