



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

February 17, 2016

- ▶ **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 January 20, 2016, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO(S): PDEV15-018 & PCUP15-011:

A Development Plan by Verizon Wireless to construct a 54-foot tall stealth wireless telecommunication facility and a Conditional Use Permit to operate the wireless facility within 500-feet of residential zone property, located within an existing 2.68 acres site at 602 N. Virginia Avenue, within the MDR-18 (Medium Density Residential-11.1 to 18.0 DU/Acres) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (Class 32: In-Fill Development Projects) of the State CEQA 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1048-451-51); **submitted by Verizon Wireless. Planning Commission action is required.**

1. CEQA Determination

No action necessary - Exempt: CEQA Guidelines Section § 15332

2. File No. PDEV15-018 & PCUP15-011

Motion to recommend Approval/Denial

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-025:

A Development Plan to construct a 147,452 square foot industrial building on a 51.05 acre site, located at 5171 East Francis Street, within the (IH) Heavy Industrial zone. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects

for the project. 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: 238-132-24); **submitted by Schwarz Partners.**

1. CEQA Determination

Motion to Approve/Deny Mitigated Negative Declaration

2. File No. PDEV15-025

Motion to Approve/Deny

- D. ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE RICH HAVEN SPECIFIC PLAN FILE NO. PSPA16-001 (RELATED FILE NO'S PSPA13-004 AND PSPA13-005):** An Amendment to the Rich Haven Specific Plan that includes affecting property generally located south of Riverside Drive and the Southern California Edison substation, west of Hamner Avenue, north and south sides of Edison Avenue and east of Haven Avenue, to include: [1] reconfiguration of the boundaries and circulation layout for the existing Planning Areas 1 through 21B; [2] change the existing Specific Plan Land Use Plan designation for 27 acres of land (Planning Areas 8 and 13) from Middle School and Low Density Residential (0 to 6 du/ac) to Public Park; 77.6 acres of land (Planning Areas 9 through 12) from Low Density Residential (0 to 6 du/ac) to Low-Medium Density Residential (6–12 du/ac); 36.1 acres of land (Planning Area 14) from Low Density Residential (0 to 6 du/ac) to Medium Density Residential (12 to 18 du/ac); and 78.5 acres of land (Planning Areas 15 through 19) from Low-Medium Density Residential (6–12 du/ac) and Medium Density Residential (12 to 18 du/ac) to Mixed-Use, consistent with The Ontario Plan (TOP) Policy Plan (General Plan) Land Use Plan; [3] increase the number of residential units from 4,256 to 4,866; [4] increase the maximum square feet for commercial/office development from 889,200 sq. ft. to 1,039,200 sq. ft.; [5] incorporate a minimum square foot requirement for commercial/office development within Planning Areas 20, 21A and 21B; and [6] revise and update housing product types, development standards, design guidelines, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. An addendum to Rich Haven Specific Plan EIR (SCH# 2006051081) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. 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. (APN NO's: 0218-161-01, 04, 05, 09, 10, 11, 13, and 14, 0218-211-01, 02, 05, 08, 12, 15, 17, 21, 23, 24, 25 and 27); **submitted by GDCI-RCCD 2LP, Richland Communities and Brookfield Residential. Planning Commission action is required.**

1. CEQA Determination

Motion to recommend Approval/Denial use of an Addendum to a previous EIR

2. File No. PSPA16-001

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 March 7, 2016.

I, Marci Callejo, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before February 12, 2016, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


