

# Monthly Activity Report—Actions

Month of: February 2015

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## *Development Advisory Board — February 2, 2015*

*Meeting Cancelled*

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## *Zoning Administrator — February 2, 2015*

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP14-026:** A Conditional Use Permit request to establish a hookah lounge at an existing 2,111 square foot commercial tenant space, within a commercial shopping center located at 4451 East Ontario Mills Parkway, Unit D, within the Commercial/Office land use designation of the Ontario Mills Specific Plan. 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Class 1 Existing Facilities). (APN: 0238-014-10) **Submitted By: Umar Sohrab.**

**Action:** Continued to the 2/18/2015 Zoning Administrator meeting.

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-029:**

A Conditional Use Permit to establish an indoor volleyball practice and training facility in an existing 27,520 square foot building within the Transpark Industrial Center, located at 3008 East Inland Empire Boulevard, within the Garden Industrial land use designation of the Transpark Specific Plan. 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 Class 1 Existing Facilities. (APN: 210-191-16) **Submitted By: Forza One Performance, LLC.**

**Action:** The Zoning Administrator APPROVED a decision approving File No. PCUP14-026 subject to departmental conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP11-016:** A Conditional Use Permit to establish a religious assembly within an existing 6,400 square foot building on 0.47 acres of land, located at 1101 East Holt Blvd., a historic eligible site, within the C3 (Commercial Service District) 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. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 1048-471-23) **Submitted by: Joyful Nations Ministries.**

## Monthly Activity Report—Actions

Month of: February 2015

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**Action: The Zoning Administrator APPROVED a decision approving File No. PCUP11-016 subject to departmental conditions of approval.**

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*City Council — February 3, 2015*

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.**

**PDA14-007:** A Development Agreement Amendment (Second Amendment) between the City of Ontario and SC Ontario Development Company, LLC (File PDA 14-007) to amend Development Agreement, File No. PDA06-001, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project applies to 250 acres of land that make up the Parkside Specific Plan, generally located on the south side of Edison Avenue, north side Eucalyptus Avenue, between Archibald Avenue to the east and Carpenter Avenue to the west. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR are a condition of project approval. (APN: 0218-221-09 and 10, 0218-231-06 through 39) **Submitted by SC Ontario Development Company, LLC.** The Planning Commission recommended approval of this project on 12/15/2014 with a vote of 6 to 0.

**Action: The City Council APPROVED an ordinance approving an amendment (File No. PDA14-007) to the Development Agreement between SC Ontario Development Company, LLC, a Delaware Limited Liability Company, and the City of Ontario.**

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-001:**

A Zone Change request to change 0.58 acres of land from C1 (Shopping Center Commercial) to R2 (Medium Density Residential) and to change .48 acres of land from C1 (Shopping Center Commercial) to NC (Neighborhood Commercial), located on the west side of Euclid Avenue, north of Elm Street from 1420 to 1442 S. Euclid Avenue. 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. 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 File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APN: 1050-051-01 thru 05) **Submitted by Johnathan Ma and City of Ontario.** The Planning Commission recommended approval of this project on 12/15/2014 with a vote of 6 to 0.

## Monthly Activity Report—Actions

Month of: February 2015

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**Action:** The City Council APPROVED an ordinance approving a Zone Change (File No. PZC14-001) to create consistency between the proposed zoning and the existing General Plan land use designation.

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-005:** A Zone Change request to change the zoning on 23.96 acres of land: 1) from AR (Agricultural-Residential) to HDR-45 (High Density Residential 25.1 to 45.0 du/ac) for properties generally located on the east side of Benson Avenue south of Mission Boulevard and west side of Oaks Avenue south of Mission Boulevard and west side of Magnolia Avenue south of Mission Boulevard; 2) from R2 (Medium Density Residential) to HDR-45 for properties located near the southwest corner of Mission Boulevard and Oaks Avenue; 3) from C1 (Shopping Center Commercial) to HDR-45 for properties located on the south side of Mission Boulevard west of Palmetto Avenue; and 4) from C3 (Commercial Service) to HDR-45 for properties generally located on the south side of Mission Boulevard between Benson Avenue and Oaks Avenue and at the southwest corner of Mission Boulevard and Magnolia Avenue. 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. 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 File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APN: 1011-361-01 thru 05, 07 thru 12, 15, 19 thru 32, 1011-371-12 thru 16, 1011-382-04 and 1011-382-65) **Submitted By: Linda Lui and City of Ontario.** The Planning Commission recommended approval of this project on 12/15/2014 with a vote of 6 to 0.

**Action:** The City Council APPROVED an ordinance approving a Zone Change (File No. PZC14-005) to create consistency between the proposed zoning and the existing General Plan land use designation.

**PROFESSIONAL SERVICES AGREEMENT:** Approval of an agreement with AECOM (formerly URS Corporation) for the preparation of an environmental impact report (EIR) for the Colony Commerce Center Specific Plan and approval of budget adjustments for Planning Department revenues and expenditures. **Initiated by CapRock Partners.**

**Action:** The City Council APPROVED a Professional Services Agreement with AECOM for preparation of an environmental impact report and budget adjustments for Planning Department revenues and expenditures.

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*City Council — February 17, 2015*

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA07-005:** A Development Agreement between the City of Ontario and Stratham Properties,

## Monthly Activity Report—Actions

Month of: February 2015

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Inc., for the development of up to 196 residential units on 48.73 acres of land within Planning Areas 4 and 8 of the West Haven Specific Plan, located on the northwest corner of Haven Avenue and Chino Avenue and the northwest corner of Haven Avenue and Schafer Avenue. 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. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-151-38) **Submitted by Stratham Properties Inc.** The Planning Commission recommended approval of this project on 1/27/2015 with a vote of 7 to 0.

**Action: The City Council APPROVED an ordinance approving a Development Agreement (File No. PDA07-005) between Stratham Properties, Inc., and the City of Ontario.**

### **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA14-004 AND ZONE CHANGE FILE NO. PZC14-007:**

A resolution of denial for a General Plan Amendment (File No. PGPA14-004) to revise the Land Use Element of The Ontario Plan-Policy Plan, Exhibits LU-01 Official Land Use Plan and LU-03: Future Buildout to: 1) change the land use designation for 15.3 acres of land located on the west side of Grove Avenue between State Route 60 and Walnut Street from Neighborhood Commercial to General Commercial; and 2) modify the Future Buildout Table to be consistent with the land use designation changes; and a Zone Change request (File No. PZC14-007) from C1 (Shopping Center District) to C3 (Commercial Service District) to create consistency between the zoning and the proposed General Plan land use designation amendment. 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. An addendum to The Ontario Plan EIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 1051-171-40, 41, 42, 43, 44 and 1051-321-51, 52, 53, 54, 55, 56, 62, 63) **Submitted By: Grove Plaza Partners.**

**Action: The City Council approved a resolution to DENY (1) File No. PGPA14-004, a General Plan Amendment changing the land use designation from Neighborhood Commercial to General Commercial; and (2) File No. PZC14-007, a Zone Change from C1 (Shopping Center District) to C3 (Commercial Service District).**

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*Development Advisory Board — February 18, 2015*

### **ENVIRONMENTAL ASSESSMENT FOR THE NEW MODEL COLONY EAST STORM DRAIN OUTLET STRUCTURES AT CUCAMONGA CREEK/DEER CREEK FLOOD CONTROL CHANNEL:** Initial Study/Mitigated Negative Declaration for the construction of five storm drain outlet structures

## Monthly Activity Report—Actions

Month of: February 2015

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in the concrete-lined Cucamonga/Deer Creek Flood Control Channel between Archibald Avenue and the San Bernardino/Riverside County line. 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); submitted by the City of Ontario.

**Action: The Development Advisory Board APPROVED decisions adopting a Mitigated Negative Declaration for the New Model Colony East Storm Drain Outlet Structures at the Cucamonga Creek/Deer Creek Flood Control Channel.**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:**

A Development Plan to construct 112 single-family homes on approximately 13.72 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. (APNs: 0218-201-05, 30, 42 and 45) **Submitted by Brookfield Residential.** Planning Commission action is required.

**Action: The Development Advisory Board approved a decision RECOMMENDING the Planning Commission approve File No. PDEV14-023 subject to departmental conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-036:**

A Development Plan to convert an existing 6,061 square foot commercial building into three units and construct a drive thru facility on 1.21 acre parcel within the Daybreak Plaza commercial shopping center, located at 960 Ontario Mills Parkway within the Commercial/Office land use designation of the Ontario Mills Specific Plan. 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 238-014-04) **Submitted by Ben Day.**

**Action: The Development Advisory Board APPROVED a decision approving File No. PDEV14-036 subject to departmental conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-020:**

A Development Plan to construct a private park and community center consisting of a 3,269 sq. ft. clubhouse, 2,807 sq. ft. multi-purpose room, 920 sq. ft. pool equipment building, 1,362 sq. ft. outdoor bar area, two pools, open lawn area and a playground on 6.38 acres of land in Planning Area 10A of The Avenue Specific Plan, located on the southwest corner of Rutherford Drive and Oakville Avenue. The proposed project is located within the Airport Influence Area of Ontario

## Monthly Activity Report—Actions

Month of: February 2015

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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. 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 are a condition of approval for the project. (APN: 218-042-05 and 30)

**Submitted by Brookfield Residential.**

**Action:** The Development Advisory Board APPROVED a decision approving File No. PDEV14-020 subject to departmental conditions of approval.

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### Zoning Administrator — February 18, 2015

#### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP14-026:** A Conditional Use Permit request to establish a hookah lounge at an existing 2,111 square foot commercial tenant space, within a commercial shopping center located at 4451 East Ontario Mills Parkway, Unit D, within the Commercial/Office land use designation of the Ontario Mills Specific Plan. 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Class 1 Existing Facilities). (APN: 0238-014-10) **Submitted By: Umar Sohrab.** Continued from the 2/2/2015 meeting.

**Action:** The Zoning Administrator APPROVED a decision approving File No. PCUP14-026 subject to departmental conditions of approval.

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### Planning Commission — February 24, 2015

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:**

A Development Plan to construct 112 single-family homes on approximately 13.72 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. (APNs: 0218-201-05, 30, 42 and 45) **Submitted by Brookfield Residential.**

**Action:** The Planning Commission APPROVED a resolution approving File No. PDEV14-023 subject to the departmental conditions of approval.

## Monthly Activity Report—Actions

Month of: February 2015

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**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NO(s). PDEV14-028, PCUP14-013, and PVAR14-009:** A Development Plan to extend an existing 46-foot tall monopine to 58-feet, in conjunction with a Conditional Use Permit to operate the facility, and a Variance request to allow the telecommunication facility to exceed the height limit of 40 feet. The proposed project will be located within a 13' x 17' lease area, within the Bellevue Memorial Park, on the northeast corner of Benson Avenue and G Street, within the OS (Open Space) 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. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN 1010-241-02) **Submitted by Verizon Wireless.**

**Action:** The Planning Commission **APPROVED** resolutions adopting a Mitigated Negative Declaration and approving File Nos. PDEV14-028, PCUP14-013, and PVAR14-009, subject to the departmental conditions of approval.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA15-001:** An amendment to the provisions of the Ontario Municipal Code Title 9 (Development Code) regarding the location and operation of massage establishments and the offering of massage services. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15060(c), as the project will not result in a direct or reasonably foreseeable indirect physical change in the environment. **City initiated.** City Council action is required.

**Action:** The Planning Commission approved a resolution **RECOMMENDING** the City Council approve File No. PDCA15-001.

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