



Monthly Activity Report: Actions

Month of July 2022

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

CITY COUNCIL/HOUSING AUTHORITY MEETING July 5, 2022

No Planning Department Items Scheduled

DEVELOPMENT ADVISORY BOARD MEETING July 6, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-011: A public hearing to consider a Development Plan to construct a new motor vehicle sales lot (Genesis of Ontario), including a 33,117-square-foot showroom, office, and vehicle service building and a 2,660-square-foot carwash and detailing building on 4.175 acres of land generally located on the south side of Inland Empire Boulevard, approximately 225 feet west of QVC Way, at 2100 East Inland Empire Boulevard, within the Urban Commercial land use district of the Meredith International Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32, Infill Development) 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: 0110-321-82) **submitted by Gorewhitfield.**

Action: The Development Advisory Board adopted the Decision approving File No. PDEV22-011.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-009: A public hearing to consider a Development Plan to construct a mixed-use project consisting of 59 multiple-family dwellings, 2,744 square feet of retail space, and two levels of parking on approximately 0.81-acres of land located at 549 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32, In-Fill Development) 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: 1049-021-09) **submitted by Kathy Huynh. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV20-009.

ZONING ADMINISTRATOR MEETING July 6, 2022

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-011: A public hearing to consider a Conditional Use Permit to allow for the construction of a 720 square-foot detached garage on 0.307-acre of land located at 177 West Geyer Court, within the LDR-5



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(Low Density Residential) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to 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: 1051-221-07) **submitted by Robert Liquori.**

Action: The Zoning Administrator adopted the Decision approving File No. PCUP22-011.

DEVELOPMENT ADVISORY BOARD MEETING July 18, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-047: A hearing to consider a Development Plan to construct 10 detached single-family dwellings on 10 vacant parcels totaling approximately 1.83 acres of land generally located at the northwest corner of Olive Street and Orange Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. 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); (APNs: 0108-481-18, 0108-481-19, 0108-481-20, 0108-481-21, 0108-481-22, 0108-481-23, 0108-481-24, 0108-481-25, 0108-481-26, and 0108-481-27) **submitted by Texton Construction Co., Inc. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV19-047.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-020: A hearing to consider a Development Plan to construct a 45,000-square-foot industrial building on 2.02 acres of land, located at 1044 and 1050 East Holt Boulevard, within the IP (Industrial Park) zoning district. 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; (APNs: 1049-131-15 and 1049-131-016) **submitted by HK Ventures, Inc. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV21-020.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV21-033 AND PVAR21-006: A hearing to consider a Development Plan (File No. PDEV21-033) to construct one 2,800 square-foot drive-thru restaurant and 500 square-foot outdoor patio, in conjunction with a Variance (File No. PVAR21-006) request to reduce the front drive aisle setback along an arterial street from 20 feet to 13 feet, on 0.42 acres of land located at 1610 East Fourth



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Street. 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) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) 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; (APNs: 0110-181-11 and 0110-181-19) **submitted by Hannibal Petrossi. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decisions recommending the Planning Commission approve File Nos. PDEV21-033 and PVAR21-006.

ZONING ADMINISTRATOR MEETING July 18, 2022

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING July 19, 2022

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.**

Action: The City Council introduced and waived further reading of the Ordinance approving File No. PDCA22-004.

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 (dba Adept Development), to establish the terms and conditions for a Development Plan (File No. PDEV22-014) to construct four mixed-use buildings totaling 71,200 commercial square feet and 694 dwelling units (540,373 residential square feet) on 10.49 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. **Submitted by OTC Owner LLC.**

Action: The City Council introduced and waived further reading of the Ordinances approving File No. PDCA22-004-A, B, C, and D.



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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING July 26, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-047: A hearing to consider a Development Plan to construct 10 detached single-family dwellings on 10 vacant parcels totaling approximately 1.83 acres of land generally located at the northwest corner of Olive Street and Orange Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. 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); (APNs: 0108-481-18, 0108-481-19, 0108-481-20, 0108-481-21, 0108-481-22, 0108-481-23, 0108-481-24, 0108-481-25, 0108-481-26, and 0108-481-27) **submitted by Texton Construction Co., Inc.**

Action: The Planning Commission adopted the Resolution approving File No. PDEV19-047.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-020: A hearing to consider a Development Plan to construct a 45,000-square-foot industrial building on 2.02 acres of land located at 1044 and 1050 East Holt Boulevard, within the IP (Industrial Park) zoning district. 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; (APNs: 1049-131-15 and 1049-131-016) **submitted by HK Ventures, Inc.**

Action: The Planning Commission adopted the Resolution approving File No. PDEV21-020.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV21-033 AND PVAR21-006: A public hearing to consider a Development Plan (File No. PDEV21-033) to construct one 2,800-square-foot drive-thru restaurant with a 500-square-foot outdoor patio, in conjunction with a Variance (File No. PVAR21-006) to reduce the front drive aisle setback along an arterial street from 20 feet to 13 feet, on 0.42-acre of land located at 1610 East Fourth Street, within the CC (Community Commercial) zoning district. 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) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) 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; (APNs: 0110-181-11 and 0110-181-19) **submitted by Hannibal Petrossi.**

Action: The Planning Commission adopted the Resolutions approving File Nos. PDEV21-033 and PVAR21-006.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD20-001 & PDEV20-009: A hearing to consider a Planned Unit Development (File No. PUD20-001) to establish development standards, design guidelines and infrastructure requirement



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for 0.81-acres of land, in conjunction with a Development Plan (File No. PDEV20-009) to construct a mixed-use project consisting of 59 multiple-family dwellings, 2,500 square feet of retail space, and two levels of podium parking, on property located at 549 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32, In-Fill Development) 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: 1049-021-09) **submitted by Kathy Huynh. City Council action is required for the Planned Unit Development.**

Action: The Planning Commission adopted the Resolutions approving File No. PDEV20-009 and recommending the City Council approve File No. PUD20-001.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA22-003:

A public hearing to consider an amendment the Ontario Gateway Specific Plan, modifying Table 2.B (Permitted Land Uses by Planning areas) to allow "Auto Sales and Services" as a permitted land use in the Office Planning Area 1 land use district. The project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the common sense exemption (general rule) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The property affected by this Specific Plan Amendment 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: 0210-212-60) **submitted by the City of Ontario. City Council action is required.**

Action: The Planning Commission adopted the Resolution recommending the City Council approve File No. PSPA22-003.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND COMMUNITY CLIMATE ACTION PLAN UPDATE FOR FILE NOS. PGPA20-002 AND PADV22-002:

A public hearing to consider certification of a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), 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. PGPA20-002) for The Ontario Plan (TOP) update, including its component parts: Vision, Governance Manual, and Policy Plan; and [2] an update to the Community Climate Action Plan (File No. PADV22-002). 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; **City initiated. City Council action is required.**



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Action: The Planning Commission adopted the Resolutions recommending the City Council approve File Nos. PGPA20-022 and PDAV22-022.
