



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

December 21, 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
COMMUNITY CONFERENCE ROOMS 1 & 2, ONTARIO CITY HALL
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 December 7, 2015, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:** A Development Plan to construct 149 single-family homes on approximately 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential. Planning Commission action is required. ITEM CONTINUED FROM 12/07/15.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV15-020:

Motion to recommend Approval/Denial for the continuance of the item

- C. ENVIRONMENTAL ASSESSMENT DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV15-031 & PMTT15-003 (PM 19682):** A Development Plan (File No. PDEV15-031) to construct a 239,400-square foot industrial building on approximately 10.8 acres of land, and a Tentative Parcel Map (File No. PMTT15-003; PM 19682) to subdivide the project site into 2 parcels, located on the

west side of Campus Avenue, between Sunkist and California Streets, at 616 East Sunkist Street, within the M3, General Industrial, zoning district (zone change to IL, Light Industrial, currently in process). Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are recommended that will reduce identified effects to a level of nonsignificance; therefore, adoption of a Mitigated Negative Declaration of environmental effects is recommended. 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: 1049-221-01) **Submitted by Commerce Construction Co., LP. Planning Commission/Historic Preservation Commission action is required.**

1. **CEQA Determination**

Motion to recommend Approval/Denial Mitigated Negative Declaration

2. **File No. PDEV15-031 & PMTT15-003**

Motion to recommend Approval/Denial

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 January 4, 2015.

I, Maureen Duran, 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 December 18, 2015, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


