



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**May 4, 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 Brad Kaylor, 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 April 20, 2015, approved as written.

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

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE**

**NO. PDEV15-010:** A Development Plan to construct an approximate 22,000 square-foot commercial building for BMW, consisting of an indoor vehicle display and customer service area on 4.48-acres of developed land located at the northwest corner of Auto Center Drive and Kettering Drive, at 1356 South Auto Center Drive, within the Light Industrial designation 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 ONT Airport Land Use Compatibility Plan (ALUCP). This project is consistent with an Environmental Impact Report prepared in conjunction with the California Commerce Center Specific Plan, originally adopted by the Ontario City Council on May 17, 1983. This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval (APN: 0238-231-07); **submitted by: BMW of Ontario.**

Project Planner: Rudy Zeledon

Project Engineer: Antonio Alejos

**1. CEQA Determination**

No action necessary – use of previous EIR

**2. File No. PDEV15-010**

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-015:** A Development Plan to construct a dog park within a portion of the existing John Galvin Park, located at the northwest corner of Grove Avenue and “I” Street, within the OS (Open Space) 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 ONT Airport Land Use Compatibility Plan (ALUCP). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). (APN: 1048-141-01); **submitted by: City of Ontario.**  
Project Planner: Rudy Zeledon  
Project Engineer: Miguel Sotomayor

1. **CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. **File No. PDEV15-015**

Motion to continue indefinitely

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-017:** A Tentative Tract Map (TT 18073) to subdivide 10.87 gross acres of land into 75 numbered lots and 8 lettered lots, within the Conventional Small Lot Residential district of Planning Area 24 of the Subarea 29 Specific Plan, located at the southeast corner of Celebration Avenue and Parkview Street. 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35 and 37); **submitted by SL Ontario Development Company, LLC. Planning Commission action is required.**  
Project Planner: Henry K. Noh  
Project Engineer: Mike Eskander

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-017**

Motion to Approve/Deny

- E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-018:** A Tentative Tract Map (TT 18074) for Condominium Purposes to subdivide 11.97 gross acres of land into 26 numbered lots and 2 lettered lots, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan, generally located south of Parkview Street and east of Celebration 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 both Airports. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35 and 37); **submitted by SL Ontario Development Company, LLC. Planning Commission action is required.**

Project Planner: Henry K. Noh  
Project Engineer: Mike Eskander

1. **CEQA Determination**

Motion to Approve/Deny use of an Addendum to a previous EIR

2. **File No. PMTT14-018**

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 May 18, 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 May 1, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

