



**CITY OF ONTARIO
DEVELOPMENT ADVISORY BOARD**

AGENDA

SEPTEMBER 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 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 September 9, 2015, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW

FOR FILE NO. PMTT15-002: A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 210-501-23); submitted by OA Partners, LLC. **Planning Commission action is required. CONTINUED FROM 09/09/15**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. Item Continued

Motion to Approve/Deny

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV15-016: A Development Plan to construct an approximate 52,000-square foot automobile dealership (Audi Ontario) on 5.0 acres of land located at the southwest corner of Inland Empire Boulevard and the Cucamonga Creek Channel, within the Urban Commercial land use district of the Meredith International Centre Specific Plan. The environmental impacts of this project were analyzed in the Meredith International Centre Specific Plan Amendment Environmental Impact Report (File No. PSPA14-003), which was certified by the City of Ontario City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All mitigation measures adopted with the Environmental Impact Report will be a condition of project

approval. 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 for ONT. (APN: 0110-322-68) Submitted by Whitfield Associates, Inc.

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV15-016

Motion to Approve/Deny

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-008:** A Development Plan to construct an approximate 24,500 square-foot industrial building, on approximately 1.12-acres of vacant land, located at the southeast corner of Francis Street and Bon View Avenue, at 926 East Francis Street, within the M2 (Industrial Park) zone. 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). (APNs: 1050-461-03, 1050-461-05, and 1050-461-06); submitted by: On Bon View, LLC. **Planning Commission action is required.**

1. CEQA Determination

No action necessary - Exempt: CEQA Guidelines Section § 15332

2. File No. PDEV15-008

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 October 5, 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 September 18, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario


