



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

July 7, 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 **June 16, 2014**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-041**: A Development Plan to construct a 40,000 square-foot industrial building and make certain phased site improvements for United Parcel Service (“UPS”), generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use designation of the UPS Specific Plan and the Industrial Park land use designation of the ACCO Airport 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. Staff is recommending the adoption of an Addendum to the UPS Environmental Impact Report, which was certified by the City Council on February 21, 1989. The Addendum finds that the proposed Development Plan introduces no new significant environmental impacts. (APNs: 0211-263-19, 0211-263-22, 0211-263-26, 0211-263-27, 0211-263-29, 0211-263-30, & 0211-263-31); **submitted by United Parcel Service**. Continued from 6/16/14 DAB.
Project Planner: John Earle Hildebrand III
Project Engineer: Naiim Houry

1. **File No. PDEV13-041**

Motion to Approve/Deny

M_____S_____

NEW ITEMS

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV13-009, PCUP13-003 & PVAR13-004:**

A Development Plan to continue use of a 65-foot tall AT&T non-stealth monopole telecommunication facility, a Conditional Use Permit to operate the facility, and a Variance to allow a telecommunication facility to exceed the 35 foot height limit, within a 1,010 square foot lease area on 9.5 acres of land within the SP(AG) zone, located at 13524 S. Grove Avenue in conjunction with a Development Agreement (File No PDA14-005) for the future removal/relocation of the facility. 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 impacts for consideration; **submitted by AT&T Mobility (APN: 1052-481-02). Planning Commission action is required.**

Project Planner: Clarice Burden

Project Engineer: Miguel Sotomayor

1. **File No. PDEV13-009**

Motion to Approve/Deny

M_____S_____

2. **File No. PCUP13-003**

Motion to Approve/Deny

M_____S_____

3. **File No. PVAR13-004**

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 **July 21, 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 July 3, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


