



Monthly Activity Report: Actions

Month of October 2022

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DEVELOPMENT ADVISORY BOARD MEETING October 3, 2022

Meeting Cancelled

ZONING ADMINISTRATOR MEETING October 3, 2022

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-012: A Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises (Type 41 ABC License, On-Sale Beer & Wine – Eating Place), in conjunction to modify portions of the existing floor plan and expand the frontage of an existing 117-room hotel (Country Inn) by 1,020 square feet, on 2.34 acres of land located at 4674 East Ontario Mills Parkway, within the Ontario Mills Commerce Center North Specific Plan. 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. 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; (APN:0238-041-36) **submitted by Y.W. Rising Drafting.**

Action: The Zoning Administrator adopted the decision approving the Conditional Use Permit on October 4, 2022.

CITY COUNCIL/HOUSING AUTHORITY MEETING October 4, 2022

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING October 17, 2022

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMT21-015: A public hearing to consider Tentative Parcel Map No. 20375, subdividing 2.286 acres of land into three numbered lots and one lettered lot for residential purposes located at 1225 Benson 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 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; (APNs: 1011-521-30) **submitted by Szuang Chi Chan. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending approval Tentative Tract Map No. 20375, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-009: A public hearing to consider Tentative Tract Map No. 20530, subdividing 9.19 gross acres of land for condominium purposes, into 4 numbered lots and 15 lettered lots for residential uses, drive aisles, and common open space purposes for a property generally located on the east side of Twinkle Avenue approximately 500 feet north of Moonlight Street, within Planning Areas 5B and 5D (Residential – SFD/Attached and Edison Easement) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction File No. PSP05-004, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted Environmental Impact Report 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); (APNs: 0218-016-06, 0218-016-07, 0218-016-18, 0218-203-08, 0218-203-01, 0218-203-02, 0218-203-03, 0218-203-04, 0218-203-07, 0218-203-06, 0218-203-05 and 218-016-22) **submitted by Haven Ontario NMC 1, LLC and Haven Ontario NMC 2, LLC. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending approval Tentative Tract Map No. 20530, File No. PMTT22-009, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-010: A public hearing to consider Tentative Tract Map No. 20529, subdividing 11.11 gross acres of land for condominium purposes, into 3 numbered lots and 15 lettered lots for residential uses, drive aisles, utility easement and common open space purposes for a property generally located on the east side of Twinkle Avenue approximately 350 feet south of future Chino Avenue, within Planning Areas 4A, 4B and 4C (Residential – SFD/Attached) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction File No. PSP05-004, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted Environmental Impact Report 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: 0218-161-14) **submitted by BrookCal Ontario LLC. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending approval Tentative Map No. 20529, File No. PMTT22-010, subject to conditions.

ZONING ADMINISTRATOR MEETING October 17, 2022

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-015: A public hearing to consider a Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises, limited to beer and wine (Type 41 ABC license), in conjunction with a full-service restaurant (Popping Yolk) located within the New Haven Marketplace Shopping Center, at 3420 East Ontario Ranch Road, Suite 1, within the Commercial land use district of The Avenue Specific Plan. 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 project site 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: 0218-402-48-0000) **submitted by Popping Yolk Ontario.**

Action: The Zoning Administrator adopted the Decision approving the Conditional Use Permit, File No. PCUP22-015 on November 7, 2022.

CITY COUNCIL/HOUSING AUTHORITY MEETING October 18, 2022

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC19-001: A public hearing to consider a Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to facilitate the development of a 0.28-acre project site. The environmental impacts of this project were reviewed in conjunction with File No. PGPA20-002, a General Plan Amendment for The Ontario Plan 2050 Update, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022. 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: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera. Planning Commission recommended approval of this item on August 23, 2022 with a 6-0 vote.**

Action: The City Council vote resulted in a tie (2-2); this item was ordered to be brought back at a future date, when all members were present.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-002:

A public hearing to consider certification of the Ontario Ranch Business Park Specific Plan Amendment Final Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018), including the adoption of a revised Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for an amendment to the Ontario Ranch Business Park Specific Plan, incorporating property adjacent to the existing Specific Plan area and establishing the land use designations, development standards, and guidelines which will govern the development of 71.69 acres of land generally bordered by Campus, Sultana, Merrill, and

Eucalyptus Avenues. 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: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, and 1054-291-02) **submitted by Euclid Land Venture LLC. Planning Commission recommended approval of this item at the August 30, 2022 Special Planning Commission Meeting, by a vote of 5 to 0.**

Action: The City Council adopted: [1] the Resolution Certifying the Final Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018), including the adoption of a revised Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations; and [2] the Resolution approving the Specific Plan Amendment, File No. PSPA21-002.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING October 25, 2022

HISTORIC LANDMARK DESIGNATION REVIEW FOR FILE NO. PHP21-016: A public hearing to consider a Local Landmark Designation of a single-family residence (Tier III Eligible Historic Resource) located at 409 North San Antonio Avenue. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-314-11) **submitted by Mallory Jean and Robby Gibson, and Gray McMinn. City Council action required.**

Action: The Historic Preservation Commission adopted the Resolution recommending the City Council approve the Historic Landmark Designation, File No. PHP21-016.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP22-011: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 4,379 square-foot Prairie style single-family residence, a Contributor within the College Park Historic District, located at 119 East Princeton Street, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-531-31) **submitted by Rafael Marquez and Jacqueline Gonzalez. City Council action is required.**

Action: The Historic Preservation Commission adopted the Resolution recommending the City Council approve the Mills Act Contract, File No. PHP22-011.

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP22-012 AND PCUP22-017: A public hearing to consider a Certificate of Appropriateness (File No. PHP22-012) and a Conditional Use Permit (File No. PCUP22-017) to construct a 2-story, 558-square-foot detached residential accessory structure to accommodate a private Artist's Studio/Workshop on 0.56-acre of land located at 328 East Princeton Street, a designated Local Landmark and a Contributor to the College Park Historic District, 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 15331 (Historical Resource Restoration/Rehabilitation) 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: 1047-543-09) **submitted by Edward and Mary Rivas.**

Action: The Historic Preservation Commission adopted the Resolution approving the Certificate of Appropriateness, File No. PHP22-012, subject to conditions, and the Planning Commission adopted the Resolution approving the Conditional Use Permit, File No. PCUP22-017, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR21-

005 AND PDEV21-028: A public hearing to consider a Variance (File No. PVAR21-005) to reduce the building setback along an arterial street from 20 feet to 2.67 feet, in conjunction with a Development Plan (File No. PDEV21-028) to construct one industrial building totaling 32,165 square feet on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, Minor Alteration in Land Use Limitations) and 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: 1049-382-01 and 1049-382-02) **submitted by Phelan Development Company.**

Action: Continued to the November 22, 2022 Planning Commission meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-015:

A public hearing to consider Tentative Parcel Map No. 20375, subdividing 2.286 acres of land into three numbered lots and one lettered lot for residential purposes located at 1225 Benson 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 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; (APNs: 1011-521-30) **submitted by Szuang Chi Chan.**

Action: The Planning Commission adopted the Resolution approving Tentative Tract Map No. 20375, File No. PMTT21-015, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-016:

A public hearing to consider Tentative Tract Map No. 20451, subdividing 30.17 acres of land for condominium purposes, into 138 numbered lots and 48 lettered lots, residential uses, landscape neighborhood edge, private drives, private lanes, private streets, and parking, and common open space purposes, located at the southwest corner of Hamner Avenue and Old Edison Road, within PA-3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and PA-4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was certified by the City Council on January 16, 2007. 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: 0218-252-39 and 0218-252-09) **submitted by Richland Ventures, Inc.**

Action: The Planning Commission adopted the Resolution approving Tentative Tract Map No. 20451, File No. PMTT21-016, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-009: A public hearing to consider Tentative Tract Map No. 20530, subdividing 9.19 gross acres of land for condominium purposes, into 4 numbered lots and 15 lettered lots for residential uses, drive aisles, and common open space purposes for a property generally located on the east side of Twinkle Avenue approximately 500 feet north of Moonlight Street, within Planning Areas 5B, 5C, 5D and 5E (Residential – SFD/Attached and Edison Easement) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction File No. PSP05-004, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted Environmental Impact Report 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); (APNs: 0218-016-06, 0218-016-07, 0218-016-18, 0218-203-08, 0218-203-01, 0218-203-02, 0218-203-03, 0218-203-04, 0218-203-07, 0218-203-06, 0218-203-05 and 218-016-22) **submitted by Haven Ontario NMC 1 LLC and Haven Ontario NMC 2 LLC.**

Action: The Planning Commission adopted the Resolution approving Tentative Tract Map No. 20530, File No. PMTT21-009, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-001: A public hearing to consider a Development Agreement (File No. PDA22-001) between the City of Ontario and BrookCal Ontario, LLC., to establish the terms and conditions associated with Tentative Tract Map 20529 (PMTT22-010), an 11.11 acre property generally located on the east side of Twinkle Avenue approximately 350 feet south of future Chino Avenue, within Planning Areas 4A, 4B, and 4C (Residential – SFD/Attached) land use district of the Rich-Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction File No. PSP05-004, for which Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted Environmental Impact Report 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; (APNs: 0218-161-14). **submitted by BrookCal Ontario LLC. City Council action is required.**

Action: The Planning Commission adopted the Resolution recommending that the City Council adopt an ordinance approving the Development Agreement, File No. PDA22-001.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-010: A public hearing to consider Tentative Tract Map No. 20529 for condominium purposes, subdividing 11.11 gross acres of land into 3 numbered lots and 15 lettered lots for residential uses, drive aisles, utility easement and common open space purposes for a property generally located on the east



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side of Twinkle Avenue approximately 350 feet south of future Chino Avenue, within Planning Areas 4A, 4B and 4C (Residential – SFD/Attached) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction File No. PSP05-004, for which an Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted Environmental Impact Report 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: 0218-161-14) **submitted by BrookCal Ontario LLC.**

Action: The Planning Commission adopted the Resolution approving Tentative Tract Map No. 20529, File No. PMTT21-010, subject to conditions.
