

Monthly Activity Report—Actions

Month of: February 2014

FEBRUARY 3, 2014 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

FEBRUARY 3, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-045: A Conditional Use Permit request to legalize unpermitted accessory structures exceeding 1050 square feet, including conversion of an accessory residential structure to a barn/storage structure for property at 1906 South Magnolia Avenue, within the AR (Agriculture Residential) District. The project is exempt from environmental review 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1014-451-07). **Submitted by Francesco Romero.**

Action: The Zoning Administrator adopted a Decision approving File No. PCUP13-045 subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-043: A Conditional Use Permit to establish a full service restaurant with a Type 47 (On-Sale General Eating Place) ABC license and live entertainment, within the C2 (Central Business Commercial) Zoning District, located at 112 West B Street. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1048-565-11). **Submitted by Amazigh F &B, LLC.**

Action: The Zoning Administrator adopted a Decision approving File No. PCUP13-043 subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-031: A Conditional Use Permit request to establish a boxing gym use on an existing 13,659 square foot commercial building located at 404 North Euclid Avenue, within the C2 (Central Business Commercial) zoning district and Euclid Avenue (EA) Overlay District. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) 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

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policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN 1048-363-04). **Submitted by Cross Roads Boxing Family Gym.**

Action: The Zoning Administrator adopted a Decision approving File No. PCUP13-031 subject to conditions.

FEBRUARY 4, 2014 CITY COUNCIL MEETING

FILE NO. PSP12-001: A Specific Plan (Grand Park) request to establish land use designations, development standards, and design guidelines for approximately 320 gross acres, which includes the potential development of 1,327 dwelling units and a 146-acre public park. The project site is located within the New Model Colony and bounded by Edison Avenue to the north, Eucalyptus Avenue to the south, Archibald Avenue to the west, and Haven Avenue to the east. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report (EIR) prepared for the Specific Plan. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. (APNs:218-241-06,10,11,13,14,15,16,19,20,22 and 23). **Submitted by Distinguished Homes.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on December 16, 2013.

Action: The City Council approved an ordinance approving the Grand Park Specific Plan, File No. PSP12-001.

FEBRUARY 18, 2014 CITY COUNCIL MEETING

File No. PDA14-001: A public hearing to consider an ordinance approving an amendment to the Development Agreement between Ontario Schaefer Holdings, LLC, and the City of Ontario, to update certain provisions of the existing development agreement and to provide for phasing of the construction of public infrastructure.

Action: The City Council approved introduction and waived further reading of an ordinance approving File No. PDA14-001, an amendment to the Development Agreement between Ontario Schaefer Holdings, LLC of Anaheim Hills, CA, and the City of Ontario, to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders, LLC, and to provide for phasing of the construction of public infrastructure.

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FEBRUARY 19, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

033: A Development Plan to establish a Master Plan for Del Rancho Park located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. The project is exempt from environmental review pursuant to Section 15061(b)(3) (General Rule) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 1014-501-03 through 06). **City Initiated**. Planning Commission action is required. Continued from the 1/06/2014 and 1/22/2014 meetings.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-033 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

023: A Development Plan to construct a parking deck and at-grade parking on 1.11 acres of land located at the southeast corner of Transit Street and Lemon Avenue, at 204 East Transit Street, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 1049-064-01, 02, 03-04 & 05). **Submitted by Fullmer Construction, Inc.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-023 subject to departmental conditions of approval.

FEBRUARY 19, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-044: A Conditional Use Permit to establish a beer manufacturing business (Top Town Brewing Company) with a Type 23 ABC License (Small Beer Manufacturer), within an approximate 3,000 square-foot portion of a multi-tenant industrial business park, located at 1508 East Francis Street, within the M2 (Industrial Park) zoning district. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) 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

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criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 0113-381-02).
Submitted by Top Town Brewing Company.

Action: The Zoning Administrator adopted a Decision approving File No. PCUP13-044 subject to conditions.

FEBRUARY 25, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-033: A Development Plan to establish a Master Plan for Del Rancho Park (File No. PDEV13-033) located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. 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 Section 15061(b)(3). (APNs: 1014-501-03, 04, 05, 06). **City Initiated.**

Action: The Planning Commission approved a resolution approving File No. PDEV13-033 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, VARIANCE, AND CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV13-023, PVAR14-002 & PHP13-009: A Development Plan and Certificate of Appropriateness to construct a parking deck and at-grade parking on 1.11 acres of land located at the southeast corner of Transit Street and Lemon Avenue, within the C2 (Central Business District) zoning district, on historic designated properties, and a Variance for a reduction in the minimum rear and street side yard setback requirements of the C2 zoning district, from 10 feet to 7.5 feet and 15 feet to 0 feet, respectively, to facilitate construction of the parking deck. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Minor Alterations in Land Use Limitations) and Section 15332 (In-Fill Development Projects) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 1049-064-01 through 05). **Submitted by Fullmer Construction, Inc.**

Action: The Planning Commission approved resolutions approving File Nos. PDEV13-023 and PVAR14-002 subject to departmental conditions of approval, and the Historic Preservation Commission approved a resolution approving File No. PHP13-009 subject to departmental conditions of approval.
