



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**March 17, 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 **March 3, 2014**, approved as written.

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

**NEW ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-029**: A Conditional Use Permit to establish a large-scale recycling center and parking area for Main Street Fibers, located 608 East Main Street, 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APNs: 1049-082-06 & 1049-081-11); **submitted by Main Street Fibers. Planning Commission action is required.**  
Project Planner: John Earle Hildebrand III  
Project Engineer: Miguel Sotomayor

**1. File No. PCUP13-029**

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

C. **FILE NO. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-004:** A Development Plan to construct a 66-foot tall Verizon monopine telecommunications facility within a lease area on 51 acres of developed land generally located at the southeast corner of South Wineville Avenue and East Jurupa Street, at 5100 East Jurupa Street, within the M3(VI) - General Industrial/Vintage Industrial Overlay 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. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines (APN: 0238-132-24); **submitted by Verizon Wireless.**  
Project Planner: Clarice Burden  
Project Engineer: Arij Baddour

1. **File No. PDEV13-004**

Motion to Approve/Deny

M \_\_\_\_\_ S \_\_\_\_\_

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-027:** A Development Plan to construct 69 single family homes on 9.91 acres of land within Planning Area 9 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Merrill Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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. (APN: 218-042-04); **submitted by KB Homes Southern California. Planning Commission action is required.**  
Project Planner: Rudy Zeledon  
Project Engineer: Mike Eskander

1. **File No. PDEV13-027**

Motion to Approve/Deny

M \_\_\_\_\_ S \_\_\_\_\_

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-028:** A Development Plan to construct 53 single family homes and a 0.57 acre park on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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. (APN: 218-052-02); **submitted by KB Homes Southern California. Planning Commission action is required.**

Project Planner: Rudy Zeledon  
Project Engineer: Mike Eskander

1. **File No. PDEV13-028**

Motion to Approve/Deny

M \_\_\_\_\_ S \_\_\_\_\_

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PMTT13-010 (TT18922):** A Tentative Tract Map to subdivide 178.66 acres of land into 13 numbered lots and 22 lettered lots, within Planning Areas 10A, 10B and 11 of the Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner 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: 0218-201-05, 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. PMTT13-010 (TT18922)**

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 **April 7, 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 March 13, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

  
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