



# Monthly Activity Report: Actions

Month of August 2021

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

## DEVELOPMENT ADVISORY BOARD MEETING August 2, 2021

*Meeting Cancelled*

## ZONING ADMINISTRATOR MEETING August 2, 2021

**ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR21-003:** A Variance to deviate from the minimum Development Code standard for front building setback, from 20 FT to 10 FT, to allow the encroachment of an attached accessory dwelling unit, on 0.145 acres of land located at 950 East G Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) 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 (ALUCP); (APN: 1048-421-20) **submitted by Magdy Armanuos.**

**Action:** The Zoning Administrator adopted a decision approving the Variance, subject to conditions.

## CITY COUNCIL/HOUSING AUTHORITY MEETING August 3, 2021

*Meeting Cancelled*

## DEVELOPMENT ADVISORY BOARD MEETING August 16, 2021

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-005:** A Development Plan to construct a 2,080-square-foot fast-food restaurant (Burger King) with drive-thru on 0.57-acre of land located on the east of Archibald Avenue, approximately 250 feet south of Philadelphia Street, within the Commercial/Office land use district of the California Commerce Center South Specific Plan. 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: 1083-071-19) **submitted by Ontario CA (Parcel 1 Archibald) LLC.**

**Action: The Development Advisory Board adopted a decision approving the Development Plan, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-003:** A Development Plan to construct a 26,000-square-foot industrial building on 1.28 acres of land located at 1486 East Holt Boulevard, within the BP (Business 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 (ALUCP); (APNs: 0110-121-04 & 0110-121-05) **submitted by M & M Development. Planning Commission action is required.**

**Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Development Plan, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-007 (TMM 20399):** A Tentative Tract Map to subdivide 24.51 acres into 30 numbered lots and 6 lettered lots, for property located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the High Density Residential (18-25 du/ac) land use district (Planning Areas 7 and 8) of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Grand Park Specific Plan (File No. PSP12-001) Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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 the 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: 0218-241-51, 0218-241-52, 0218-241-53, and 0218-241-54) **submitted by Ronald & Kristine Pietersma Family Trust & Loyola Properties I, LP. Planning Commission action is required**

**Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Tract Map, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND VARIANCE REVIEW FOR FILE NOS. PMTT21-008 AND PVAR21-002:** A Tentative Parcel Map (File No. PMTT21-008/TPM 20376) to subdivide 0.998-acre of land into 2 parcels in conjunction with a Variance (File No. PVAR21-002) to reduce the corner lot width dimension from 120 feet to 117.8 feet, located at the northwest corner of Oaks Avenue and Spruce Court, at 2112 South Oaks Avenue, within the AR-2 (Residential-Agricultural – 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitation) of the CEQA Guidelines. The proposed project is



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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: 1014-561-30) **submitted by Paul Kien. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Parcel Map and Variance, subject to conditions.

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## ZONING ADMINISTRATOR MEETING August 16, 2021

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-008:** A Conditional Use Permit to upgrade a type 41 ABC license to a type 47 ABC license in conjunction with a Bona Fide Public Eating Place (Casa Sanchez) on a 2.112 acre parcel located at 2264 South Mountain 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 (ALUCP); (APN: 1015-131-24) **submitted by Casa Sanchez.**

**Action:** The Zoning Administrator adopted a decision approving the Conditional Use Permit, subject to conditions.

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## CITY COUNCIL/HOUSING AUTHORITY MEETING August 17, 2021

*No Planning Department Items Scheduled*

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## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING August 24, 2021

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-003:** A Development Plan to construct a 26,000-square-foot industrial building on 1.28 acres of land located at 1486 East Holt Boulevard, within the BP (Business 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



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International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-121-04 & 0110-121-05) **submitted by M & M Development.**

**Action: The Planning Commission adopted a resolution approving the Development Plan, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT18-010:** A one-year Time Extension for Tentative Parcel Map No. 20087, previously approved by Planning Commission on July 23, 2019, subdividing 17.92 acres of land into two parcels located at 4900 East Fourth Street, within the Commercial/Office land use district of the Ontario Mills (formerly California Commerce Center North) Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15: Minor Land Divisions) 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: 0238-014-05) **submitted by Retail Properties of America Inc.**

**Action: The Planning Commission adopted a resolution approving the Tentative Parcel Map Time Extension.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-007 (TTM 20399):** A Tentative Tract Map to subdivide 24.51 acres of land into 30 number lots and 6 letter lots, for property located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the High Density Residential (18.0-25.0 du/ac) land use district (Planning Areas 7 & 8) of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Grand Park Specific Plan (PSP12-001) Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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 the 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: 218-241-32) **submitted by Ronald & Kristine Pietersma Family Trust & Loyola Properties I, L.P.**

**Action: The Planning Commission adopted a resolution approving the Tentative Tract Map, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND VARIANCE REVIEW FOR FILE NOS. PMTT21-008 AND PVAR21-002:** A Tentative Parcel Map (File No. PMTT21-008/TPM 20376) to subdivide 0.998-acre of land into 2 parcels in conjunction with a Variance (File No. PVAR21-002) to reduce the corner lot width dimension from 120 feet to 117.8 feet, located at the northwest corner of Oaks Avenue and Spruce Court, at 2112 South Oaks Avenue, within the AR-2 (Residential-Agricultural – 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitation) of the CEQA Guidelines. The proposed project is



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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: 1014-561-30) **submitted by Paul Kien.**

**Action: The Planning Commission adopted resolutions approving the Tentative Parcel Map and Variance, subject to conditions.**

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