



Monthly Activity Report: Actions

Month of November 2020

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

DEVELOPMENT ADVISORY BOARD MEETING November 2, 2020

Meeting Cancelled

ZONING ADMINISTRATOR MEETING November 2, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING November 3, 2020

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PZC19-003:

A Zone Change on 0.21-acre of land from AR-2 (Residential-Agricultural – 0 to 2.0 DUs/Acre), to MDR-11 (Medium Density Residential – 5.1 to 11.0 DUs/Acre), generally located west of 1524 and 1526 South Euclid Avenue. Staff prepared an Addendum to The Ontario Plan Environmental Impact Report (SCH# 2008101140), certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. 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); (APN: 1050-061-16) **submitted by Blaise D'Angelo.**

Action: The City Council adopted and waived further reading of an ordinance approving the Zone Change (File No. PZC19-003).

DEVELOPMENT ADVISORY BOARD MEETING November 16, 2020

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-002 AND PDEV20-003:

A Tentative Tract Map (File No. PMTT20-002/TT 20335) to subdivide 7.32 acres of land into one lettered lot for condominium purposes in conjunction with a Development Plan (File No. PDEV20-003) to construct 92 detached single-family dwellings, located at 2862 South Campus Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18 du/ac) zoning district. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140), certified by City Council on January 27, 2010. 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



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with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1051-531-05 & 1051-531-06) **submitted by MLC Holdings. Planning Commission action is required.**

Action: The Development Advisory Board recommended the Planning Commission approve the project, subject to conditions.

ZONING ADMINISTRATOR MEETING November 16, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING November 17, 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA19-001: A Development Agreement between the City of Ontario and Euclid Land Venture, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 20016 (File No. PMTT18-011), a 85.6 acre property located at the northeast corner of Merrill Avenue and Euclid Avenue, within the Industrial and Business Park land use districts of the Ontario Ranch Business Park Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Ontario Ranch Business Park Specific Plan, for which an Environmental Impact Report (SCH# 2019050018) was certified by the City Council on September 15, 2020. 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; (APNs: 1054-011-01, 1054-011-02, 1054-011-04; 1054-021-01, 1054-021-02; 1054-271-01, 1054-271-02, 1054-271-03, 1054-281-01, 1054-281-02, and 1054-281-03) **submitted by Euclid Land Venture, LLC. The Planning Commission recommended approval of this item on October 27, 2020, with a vote of 5 to 0.**

Action: The City Council introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA19-001).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA20-001: A Development Agreement (File No. PDA20-001) between the City of Ontario and Ontario Schaefer Holdings, LLC, to establish the terms and conditions for the development of Tentative Tract Map 20298 (File No. PMTT19-015), a 10.49 acre property located at the northeast corner of La Avenida Drive and Manitoba Place, within the proposed Low-Medium Density Residential land use district of The Avenue Specific Plan. Staff has prepared an Addendum to The Ontario Plan (File No.

PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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); (APN: 0218-652-27) **submitted by Ontario Schaefer Holdings, LLC. The Planning Commission recommended approval of this item on October 27, 2020, with a vote of 4 to 0.**

Action: The City Council continued the Development Agreement (File No. PDA20-001) to a future hearing date.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO.

PDCA18-003: A Development Code Amendment proposing to: [1] revise current provisions regarding the regulation of Accessory Dwelling Units, replacing an Urgency Ordinance previously approved by the City Council on January 21, 2020; [2] revise current provisions regarding the MU-1 (Downtown Mixed Use) zoning district, to facilitate the establishment of the Downtown District Plan; [3] establish new provisions regarding the regulation of small lot infill subdivisions, which are proposed to be allowed in Mixed Use zoning districts and the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DUs/Acre), MDR-18 (Medium Density Residential – 11.1 to 18.0 DUs/Acre), MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DUs/Acre), and HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning districts; [4] revise current provisions regarding Massage Services and Massage Establishments, establishing that such uses are subject to Administrative Use Permit issuance and requirements; and [5] modify certain Development Code provisions to include various clarifications and interpretations, including Chapter 2.0 (Administration and Procedures), Chapter 4.0 (Permits, Actions and Decisions), Chapter 5.0 (Zoning and Land Use), Chapter 6.0 (Development and Subdivision Regulations), Chapter 8.0 (Sign Regulations), and Chapter 9.0 (Definitions and Glossary). 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 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). Furthermore, the project site is 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. The Planning Commission recommended approval of this item at the October 27, 2020 meeting with a vote of 5 to 0.**

Action: The City Council adopted and waived further reading of an ordinance approving the Development Code Amendment (File No. PDCA18-003).

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA18-002 AND PSPA18-003:

A request for the following entitlements: 1) A General Plan Amendment (File No. PGPA18-002) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation of approximately 46 acres of land from General Commercial and Business Park to 4.13 acres of Neighborhood Commercial, 3.51 acres of Business Park and 39 acres of Industrial; 3) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and

3) An amendment (File No. PSPA18-003) to the Edenglen Specific Plan to change the land use designation from Community Commercial, Commercial/Business Park Flex Zone and Business Park/Light Industrial to 4.13 acres of Neighborhood Commercial, 3.51 acres of Business Park and 39 acres of Light Industrial including updates to the development standards, exhibits and text changes to reflect the proposed land uses. The project site is located on the southwest corner of Riverside Drive and Hamner Avenue. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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: 218-171-21 & 218-171-27) **submitted by Ontario CC, LLC. The Planning Commission recommended approval of this item on August 25, 2020 with a vote of 6 to 0.**

Action: The City Council continued the General Plan Amendment (File No. PGPA18-002) and the Amendment to the Edenglen Specific Plan (File No. PSPA18-003) to a future hearing date.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NOS. PGPA19-007, PSPA19-010 AND PZC19-002:

A request for the following entitlements: 1) A General Plan Amendment (File No. PGPA19-007) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation of 41.35 acres of land from Mixed-Use (Hamner/SR-60 Area 12) to 7.6 acres of General Commercial and 33.75 acres of Industrial; 3) Modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and 3) a Specific Plan Amendment (File No. PSPA19-010) rescinding the Tuscana Village Specific Plan; and 4) A Zone Change (File No. PZC19-002) on 41.35 acres of land from LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac), CC (Community Commercial), and SP (Specific Plan), to 33.75 acres of IL (Light Industrial) and 7.6 acres of CC (Community Commercial). The project site is located on the northwest corner of Riverside Drive and Milliken Avenue. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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: 1083-361-01, 1083-361-04 & 1083-361-07) **submitted by Toscana Square, LLC c/o Orbis Real Estate Partners. The Planning Commission recommended approval of this item on October 27, 2020, with a vote of 5 to 0.**

Action: The City Council adopted resolutions approving the General Plan Amendment (File No. PGPA19-007) and the Amendment to the Tuscana Village Specific Plan (File No. PSPA19-010), and introduced and waived further reading of an ordinance approving the Zone Change (File No. PZC19-002).

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT FOR FILE NOS. PGPA19-008 AND PSPA19-011:

A General Plan Amendment (File No. PGPA19-008) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation on 10.49 acres of land, from School to Low-Medium



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Density Residential, in conjunction with modification of the Future Buildout Table (Exhibit LU-03) to be consistent with the proposed land use designation change, and an Amendment to The Avenue Specific Plan (File No. PSPA19-011), changing the land use designation on the project site, from School to Low-Medium Density Residential, generally located at the northeast corner of La Avenida Drive and Manitoba Place. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140), certified by the City Council on January 27, 2010. 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); (APN: 0218-652-27) **submitted by Ontario Schaefer Holdings, LLC. The Planning Commission recommended approval of this item on October 27, 2020, with a vote of 5 to 0.**

Action: The City Council adopted resolutions approving the General Plan Amendment (File No. PGPA19-008) and the Amendment to The Avenue Specific Plan (File No. PSPA19-011).

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP20-012: A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Dr. G. Ben Henke House, located at 1458 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-352-14) **submitted by Steven and Sylvia Romero. The Planning Commission recommended approval of this item on October 27, 2020 with a vote of 5 to 0.**

Action: The City Council adopted a resolution approving File No. PHP20-012, authorizing the City Manager to enter into a Mills Act contract (Preservation Agreement).

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING November 24, 2020

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-002 AND PDEV20-003: A Tentative Tract Map (File No. PMTT20-002/TT 20335) to subdivide 7.32 acres of land into one lettered lot for condominium purposes in conjunction with a Development Plan (File No. PDEV20-003) to construct 92 detached single-family dwellings, located at 2862 South Campus Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18 du/ac) zoning district. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140), certified by City Council on January 27, 2010. 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); (APNs: 1051-531-05 & 1051-531-06) **submitted by MLC Holdings.**

Action: The Planning Commission adopted resolutions approving the Tentative Tract Map and the Development Plan, subject to conditions.