



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

August 18, 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 **July 21, 2014**, approved as written.

Motion _____ Second _____

CONTINUED ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991): A Tentative Tract Map (File No. PMTT14-013) to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of 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 Plans (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: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential. Planning Commission action is required.** Continued from 7/21/14 DAB

Project Planner: Rudy Zeledon
Project Engineer: Naiim Khoury

1. File No. PMTT14-013 (TT18991)

Motion to Approve/Deny

M_____S_____

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992):** A Tentative Tract Map (File No. PMTT14-014) to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven 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. 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: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential. Planning Commission action is required.** Continued from 7/21/14 DAB
Project Planner: Rudy Zeledon
Project Engineer: Naiim Khoury

- 1. **File No. PMTT14-014 (TT18992)**

Motion to Approve/Deny

M_____S_____

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993):** A Tentative Tract Map (File No. PMTT14-015) to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner 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: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential. Planning Commission action is required.** Continued from 7/21/14 DAB
Project Planner: Rudy Zeledon
Project Engineer: Naiim Khoury

- 1. **File No. PMTT14-015 (TT18993)**

Motion to Approve/Deny

M_____S_____

E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994): A Tentative Tract Map (File No. PMTT14-016) to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner 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. 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: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential. Planning Commission action is required.** Continued from 7/21/14 DAB
Project Planner: Rudy Zeledon
Project Engineer: Naiim Khoury

1. **File No. PMTT14-016 (TT18994)**

Motion to Approve/Deny M _____ S _____

F. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005: A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, 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 7/21/14 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

G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-025: A Development Plan to construct a City of Ontario Fire Department training facility, within a portion of a 4.2-acre partially developed property, located at the southeast corner of Francis Street and Parco Avenue, at 1408 East Francis Street, within the PF (Public Facilities) zoning designation. 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: 0113-461-10); **submitted by City of Ontario.**
Project Planner: John Earle Hildebrand III
Project Engineer: Dean Williams

1. File No. PDEV14-025

Motion to Approve/Deny M _____ S _____

H. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV13-030 & PCUP13-040: A Development Plan and Conditional Use Permit to substantially remodel an existing 3,620-square foot drive-thru restaurant (Carls Jr) on a 0.73-acre parcel of land located at 1445 North Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan. 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 (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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1008-431-17); **submitted by Carl Karcher Enterprises, Inc. Planning Commission action is required.**
Project Planner: Charles Mercier
Project Engineer: Dean Williams

1. File No. PDEV13-030

Motion to Approve/Deny M _____ S _____

2. File No. PCUP13-040

Motion to Approve/Deny M _____ S _____

I. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE PARCEL MAP, AND VARIANCE REVIEWS FOR FILE NOS. PDEV13-039, PMTT13-018, PVAR14-005 & PVAR14-006:

A request for several entitlements that include: 1) A Phase Development Plan (**File No. PDEV13-039**) to construct seven (7) industrial buildings totaling 250,157 square feet and the development of a vehicle storage yard on approximately 15.74 acres of land; 2) A Tentative Parcel Map (**File No. PMTT13-018**) to subdivide 15.74 acres into 7 new lots; 3) A Variance (**File No. PVAR14-005**) to reduce the side yard building setback from 10-feet to zero; and 4) A Variance (**File No. PVAR14-006**) to reduce the rear yard building setback from 10-feet to zero, for property generally located along the northeast corner of Grove Avenue and Belmont Street, for property located within the M2 (Industrial Park) and Business Park land use district of the Grove Avenue Specific Plan. The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the Development Agreement between the City of Ontario & Mission Grove Partners, L.P. (No. 2013-128). All adopted mitigation measures of the related MND 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 was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN Nos. 0113-332-01 thru 0113-343-27); **submitted by MG Industrial, LLC. Planning Commission action is required.**

Project Planner: Luis E. Batres
Project Engineer: Dean Williams

- 1. **File No. PDEV13-039**
Motion to Approve/Deny M_____S_____

- 2. **File No. PMTT13-018**
Motion to Approve/Deny M_____S_____

- 3. **File No. PVAR14-005**
Motion to Approve/Deny M_____S_____

- 4. **File No. PVAR14-006**
Motion to Approve/Deny M_____S_____

J. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-024:

A Development Plan to construct 143 single-family dwellings and two pocket parks on 37.77 acres of land located at the northeast corner of Turner and Schaefer Avenues, within Planning Area 9 of the West Haven Specific Plan. The environmental impacts of this project were

analyzed in the Environmental Impact Report prepared for the West Haven Specific Plan (File No. PSP03-006), which was certified by the City of Ontario City Council on January 16, 2007. This Application introduces no new significant environmental impacts. 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: APN: 0218-151-19 and 23); **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Project Planner: Charles Mercier

Project Engineer: Dean Williams

1. **File No. PDEV14-024**

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 **September 3, 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 August 14, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


