



Monthly Activity Report: Actions

Month of June 2022

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

DEVELOPMENT ADVISORY BOARD MEETING June 6, 2022

Meeting Cancelled

ZONING ADMINISTRATOR MEETING June 6, 2022

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING June 7, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA22-003:

A public hearing to consider certain clarifications and revisions to the city of Ontario development code, addressing: [1] Time Extensions for discretionary projects (Section 2.02.025.b.2.c); [2] public notification requirements for minor variances (Section 2.03.010); [3] Administrative Exceptions (Sections 4.02.020 and 4.03.050, and Tables 2.02-1 and 2.03-1); [4] Specific Plan Minor Amendments (Section 4.02.080); [5] Housing and Reasonable Accommodations (Sections 4.02.035 and 4.03.055, and Tables 2.02-1 and 2.03-1); [6] Accessory Dwelling Units (Section 5.03.010); [7] minimum useable rear yard area for single-family dwellings (Section 5.03.011); [8] banquet facilities on historic properties (Section 5.03.067); [9] retail sales events (Section 5.03.395 and table 8.01-1); [10] conversion of garages to accommodate Accessory Dwelling Units (Section 6.01.010); [11] definition for "garage" (section 9.01.010.g); [12] Single-Family Two-Unit Projects and Urban Lot Splits, rescinding Urgency Ordinance No. 3200 and adopting standards (Sections 5.03.403 and 6.08.060, and Tables 2.02-1 and 2.03-1); and [13] certain allowed land uses (Table 5.02-1); **City Initiated.**

Action: The City Council introduced and waived further reading of the Ordinance approving File No. PDCA22-003.

DEVELOPMENT ADVISORY BOARD MEETING June 20, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-006: A hearing to consider a Development Plan to construct a wireless telecommunications facility, with a 65-foot-tall "monopine" antenna and ancillary ground-mounted equipment, on 160 square feet of leased space on 7.88 acres of land located at 4600 East Wall Street, within the Light Industrial land use district of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to



Monthly Activity Report: Actions

Month of June 2022

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

Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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: 0238-221-36) **submitted by Coastal Business Group, Inc.**

Action: The Development Advisory Board adopted the Decision approving File No. PDEV22-006.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-019: A hearing to consider a Development Plan to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 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 (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; (APN: 0218-331-42) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV21-019.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-027: A hearing to consider Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land located at the southwest corner of Archibald Avenue and Chino Avenue, within Planning Area 2 (Neighborhoods 5 & 6) of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001), for which and Environmental Impact Report (State Clearinghouse No. 2004071001) was certified by the City Council on April 18, 2006. 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; (APNs: 0218-131-12, 0219-131-22, 0218-131-11, 0218-131-40, and 0218-131-43) **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV21-027.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-014: A hearing to consider a Development Plan to construct four mixed-use buildings totaling 63,665 commercial square feet and 694 dwelling units (540,373 residential square feet) on 13.3 acres of land located at 4000 East Ontario Center Parkway and the southeast and southwest corner of Via

Piemonte and Via Villagio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the Planning Commission on April 19, 2022. 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; (APNs: 0210-205-01, 0210-204-38, and 0210-204-39) **submitted by Adept Development. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV22-014.

ZONING ADMINISTRATOR MEETING June 20, 2022

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING June 21, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA22-003: A public hearing to consider certain clarifications and revisions to the city of Ontario development code, addressing: [1] Time Extensions for discretionary projects (Section 2.02.025.b.2.c); [2] public notification requirements for minor variances (Section 2.03.010); [3] Administrative Exceptions (Sections 4.02.020 and 4.03.050, and Tables 2.02-1 and 2.03-1); [4] Specific Plan Minor Amendments (Section 4.02.080); [5] Housing and Reasonable Accommodations (Sections 4.02.035 and 4.03.055, and Tables 2.02-1 and 2.03-1); [6] Accessory Dwelling Units (Section 5.03.010); [7] minimum useable rear yard area for single-family dwellings (Section 5.03.011); [8] banquet facilities on historic properties (Section 5.03.067); [9] retail sales events (Section 5.03.395 and table 8.01-1); [10] conversion of garages to accommodate Accessory Dwelling Units (Section 6.01.010); [11] definition for "garage" (section 9.01.010.g); [12] Single-Family Two-Unit Projects and Urban Lot Splits, rescinding Urgency Ordinance No. 3200 and adopting standards (Sections 5.03.403 and 6.08.060, and Tables 2.02-1 and 2.03-1); and [13] certain allowed land uses (Table 5.02-1); **City Initiated.**

Action: The City Council adopted and waived further reading of the Ordinance approving File No. PDCA22-003.

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



Monthly Activity Report: Actions

Month of June 2022

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

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.**

Action: The City Council introduced and waived further reading of the Ordinance approving File No. PDA21-007.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING June 28, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-019: A public hearing to consider a Development Plan to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 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 (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; (APN: 0218-331-42) **submitted by Lennar Homes of California, Inc.**

Action: The Planning Commission adopted the Resolution approving File No. PDEV21-019.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-027: A public hearing to consider Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land generally located on the south side of Chino Avenue, approximately 645 feet west of Archibald Avenue, within Planning Area 2 (Neighborhoods 5 & 6)

of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001), for which an Environmental Impact Report (State Clearinghouse No. 2004071001) was certified by the City Council on April 18, 2006. 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; (APNs: 0218-131-12, 0219-131-22, 0218-131-11, 0218-131-40, and 0218-131-43) **submitted by Lennar Homes of California, Inc.**

Action: The Planning Commission adopted the Resolution approving File No. PDEV21-027.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-003-

A,B,C AND D: A public hearing to consider a Development Agreement between the City of Ontario and OTC Owner, LLC, to establish the terms and conditions for 10.49 acres of and to develop a future mixed use development consisting of approximately 694 residential units and up to 71,200 square feet of commercial 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 Concours Street within the proposed mixed-use Subareas 8, 11, 16 and 17 of the Piemonte Overlay of the Ontario Center Specific. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. 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 (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 File No. PDA22-003.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-014:

A hearing to consider a Development Plan to construct four mixed-use buildings totaling 63,665 commercial square feet and 694 dwelling units (540,373 residential square feet) on 13.3 acres of land located at 4000 East Ontario Center Parkway and the southeast and southwest corner of Via Piemonte and Via Villaggio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. 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; (APNs: 0210-205-01, 0210-204-38, and 0210-204-39) **submitted by Adept Development.**



Monthly Activity Report: Actions

Month of June 2022

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

Action: The Planning Commission adopted the Resolution approving File No. PDEV22-014.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA22-004: A public hearing to consider certain revisions to the City of Ontario Development Code, establishing the Chino Airport Overlay zoning district and Reference L, Chino Airport Land Use Compatibility Plan. The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The proposed Development Code Amendment affects properties 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; **City Initiated. City Council action is required.**

Action: The Planning Commission adopted the Resolution recommending the City Council approve File No. PDCA22-004.
