



**CITY OF ONTARIO  
DEVELOPMENT ADVISORY BOARD**

**AGENDA**

**July 21, 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 7, 2014**, approved as written.

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

**CONTINUED ITEMS**

**B. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV14-011, PCUP14-011, AND PVAR14-004:**

A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP14-011) to establish a wireless telecommunication use, 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.** Continued from 6/16/14 DAB.

Project Planner: John Earle Hildebrand III

Project Engineer: Arij Baddour

1. **File No. PDEV14-011**  
 Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_
  
2. **File No. PCUP14-011**  
 Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_
  
3. **File No. PVAR14-004**  
 Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_

**NEW ITEMS**

- C. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV13-032, PCUP13-042, AND PVAR13-010:** A Development Plan (File No. PDEV13-032) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP13-042) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR13-010) to exceed the maximum allowable telecommunication tower height from 40-feet to 65-feet, located at the southwest corner of Euclid Avenue and Francis Street, at 1868 South Euclid Avenue, within the C1 (Shopping Center Commercial) zoning district. 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: 1050-371-16); **submitted by Verizon Wireless. Planning Commission action is required.**  
 Project Planner: John Earle Hildebrand III  
 Project Engineer: Arij Baddour

1. **File No. PDEV13-032**  
 Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_
  
2. **File No. PCUP13-042**  
 Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_
  
3. **File No. PVAR13-010**  
 Motion to Approve/Deny M\_\_\_\_\_S\_\_\_\_\_

- D. 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.**

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 \_\_\_\_\_

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-010:** A Development Plan to construct a 22,000 square-foot industrial building on 1.42 acres of vacant land, located on the northwest corner of Belmont Street and Grove Avenue, at 1181 East Belmont Street, within the Business Park land use designation of the Grove Avenue 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 15332 (In-Fill Development Projects). (APNs: 1049-392-07, 1049-392-08, & 1049-392-09); **submitted by JBG Development, Inc.**

Project Planner: John Earle Hildebrand III  
Project Engineer: Dean Williams

1. **File No. PDEV14-010**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-003 AND PMTT14-003 (TT 18949):** A Development Plan (File No. PDEV14-003) to construct 9 single-family homes and a Tentative Tract Map (File No. PMTT14-003) to subdivide approximately 6.8 acres into 9 lots for property located at 915 South Oaks Avenue, within the AR (Agricultural Residential) zoning district. 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, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1011-421-25, 26); **submitted by Crestwood Communities. Planning Commission action is required.**  
 Project Planner: Luis E. Batres  
 Project Engineer: Dean Williams

1. **File No. PDEV14-003**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

2. **File No. PMTT14-003 (TT 18949)**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

G. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NO'S. PDEV13-042 AND PMTT13-019 (TT18945):** A Development Plan (File No. PDEV13-042) to construct 75 single family homes and Tentative Tract Map (File No. PMTT13-019) to subdivide 7.33 acres of land into 75 residential lots and 18 lettered lots, within Planning Area 13 of the Subarea 29 Specific Plan, generally located at the northeast corner of McCleve Way East and Discovery 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 ONT and Chino Airports. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. (APN No. 0218-052-12 and 0218-052-13); **submitted by Woodside Homes. Planning Commission action is Required.**  
 Project Planner: Rudy Zeledon  
 Project Engineer: Steve Latino

**File No. PDEV13-042**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

1. **File No. PMTT13-019 (TT18945)**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

H. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991):**

A Tentative Tract Map 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.**

Project Planner: Rudy Zeledon  
Project Engineer: Naiim Khoury

1. **File No. PMTT14-013 (TT18991)**

Motion to Approve/Deny M \_\_\_\_\_ S \_\_\_\_\_

I. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992):**

A Tentative Tract Map 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.**

Project Planner: Rudy Zeledon  
Project Engineer: Naiim Khoury

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

**J. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993):**

A Tentative Tract Map 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.**

Project Planner: Rudy Zeledon

Project Engineer: Naiim Khoury

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

**K. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994):**

A Tentative Tract Map 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.**

Project Planner: Rudy Zeledon

Project Engineer: Naiim Khoury

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

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 **August 4, 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 July 17, 2014 at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.

