

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of: February 2016

DEVELOPMENT ADVISORY BOARD

February 1, 2016

Meeting Cancelled

ZONING ADMINISTRATOR

February 1, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-018: A Conditional Use Permit request to establish an alcohol beverage sales (Type 41 On-Sale Beer and Wine) ABC license, in conjunction with a 2,210-SF restaurant located at 4261 East Inland Empire Boulevard, Suite B, within the Garden Commercial land use district of the Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1—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 ONT Airport Land Use Compatibility Plan (APN: 0210-501-27); **submitted by Mediterranean Cuisine Operating Company, LLC.**

Action: Continued indefinitely at the request of the Applicant

CITY COUNCIL

February 2, 2016

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NOS. PGPA15-002 AND PZC15-003: A request to: [1] Change the General Plan land use designation from Business Park to Industrial (Exhibit LU-01) and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes (File No. PGPA15-002) and [2] Rezone from IL (Light Industrial) with Emergency Shelter Overlay to IG (General Industrial) with Emergency Shelter Overlay (File No. PZC15-003) on sixteen properties generally located 260 to 625 feet north of Mission Boulevard between Benson and Magnolia Avenues in order to make the zoning consistent with The Ontario Plan land use designations of the properties. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with 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 (APNs: 1011-211-07, 1011-211-10, 1011-211-12 thru 21, 1011-221-01 thru 03, and 1011-221-20); **City Initiated.** On December 22, 2015, the Planning Commission voted unanimously (5 - 0) to recommend approval of this item.

Actions: [1] Approved File No. PGPA15-002 (General Plan Amendment); and [2] introduced and waived further reading of an ordinance approving File No. PZC15-003 (Zone Change)

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS.: PDEV15-018 & PCUP15-011: A Development Plan by Verizon Wireless to construct a 54-foot tall stealth wireless telecommunication facility and a Conditional Use Permit to operate the wireless facility within 500-feet of residential zone property, located within an existing 2.68 acres site at 602 North Virginia Avenue, within the MDR-18 (Medium Density Residential—11.1 to 18.0 DU/Acres) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32: In-Fill Development Projects) of the State 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 (APN: 1048-451-51); **submitted by Verizon Wireless.** Planning Commission action is required.

Actions: Recommended the Planning Commission: [1] approve File No. PDEV15-018 (Development Plan), subject to conditions; and [2] approve File No. PCUP15-011 (Conditional Use Permit), subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-025:

A Development Plan (File No. PDEV15-025) to construct a 147,452 square foot industrial building on a 51.05 acre site, located at 5171 East Francis Street, within the (IH) Heavy Industrial zone. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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 (APNs: 238-132-24); **submitted by Schwarz Partners.**

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE RICH HAVEN SPECIFIC PLAN FILE

NO. PSPA16-001: An Amendment to the Rich Haven Specific Plan that includes affecting property generally located south of Riverside Drive and the Southern California Edison substation, west of Hamner Avenue, north and south sides of Edison Avenue and east of Haven Avenue, to include: [1] reconfiguration of the boundaries and circulation layout for the existing Planning Areas 1 through 21B; [2] change the existing Specific Plan Land Use Plan designation for 27 acres of land (Planning Areas 8 and 13) from Middle School and Low Density Residential (0 - 6 DU/Acres) to Public Park; 77.6 acres of land (Planning Areas 9 through 12) from Low Density Residential (0 to 6 DU/Acres) to Low-Medium Density Residential (6 to 12 DU/Acres); 36.1 acres of land (Planning Area 14) from Low Density Residential (0 - 6 DU/Acres) to Medium Density Residential (12 - 18 DU/Acres); and 78.5 acres of land (Planning Areas 15 through 19) from Low-Medium Density Residential (6 - 12 DU/Acres) and Medium Density Residential (12 - 18 DU/Acres) to Mixed-Use, consistent with The Ontario Plan (TOP) Policy Plan (General Plan) Land Use Plan; [3] increase the

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number of residential units from 4,256 to 4,866; [4] increase the maximum square feet for commercial/office development from 889,200 SF to 1,039,200 SF; [5] incorporate a minimum square foot requirement for commercial/office development within Planning Areas 20, 21A and 21B; and [6] revise and update housing product types, development standards, design guidelines, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. An Addendum to the Rich Haven Specific Plan Environmental Impact Report (SCH# 2006051081) has been prepared for this project pursuant to the requirements of California Environmental Quality Act and the Guidelines established thereunder. 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 (APNs: 0218-161-01, 04, 05, 09, 10, 11, 13 & 14; and 0218-211-01, 02, 05, 08, 12, 15, 17, 21, 23, 24, 25 & 27); **submitted by GDCI-RCCD 2LP, Richland Communities and Brookfield Residential.** Planning Commission action is required.

Action: Recommended Planning Commission approval, subject to conditions

ZONING ADMINISTRATOR

February 17, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-027: A Conditional Use Permit request to establish an approximate 5,100 square-foot bar/nightclub and live entertainment for Mix Champagne Bar Lounge, on approximately 3.44 acres of land, located at 4481 Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (The Mills) Specific Plan. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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 (APNs: 0238-014-10); **submitted by: Mix Champagne Bar Lounge.**

Action: Denied (Decision Date: 3/7/2016)

CITY COUNCIL

February 16, 2016

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-003: A Zone Change from IL (Light Industrial), with Emergency Shelter Overlay, to IG (General Industrial), with Emergency Shelter Overlay, on 16 properties generally located 260 to 625 feet north of Mission Boulevard, between Benson and Magnolia Avenues, in order to make the zoning designation consistent with The Ontario Plan Policy Plan land use designations of the properties. An Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), adopted by City Council on January 27, 2010, was previously prepared in conjunction with File No. PGPA06-001. The proposed project is located

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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 (APNs: 1011-211-07, 1011-211-10, 1011-211-12 thru 21, 1011-221-01 thru 03, and 1011-221-20); **City Initiated**. On December 22, 2015, the Planning Commission voted unanimously (5 - 0) to recommend approval of this item. On February 2, 2016, the City Council voted unanimously (5 - 0) to introduce and waive further reading of this item.

Action: Approved and waived further reading

PLANNING COMMISSION

February 23, 2016

ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE RICH HAVEN SPECIFIC PLAN FILE

NO. PSPA16-001: An Amendment to the Rich Haven Specific Plan that includes affecting property generally located south of Riverside Drive and the Southern California Edison substation, west of Hamner Avenue, north and south sides of Edison Avenue and east of Haven Avenue, to include: [1] reconfiguration of the boundaries and circulation layout for the existing Planning Areas 1 through 21B; [2] change the existing Specific Plan Land Use Plan designation for 27 acres of land (Planning Areas 8 and 13) from Middle School and Low Density Residential (0 - 6 DU/Acres) to Public Park; 77.6 acres of land (Planning Areas 9 through 12) from Low Density Residential (0 to 6 DU/Acres) to Low-Medium Density Residential (6 to 12 DU/Acres); 36.1 acres of land (Planning Area 14) from Low Density Residential (0 - 6 DU/Acres) to Medium Density Residential (12 - 18 DU/Acres); and 78.5 acres of land (Planning Areas 15 through 19) from Low-Medium Density Residential (6 - 12 DU/Acres) and Medium Density Residential (12 - 18 DU/Acres) to Mixed-Use, consistent with The Ontario Plan (TOP) Policy Plan (General Plan) Land Use Plan; [3] increase the number of residential units from 4,256 to 4,866; [4] increase the maximum square feet for commercial/office development from 889,200 SF to 1,039,200 SF; [5] incorporate a minimum square foot requirement for commercial/office development within Planning Areas 20, 21A and 21B; and [6] revise and update housing product types, development standards, design guidelines, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. An Addendum to the Rich Haven Specific Plan Environmental Impact Report (SCH# 2006051081) has been prepared for this project pursuant to the requirements of California Environmental Quality Act and the Guidelines established thereunder. 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 (APNs: 0218-161-01, 04, 05, 09, 10, 11, 13 & 14; and 0218-211-01, 02, 05, 08, 12, 15, 17, 21, 23, 24, 25 & 27); **submitted by GDCI-RCCD 2LP, Richland Communities and Brookfield Residential**. City Council action is required.

Action: Recommended City Council approval.