

Monthly Activity Report—Actions

Month of: February 2013

FEBRUARY 4, 2013 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV11-

017: A Development Plan to replace an existing 52-foot high monopalm telecommunication facility with a new 52-foot high monobroadleaf tree telecommunication facility, and co-locate another carrier (AT&T) onto the facility on 1.7 acres of land developed with a Social Security office, located at 1119 E. Emporia Street, within the C3 (Service Commercial) zone. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by AT&T Mobility** (APN: 1049-141-27).

Action: Approved, subject to conditions

FEBRUARY 4, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-021: A Conditional Use Permit request to establish and operate a dental office within an existing 1,350 sq. ft. commercial space located along the northwest corner of Palm Avenue and B Street at 300 West B Street, within the C2 (Central Business District) zoning designation. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Doctor Lan Yang** (APN: 1048-575-07).

Action: Continued to the next regular meeting on 2/20/2013

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-027: A Conditional Use Permit request to establish and operate a cash for gold business within an existing 2,000 sq. ft. building, located at 555 West Holt Boulevard, within the C3 (Commercial Service) zoning designation. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Mr. Keith H. Mahmoud** (APN: 1049-021-08).

Monthly Activity Report—Actions

Month of: February 2013

Action: Continued to a special meeting on 2/11/2013

FEBRUARY 5, 2012 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA12-001: A Development Agreement for the subdivision of 8.77 acres of land into 39 lots and 2 lettered lots located within Neighborhood 3 (RD-5,000) of the Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and west of Archibald Avenue. An Addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act. **Submitted by Forestar Countryside, LLC** (APN: 0218-111-52). The Planning Commission recommended approval of this item on December 20, 2012, with a vote of 6 to 0.

Action: Approved introduction of an ordinance approving the Development Agreement

FEBRUARY 11, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP12-027: A Conditional Use Permit request to establish and operate a cash for gold business within an existing 2,000 sq. ft. building, located at 555 West Holt Boulevard, within the C3 (Commercial Service) zoning designation. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Mr. Keith H. Mahmoud** (APN: 1049-021-08). Continued from 2/4/2013.

Action: Approved the Conditional Use Permit, subject to conditions

FEBRUARY 19, 2012 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA12-001: A Development Agreement for the subdivision of 8.77 acres of land into 39 lots and 2 lettered lots, within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and west of Archibald Avenue. An Addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act. **Submitted by Forestar Countryside LLC** (APN: 0218-111-52). The

Monthly Activity Report—Actions

Month of: February 2013

Planning Commission recommended approval of this item on December 20, 2012, with a vote of 5 to 0.

Action: Adopted an ordinance approving the Development Agreement

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT PGPA12-001; AND ZONE CHANGE PZC12-002: A request to amend the General Plan designation from *Open Space (Parkland)* to *Industrial (0.55 FAR)* and to change the zoning classification from *Open Space (OS)* to *Industrial Park (M2)* and approve a ground lease agreement between the City and San Diego Outdoor Advertising, Inc. to erect a 64 foot high pylon sign with an electronic LED message display to be placed on an approximately 18,000 square foot portion of a city-owned, legal lot of approximately fifty-four acres of land. The area of change is located at the southeast corner of the Ontario Soccer Complex (2200 East Philadelphia Street). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project pursuant to the California Environmental Quality Act. **City Initiated** (APN: 0113-281-13). The Planning Commission recommended approval of this project on September 25, 2012, with a vote of 7 to 0.

Action: Adopted a resolution approving the General Plan Amendment, approved introduction of an ordinance approving the Zone Change, and approved a ground lease agreement

TIME EXTENSION FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18419 (FILE NO. PMTT06-066): A request for a time extension for a previously approved Tentative Tract Map (TT 18419) to subdivide 38.75 acres of land into 234 residential lots and 18 lettered lots within Planning Areas 6A and 6B of The Avenue Specific Plan, located on the southeast corner of Archibald Avenue and Schafer Avenue. The environmental impacts of this project were previously considered in The Avenue Specific Plan EIR (SCH # 2005071109), certified by the City Council on December 19, 2006. This Application introduces no new significant environmental impacts. **Submitted by Ontario Schaeffer Holdings, LLC** (APN No. 0218-201-15). The Planning Commission recommended approval of this project on January 22, 2013, with a vote of 6 to 0.

Action: Approved the Time Extension

TIME EXTENSION FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAPS 17749, 17932, 17933, 17931, 17935, 17936, and 18380 (FILE NOS. PMTT06-003, 004, 005, 007, 013, 014, and 056): A request for a time extension for previously approved Parcel Maps to subdivide 63.8 acres of land into 4 parcels within the proposed Esperanza Specific Plan, located at the northwest corner of Milliken Avenue and Bellegrave Avenue. The environmental impacts of this project were previously considered in the Esperanza Specific Plan EIR (SCH # 2002061047), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts. **Submitted by GDCI-RCCD, LP** (APN No. 0218-252-03). The Planning Commission recommended approval of this project on January 22, 2013 with a vote of 6 to 0.

Monthly Activity Report—Actions

Month of: February 2013

Action: Approved the Time Extension

FEBRUARY 20, 2013 DEVELOPMENT ADVISORY BOARD MEETING

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

PDEV07-025 AND PVAR12-003: A Development Plan (File No. PDEV07-025) to construct a 2,000 square foot convenience store, in conjunction with an existing fueling station, and a Variance (File No. PVAR12-003) request to reduce the street-side building setback from 20-feet to 12-feet, located at the southeast corner of Holt Boulevard and Mountain Avenue, at 1065 West Holt Boulevard, within the C3 (Commercial Service) zoning district. 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 Plan (ALUCP) for ONT. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Travis Companies, Inc.** (APN: 1011-132-06). Planning Commission action is required.

Action: Recommended approval, subject to conditions

FEBRUARY 20, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-021: A Conditional Use Permit request to establish and operate a dental office within an existing 1,350 square foot commercial space located along the northwest corner of Palm Avenue and “B” Street at 300 W. “B” Street, within the C2 (Central Business District) zoning designation. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Doctor Lan Yang** (APN: 1048-575-07). **Continued from the 2/4/2013 meeting.**

Action: Approved the Conditional Use Permit, subject to conditions

FEBRUARY 26, 2012 PLANNING COMMISSION MEETING

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

PDEV07-025 AND PVAR12-003: A Development Plan (File No. PDEV07-025) to construct a 2,000 square-foot convenience store, in conjunction with an existing fueling station, and a Variance

Monthly Activity Report—Actions

Month of: February 2013

(File No. PVAR12-003) request to reduce the street-side building setback from 20-feet to 12-feet, located at the southeast corner of Holt Boulevard and Mountain Avenue, at 1065 West Holt Boulevard, within the C3 (Commercial Service) zoning district. 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 Plan (ALUCP) for ONT. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by Travis Companies, Inc.** (APN: 1011-132-06).

Action: Approved the Development Plan and Variance, subject to conditions

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA12-

002: The proposed General Plan Amendment is to revise the Mobility Element - Figure M-2 Functional Roadway Classification Plan by adding existing road segments to the map and modify Figure M-3: Multipurpose Trails and Bikeway Corridor Plan by changing the location of certain multipurpose trails within the southern portion of the City of Ontario. The proposed amendments to Figures M-2 and M-3 would not result in the construction of new streets or trails therefore is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). **City Initiated.** City Council action is required.

Action: Recommended the City Council approve the General Plan Amendment

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO.

PDCA13-001: An amendment to various provisions of Title 9 (Development Code), Chapter 1 (Zoning and Land Use Requirements), of the Ontario Municipal Code, including Part 3 (Zoning Districts and Land Use), Article 13 (Land Use and Special Requirements), and Part 4 (Base District Regulations), Article 14 (Residential Districts), adding the RE-2 (Residential Estate—0 to 2.0 DU/Acre) Zoning District, RE-4 (Residential Estate—2.1 to 4.0 DU/Acre) Zoning District, R4 (High Density Residential—25.1 to 45.0 DU/Acre) Zoning District, and related changes to the development standards. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001), an update of the City of Ontario General Plan and Preferred Land Use Plan, for which an Environmental Impact Report (SCH No. 2008101140) was adopted by the City Council on January 27, 2010. This Project introduces no new significant environmental impacts. **City Initiated.** City Council action is required.

Action: Recommended the City Council approve the Development Code Amendment