



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

June 16, 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 2, 2014**, approved as written.

Motion _____ Second _____

NEW 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.**

Project Planner: John Earle Hildebrand III

Project Engineer: Naiim Khoury

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

Motion to Approve/Deny

M _____ S _____

C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV14-011 AND PVAR14-004: A**

Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower and a Variance (File No. PVAR14-004) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 0113-394-31); **submitted by AT&T Mobility. Planning Commission action is required.**

Project Planner: John Earle Hildebrand III

Project Engineer: Arij Baddour

1. **File No. PDEV14-011**

Motion to Approve/Deny

M _____ S _____

2. **File No. PVAR14-004**

Motion to Approve/Deny

M _____ S _____

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-005: A**

Development Plan to add 243,665 square feet to an existing 747,445 square foot industrial building, on 8.87 acres of land for property within the Business Park land use designations of the California Commerce Center South Specific Plan, located at 3190 E. Philadelphia Street. 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. (APN: 1083-151-05 & 06); **submitted by Sares Regis Group.**

Project Planner: Luis E. Batres

Project Engineer: Dean Williams

1. **File No. PDEV14-005**

Motion to Approve/Deny

M _____ S _____

E. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-005:**

A Tentative Tract Map (TT 18876) to subdivide 8.57 gross acres of land into 82 single family lots and 10 lettered lots, within Planning Area 4 (RD-6) of the Esperanza Specific Plan, located on the northwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes. Planning Commission Action is Required.**

Project Planner: Henry K. Noh

Project Engineer: Naiim Khoury

1. **File No. PMTT13-005**

Motion to Approve/Deny

M _____ S _____

F. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-006:**

A Tentative Tract Map (TT 18878) to subdivide 18.66 gross acres of land into 135 single family lots and 25 lettered lots, within Planning Area 5 (RD-5) of the Esperanza Specific Plan, located on the southwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes. Planning Commission Action is Required.**

Project Planner: Henry K. Noh

Project Engineer: Naiim Khoury

1. **File No. PMTT13-006**

Motion to Approve/Deny

M _____ S _____

G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PDEV13-031, PCUP13-041 & PVAR13-009: A Development Plan (**File No. PDEV13-031**) to add 2,604 square feet to an existing 6,028 square foot restaurant (El Pescador), a Conditional Use Permit (**File No. PCUP13-041**) to allow live entertainment and to expand the floor area for the restaurant with an existing Type 47 (On-sale General) ABC license, and a Variance (**File No. PVAR13-009**) request to allow a reduced side yard setback from 20-feet to 7.5-feet, for property within the C1 (Shopping Center Commercial) zone, located at 2322 S. Mountain 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. (APN: 1015-181-09); **submitted by Victor Ortiz. Planning Commission Action is Required.**

Project Planner: Luis E. Batres
 Project Engineer: Miguel Sotomayor

- 1. **File No. PDEV13-031**
 Motion to Approve/Deny M_____S_____

- 2. **File No. PCUP13-041**
 Motion to Approve/Deny M_____S_____

- 3. **File No. PVAR13-009**
 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 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 June 12, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.


