



# Monthly Activity Report: Actions

Month of May 2022

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

## DEVELOPMENT ADVISORY BOARD MEETING May 2, 2022

*Meeting Canceled*

## ZONING ADMINISTRATOR MEETING May 2, 2022

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-024:** A public hearing to consider the modification of a previously approved Conditional Use Permit (File No. PCUP16-004), reconfiguring the floor plan of an established 5,820-square-foot banquet facility, with live entertainment, dancing, and a Type 58 ABC License (Caterer's Permit) for the on-premises consumption of alcoholic beverages, situated on the second floor of a two-story historic commercial building (Local Landmark No. 21, Masonic Hall), located at 231 North Euclid Avenue, within LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) 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 15301 (Class 1, Existing Facilities) 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; (APN: 1048-565-05) **submitted by Sean Wang.**

**Action:** The Zoning Administrator is currently considering the Conditional Use Permit.

## CITY COUNCIL/HOUSING AUTHORITY MEETING May 3, 2022

**FILE NO. PCUP21-009.** A Conditional Use Permit to establish a 128-room limited-service hotel on 1.83 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of the Exchange Specific Plan (APN: 0238-012-30).

**Action:** The City Council tabled the Conditional Use Permit.

## SPECIAL CITY COUNCIL/HOUSING AUTHORITY MEETING May 10, 2022

*No planning department items scheduled*



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## DEVELOPMENT ADVISORY BOARD MEETING May 16, 2022

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-024:** A hearing to consider a Development to construct three industrial buildings totaling 200,322 square feet on 10.2 acres of land located at the northeast corner of Remington Avenue and the Cucamonga Creek Flood Control Channel, within the Industrial (PA-3) land use district of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003), for which an Environmental Impact Report (State Clearinghouse No. 2017031048) was certified by City Council on May 1, 2018. 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. 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: 0218-311-07 and 0218-311-13); **submitted by Clark Neuhoff.**

**Action:** The Development Advisory Board adopted a decision approving the Development Plan.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-040:** A hearing to consider a Development Plan to construct one industrial building totaling 1,255,320 square feet on 60.7 acres of land located at 4902 South Baker Avenue, within the industrial land use district of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. 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. 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: 1054-151-03, 1054-201-03, 1054-351-03) **submitted by Prologis LP. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted a decision recommending that the Planning Commission approve the Development Plan.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-007 AND PDEV22-002:** A hearing to consider: (1) Tentative Parcel Map 20537 (File No. PMTT22-007), subdividing 119.94 acres of land into three parcels; and (2) a Development Plan (File No. PDEV22-002) to construct two industrial buildings totaling 2,237,458 square feet on 119.94 acres of land located at the northeast corner of Merrill Avenue and Grove Avenue, within PA-1 and PA-2 of the Industrial land use district of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report



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(State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. 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. 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: 1054-111-03, 1054-141-03, 1054-221-03, 1054-331-03, and 1054-331-04) **submitted by Prologis, LP. Planning Commission action is required.**

**Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve the Tentative Tract Map and Development Plan.**

## ZONING ADMINISTRATOR MEETING May 16, 2022

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-001:** A public hearing to consider a Conditional Use Permit to establish alcoholic beverage sales (ABC Type 21 License), including beer, wine, and distilled spirits for off-premise consumption in conjunction with an existing 20,528 square-foot grocery and consumer goods store on 2.23 acres of land, located at 1714 South Euclid Avenue, within the CN (Neighborhood Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) 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; (APN: 1050-284-01) **submitted by 99 Cents Only Stores.**

**Action: The Zoning Administrator adopted a decision approving the Conditional Use Permit.**

## CITY COUNCIL/HOUSING AUTHORITY MEETING May 17, 2022

### **TWENTY-SECOND ANNUAL MODEL COLONY AWARDS**

**Action: The City Council presented the Twenty-Second Annual Model Colony Awards.**

### **PROCLAMATION OF HISTORIC PRESERVATION MONTH MAY 2022**

**Action: The City Council adopted a Resolution proclaiming May 2022 as Historic Preservation month.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-014:** A public hearing to consider a Development Agreement between the City of Ontario and BrookCal Ontario, LLC, to establish the terms and conditions associated with the development of Tentative



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Tract Map No. 20449 (File No. PMTT21-014), a 35.65 gross acre property located at the southeast corner of Haven Avenue and Ontario Ranch Road, within Planning Area 9A (Residential & Commercial) land use district of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an Addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This application is consistent with the previously adopted environmental impact reports and 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); (APN: 218-211-01) **submitted by BrookCal Ontario LLC. The Planning Commission recommended approval of this item on April 26, 2022, with a vote of 6-0.**

**Action: The City Council introduced and waived further reading of an Ordinance approving the Development Agreement.**

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## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING May 24, 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 properties located at 120 West D Street and 420 North Laurel Avenue, to determine that the sale of approximately 0.792 acres of land, between the City of Ontario and D Street Townhome Apartments, LLC., is consistent with The Ontario Plan Policy Plan (General Plan); (APNS: 1048-354-12 and 1048-354-02). **City Initiated.**

**Action: The Planning Commission adopted a resolution approving a determination of General Plan consistency pursuant to Government Code Section 65402.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-007:** A Public Hearing to consider a Development Agreement (File No. PDA21-007) between the City of Ontario and Remington APG LLC., to establish the terms and conditions associated with a Development Plan (File No. PDEV21-024) to construct three industrial buildings totaling 200,322 square feet on 10.2 acres of land, located at the northeast corner of Remington Avenue and the Cucamonga Creek Flood Control Channel, within the Industrial (PA-3) land use district of the Colony Commerce Center East Specific Plan (File No. PSP16-003). The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003), for which an Environmental Impact Report (State Clearinghouse No. 2017031048) was certified by City Council on May 1, 2018. This application introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. 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. 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: 0218-311-07 and 0218-311-13); **submitted by Remington APG LLC. City Council action is required.**

**Action: The Planning Commission adopted a resolution recommending the City Council approve the Development Agreement.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-040:** A public hearing to consider a Development Plan (File No. PDEV21-040) to construct one industrial building totaling 1,255,320 square feet on 60.7 acres of land locate at 4902 S. Baker Avenue, within the industrial land use district of the Merrill Commerce Center Specific Plan (MCCSP) zoning district. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report (SCH #2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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. 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: 1054-151-03, 1054-201-03, 1054-351-03) **submitted by Prologis LP.**

**Action: The Planning Commission adopted a resolution approving the Development Plan.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-007 AND PDEV22-002:** A public hearing to consider a Tentative Parcel Map (File No. PMTT22-007 – TPM 20537) to subdivide 119.94 acres of land into three (3) parcels and a Development Plan (File No. PDEV22-002) to construct two (2) industrial buildings totaling 2,237,458 square feet on 119.94 acres of land, located at the northeast corner of Merrill Avenue and Grove Avenue, within PA-1 and PA-2 of the Industrial land use district of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan (File No. PSP 18-001), for which an Environmental Impact Report (SCH #2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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. 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: 1054-111-03, 1054-141-03, 1054-221-03, 1054-331-03, 1054-331-04,) **submitted by Prologis, LP.**

**Action: The Planning Commission adopted resolutions approving the Tentative Parcel Map and Development Plan.**