

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of January 2017

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**CITY COUNCIL MEETING**

**January 3, 2017**

*Meeting Cancelled*

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**DEVELOPMENT ADVISORY BOARD MEETING**

**January 4, 2016**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**January 4, 2017**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**January 17, 2017**

*No Planning Department Items Scheduled*

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**DEVELOPMENT ADVISORY BOARD MEETING**

**January 18, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-029:** A Development Plan to construct an approximate 12,000 square foot tire center (Les Schwab) on a vacant 1.44 acre parcel of land, located within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development). The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-014-56) **submitted by: Les Schwab Tire Centers.**

**Action:** The Development Advisory Board approved the Project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV16-005:** A Development Plan to construct a 14-unit apartment project on a vacant 0.54 acre parcel of land, located at 607 W D Street, within the Medium–High Density Residential (MDR-25) zone (proposed High Density Residential (HDR-45)–Related File No. PZC16-005). The environmental

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impacts of this project were previously analyzed with the Diamante Terrace Condominium EIR that was adopted by the Planning Commission on March 28, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-581-07) **submitted by: 607 West, LP.** Planning Commission action is required.

**Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TIME EXTENSION REVIEW FOR FILE NO. PMTT14-020:** A one-year Time Extension of the expiration date for the approval of File No. PMTT14-020, a Tentative Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The proposed 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1050-051-01) **submitted by Johnathan Ma.** Planning Commission action is required.

**Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-020:** A Tentative Tract Map (TT 20061) for Condominium Purposes to subdivide 14.62 acres of land into 4 numbered lots and 23 lettered lots within the Medium Density Residential (MDR) and Low Density Residential districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport; (APN: 0218-462-80 and 0218-513-24) **submitted by Brookcal Ontario, LLC.** Planning Commission action is required.

**Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.**

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**ZONING ADMINISTRATOR MEETING**

January 18, 2017

*Meeting Cancelled*

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**PLANNING COMMISSION MEETING**

January 24, 2017

**ENVIRONMENTAL ASSESSMENT AND TIME EXTENSION REVIEW FOR FILE NO. PMTT14-020:** A one-year Time Extension of the expiration date for the approval of File No. PMTT14-020, a Tentative Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the MDR18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district and EA (Euclid Avenue) Overlay district. The proposed 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1050-051-01) **submitted by Johnathan Ma.**  
**Action:** The Planning Commission approved a two-year time extension.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-020:** A Tentative Tract Map (TT 20061) for Condominium Purposes to subdivide 14.62 acres of land into 4 numbered lots and 23 lettered lots within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan Environmental Impact Report (SCH# 2005071109), approved by the City Council on June 17, 2014. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport; (APNs: 0218-462-80 and 0218-513-24) **submitted by Brookcal Ontario, LLC.**  
**Action:** The Planning Commission approved the Project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-006:** A request to: [1] modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Policy Plan Land Use Plan (Exhibit LU-1) for various parcels located throughout the City, including: a) the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, b) the area south of the I-10 Freeway, generally located near Fourth Street and Grove Avenue, c) the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and d) the elimination

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of the SoCalf Overlay within the Ontario Ranch area; [2] modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to eliminate the SoCalf Overlay and allow the Commercial Transitional Overlay in non-residential locations; [3] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [4] modify the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources to eliminate all references to SoCalf.

Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by the City Council on January 27, 2010, in conjunction with the approval of File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (Cycle 1 General Plan Amendment for the Land Use and Environmental Resources Elements for 2017) (APNs: Various); **City Initiated**. City Council action is required.

**Action:** The Planning Commission recommended the City Council approve the Project.

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-004:** A request to change the zoning designations on various properties mainly concentrated in the mostly residential area to the east of Euclid Avenue between State and Philadelphia Streets with additional areas including the commercial and residential area around Fourth Street and Grove Avenue in order to make the zoning consistent with The Ontario Plan (TOP) land use designations of the properties. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010, in conjunction with the approval of File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: Various); **City initiated**. City Council action is required.

**Action:** The Planning Commission recommended the City Council approve the Project.

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FOR FILE NO. PZC16-005:** A Zone Change on 51 properties in order to make the zoning designations consistent with the Policy Plan Land Use Plan, as follows: [1] from MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) to HDR-45 (High Density Residential), [2] from MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DU/Acre) to HDR-45 (High Density Residential – 25.1 to 45.0 DU/Acre), and [3] from CN (Neighborhood Commercial) to HDR-45 (High Density Residential – 25.1 to 45.0 DU/Acre), with an ICC (Interim Community Commercial) Overlay. The properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street and east of San Antonio Avenue. The environmental impacts of this project were previously analyzed with The Ontario Plan Environmental Impact Report (SCH# 2008101140), which was certified by the City Council on January 27, 2010, in conjunction with the approval of File No. PGPA06-001. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use

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Compatibility Plan (ALUCP). (APNs: 1048-581-01 thru 09, 11-12, 17, 33, 35-36, 39-45, 48-59, 62, and 67-82); **City Initiated**. City Council action is required.

**Action:** The Planning Commission recommended the City Council approve the Project.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV16-005:** A Development Plan to construct a 14-unit apartment project on a vacant 0.54-acre parcel of land, located at 607 West D Street, within the MDR-25 (Medium-High Density Residential ()) zone (proposed High Density Residential (HDR-45) –Related File No. PZC16-005). The environmental impacts of this project were previously analyzed with the Diamante Terrace Condominium Environmental Impact Report, which was certified by the Planning Commission on March 28, 2006. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1048-581-07); **submitted by: 607 West, LP.**

**Action:** The Planning Commission approved the Project subject to conditions.

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