



# Monthly Activity Report: Actions

Month of March 2022

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## CITY COUNCIL/HOUSING AUTHORITY MEETING March 1, 2022

### **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, ZONE CHANGE, AND DEVELOPMENT CODE AMENDMENT FOR FILE NOS. PGPA21-004, PZC21-002, AND PDCA21-001:**

A General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish the following: 1) a Zone Change (File No. PZC21-002) to modify the Zoning Map to establish an AH (Affordable Housing) zoning district; 2) create an Affordable Housing Overlay; and 3) a Development Code Amendment (File No. PDCA21-001) revising section 6.01.035 for the purpose of adding provisions to establish an AH (Affordable Housing) Overlay District. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City initiated. Planning Commission recommended approval of this project on December 20, 2021 with a 6-0 vote.**

**Action:** The City Council: [1] adopted a Resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); [2] adopted a Resolution approving the General Plan Amendment, File No. PGPA21-004, for the Housing Element Update to the Policy Plan component of The Ontario Plan, addressing State mandates and the Sixth Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01), establishing the Affordable Housing Overlay; [3] introduced and waived further reading of an Ordinance approving the Zone Change, File No. PZC21-002, revising the Zoning Map to establish the "AH" (Affordable Housing) Overlay zoning district; and [4] introduced and waived further reading of an Ordinance approving the Development Code Amendment, File No. PDCA21-001, adding provision to establish the "AH" (Affordable Housing) Overlay zoning district.

### **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN REVIEW FOR FILE NOS. PGPA19-004 AND PSP19-001:**

A public hearing to consider certification of the Final Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] A General Plan Amendment (File No. PGPA19-004) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 219.39 acres of land from 157.06 acres of Low-Medium Density Residential (5.1-11 dwelling units per acre) and 62.36 acres of Business Park (0.6 FAR) to 184.22 acres of Industrial (0.55 FAR) and 35.17 acres of Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the proposed land use designation changes; and [2] A Specific Plan (File No. PSP19-001, South Ontario Logistics Center Specific Plan) to establish the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 5,333,518 square feet of Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east.



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The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02); **submitted by Grove Land Venture, LLC. City Council action is required. Planning Commission recommended approval of this project on January 25, 2022 with a 6 – 0 vote.**

**Action: The City Council: [1] adopted the Resolution certifying the Environmental Impact Report (State Clearinghouse No. 2021010318) prepared for the South Ontario Logistics Center Specific Plan, File No. PSP19-001, which includes the adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; [2] adopted the Resolution approving a General Plan Amendment (File No. PGPA19-004) modifying the Land Use Element of the Policy Plan component of The Ontario Plan (General Plan), changing the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 39 acres of land, from Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR) to Business Park (0.6 FAR) and Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [3] introduced and waived further reading of the Ordinance adopting the South Ontario Logistics Center Specific Plan (File No. PSP19-001).**

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### DEVELOPMENT ADVISORY BOARD MEETING March 7, 2022

Meeting Cancelled

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### ZONING ADMINISTRATOR MEETING March 7, 2022

Meeting Cancelled

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### CITY COUNCIL/HOUSING AUTHORITY MEETING March 15, 2022

**GENERAL PLAN ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV22-001:** The General Plan Annual Progress Report, which includes the Housing Element Annual Progress Report, for Calendar Year 2021. The General Plan Annual Progress Report is Categorically Exempt from California



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Environmental Quality Act (CEQA), as amended in accordance with Section 15306 (Information Collection). **City Initiated.**

**Action:** The City Council adopted the Resolution authorizing Staff to transmit the 2021 General Plan Annual Performance Report, which includes the 2021 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

## **A ZONE CHANGE AND A DEVELOPMENT CODE AMENDMENT FOR FILE NOS. PZC21-002 AND PDCA21-**

**001:** A Zone Change (File No. PZC21-002) modifying the Zoning Map to establish an AH (Affordable Housing Overlay) zoning district and a Development Code Amendment (File No. PDCA21-001) revising Section 6.01.035 for the purpose of adding provisions to establish an AH (Affordable Housing) Overlay District. Staff prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City initiated. Planning Commission recommended approval of this project on December 20, 2021 with a 6-0 vote.**

**Action:** The City Council adopted the ordinance approving the Zone Change, File No. PZC21-002, revising the Zoning Map to establish the "AH" (Affordable Housing) Overlay zoning district and adopted the ordinance approving the Development Code Amendment, File No. PDCA21-001, adding provisions establishing the AH (Affordable Housing Overlay) zoning district.

**A SPECIFIC PLAN REVIEW FOR FILE NO. PSP19-001:** A Specific Plan (File No. PSP19-001, South Ontario Logistics Center Specific Plan) to establish the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 5,333,518 square feet of Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02); **submitted by Grove Land Venture, LLC. City Council action is required. Planning Commission recommended approval of this project on January 25, 2022 with a 6 – 0 vote.**

**Action:** The City Council approved the Ordinance adopting the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

**ENVIRONMENTAL ASSESSMENT AND APPEAL OF TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-010 AND PDEV21-018:** An appeal of the Planning Commission's



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action to approve a Tentative Parcel Map (File No. PMTT21-010) to subdivide 95.35 acres of land into three parcels, in conjunction with a Development Plan (File No. PDEV21-018) to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, within the Industrial Mixed Use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan. An Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410) was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0238-121-75) **submitted by Pamela Steel, MIG, Inc. The Planning Commission approved this item on December 20, 2021, with a vote of 6-0.**

**Action: The City Council adopted the Resolutions upholding the Planning Commission's approval of the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), approving Tentative Parcel Map No. 20147 (File No. PMTT21-010), and Development Plan (File No. PDEV21-018), and denied the appeal.**

## **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD22-001:**

A Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.86-acre of land located at 125 West Emporia Street, within MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1049-059-14) **submitted by RWSS Development LLC. Planning Commission recommended approval of this project on February 22, 2022 with a 7-0 vote.**

**Action: The City Council introduced and waive further reading of an ordinance approving the Arts District West Planned Unit Development, File No. PUD22-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate a commercial development at 125 West Emporia Street.**

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### DEVELOPMENT ADVISORY BOARD MEETING March 21, 2022

Meeting Cancelled

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### ZONING ADMINISTRATOR MEETING March 21, 2022

Meeting Cancelled

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**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING  
March 22, 2022**

**GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402:** A request for a determination of General Plan consistency pursuant to Government Code Section 65402, for the transfer of real property ownership from the City of Ontario to The University of La Verne, for properties located at 425 E B Street, 208 and 228 West Emporia Street, 200, 211 and 221 South Laurel 3995 and 4040 Inland Empire Boulevard and 320 East D Street; (APNs: Portion of 1048-454-16, 1049-056-05, 1049-056-06, 1049-056-01, 1049-056-02, 1049-056-03, 1049-056-04, 0210-205-03, 0210-211-23 and portion of 1048-541-15). **City Initiated.**

**Action:** The Planning Commission adopted the Resolution making findings of General Plan consistency pursuant to Government Code Section 65402, for the transfer of real property ownership from the City of Ontario to The University of La Verne.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-003:** A public hearing to consider a Development Agreement between the City of Ontario and American General Design, Inc (dba Adept Development), to establish the terms and conditions for 11.47 acres of land to develop a future mixed use development consisting of approximately 691 residential units and up to 71,200 square feet of commercial retail uses, on three parcels of land located at the southwest corner of Via Villaggio and Via Piemonte, southeast corner of Via Villaggio and Via Piemonte, and on the southwest corner of Ontario Center Parkway and Concourses Street within the proposed mixed-use Subareas 8, 11, 16 and 17 of the Piemonte Overlay of the Ontario Center Specific. An Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearing House No. 89041009) has been prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0210-204-38, 0218-204-39 and a Portion of 0210-205-01) **submitted by OTC Owner, LLC. City Council action is required.**

**Action:** The Planning Commission adopted the Resolution recommending the City Council approve the Development Agreement, File No. PDA22-003.

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-001:** A public hearing to consider an Amendment to the Piemonte Overlay at Ontario Center Specific Plan, including [1] revising the overlay boundary to add approximately 24.9 acres, comprising of the property located at 4000 Ontario Center Parkway, to the overlay area, [2] changing the land use designation on approximately 4.9 acres of land from Office and Entertainment/Retail to Mixed Use, in an area bounded by Fourth Street to the north, Concourses Street and Ontario Center Parkway to the south, Via Alba to the east, and the Camden Landmark Apartment and vacant land to the west, and [3] establishing development standards and design guidelines for the Mixed Use land use area within the Piemonte Overlay at Ontario Center Specific Plan. An Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearing House No. 89041009) has been prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario



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International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0210-204-12, 0210-204-13, 0210-204-14, 0210-204-15, 0210-204-17, 0210-204-18, 0210-204-20, 0210-204-21, 0210-204-22, 0210-204-23, 0210-204-23, 0210-204-24, 0210-204-25, 0210-204-26, 0210-204-28, 0210-204-36, 0210-204-37, 0210-204-37, 0210-204-38, 0210-204-39, 0210-204-40, 0210-204-41, 0210-531-06, 0210-531-07, 0210-531-08, 0210-531-09, 0210-531-10, 0210-231-11, 0210-231-12, 0210-231-13, 0210-231-14, 0210-231-15, 0210-231-16, and 0210-205-01); **City initiated. City Council action is required.**

**Action: The Planning Commission adopted the Resolution recommending the City Council approve the Specific Plan Amendment, File No. PSPA21-001.**

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