

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of February 2018

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**DEVELOPMENT ADVISORY BOARD MEETING**

**February 5, 2018**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-049:**

A Development Plan to construct a 314 square-foot addition and façade improvements to an existing 2,446 square-foot commercial building (ARCO service station/convenience store), on 0.45 acres of land located at 1245 East Fourth Street, within the CN (Neighborhood Commercial) zoning district. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1047-462-13) **submitted by Joseph Karaki/Karaki Western States.**

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

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**ZONING ADMINISTRATOR MEETING**

**February 5, 2018**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**February 6, 2018**

*No Planning Department Items Scheduled*

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**CITY COUNCIL MEETING**

**February 20, 2018**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA08-001:** A Development Agreement Amendment (First Amendment – File No PDA08-001) between the City of Ontario and True North Management Group to extend the term of the development agreement allowing for the construction of up to 870,000 square feet of class “A” mixed use office park and the required infrastructure, on approximately 24.8 acres of land within the Guasti Specific Plan, for property located north of Guasti Road and south of the I-10 Freeway, between Turner Avenue and Archibald Avenue. The Environmental Impacts of this project were previously reviewed in conjunction with File Nos. PDEV06-001 & PMTT06-019 for which a Mitigated Negative Declaration was adopted by the Planning Commission on May 23, 2006. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-022-02, 0218-563-01 through 04, 0218-022-10 and 11, 0218-554-01 through 68, 218-573-01 through 06, 0218-033-01 through 06, 0218-583-01, and

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0218-014-01 through 07); submitted by True North Management Group. The Planning Commission recommended approval of this item on January 23, 2018, with a vote of 6 to 0.

**Action:** The City Council introduced and waived further reading of an ordinance approving the first amendment to the Development Agreement.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-003:** A Development Agreement Amendment (Third Amendment – File No PDA13-003) between the City of Ontario and SL Ontario Development Company LLC, to clarify and update the phasing of the construction of public infrastructure to serve Tract Map No’s 18913-1, 18913-2, 18913-3, 18913-4, 18913-5 and 18913. The project is generally located north of Riverside County Line Channel (Bellegrave Flood Control Channel), south of Eucalyptus Avenue, east of Archibald Avenue, and west of the SCE utility corridor, within Planning Areas 4 through 27, of the Subarea 29 Specific Plan (Park Place Community). The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-022-02, 0218-563-01 through 04, 0218-022-10 and 11, 0218-554-01 through 68, 218-573-01 through 06, 0218-033-01 through 06, 0218-583-01, and 0218-014-01 through 07) **submitted by SL Ontario Development Company, LLC.** The Planning Commission recommended approval of this item on January 23, 2018, with a vote of 6 to 0.

**Action:** The City Council introduced and waived further reading of an ordinance approving the third amendment to the Development Agreement.

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA16-005:** An amendment to the Rich Haven Specific Plan (File No. PSPA16-005) to annex 72.3 acres of land located on the southeast corner of Haven Avenue and Ontario Ranch Road into the Mixed-Use Overlay district of the Rich Haven Specific Plan including updates to the development standards, exhibits and text changes to reflect the proposed annexation and Policy Plan (general plan) compliance. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001 and adopted by City Council on January 27, 2010. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-211-01 and 218-211-23) **submitted by Brookcal Ontario LLC/Richland Communities.** The Planning Commission recommended approval of this item on January 23, 2018, with a vote of 6 to 0.

**Action:** The City Council approved the Specific Plan Amendment.

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**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.**

**PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **submitted by Nap-To-Go, LLC.** The Planning Commission conducted a public hearing on December 18, 2017, to consider the project and voted unanimously (6-0) to recommend denial to the City Council.

**Action: The City Council denied the Specific Plan Amendment.**

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**DEVELOPMENT ADVISORY BOARD MEETING**

**February 21, 2018**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-**

**004 (TT 19966):** A Tentative Tract Map to subdivide 111.10 acres of land into 480 numbered lots and 92 lettered lots within the Residential Single Family district of Planning Areas 2, 3, 4, and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (SCH#2016111009) was adopted by the Ontario City Council on December 5, 2017. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-101-01, 218-101-02, 218-101-07, 218-101-08, 218-102-10, 218-102-11) **submitted by CVRC Ontario Investments, LLC.** **Planning Commission action is required.**

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NOS. PMTT16-018 (PM 19827) AND PDEV16-032:** A Tentative Parcel Map (File No. PMTT16-018/PM 19827) to subdivide 3.98 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV16-032) to construct a 25,512 square foot industrial building on Parcel 1. The project is located at the southwest corner of State Street and Mountain Access Road, at 1121 West State Street, within the IL (Light Industrial) zoning district. Staff has

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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 CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-191-02 and 1011-191-03) **submitted by Chris Evans. Planning Commission action is required.**

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

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

**PVAR17-006 AND PDEV17-027:** A Variance (File No. PVAR17-006) to deviate from the Grove Avenue Specific Plan building setback standard along Grove Avenue, from 40 feet to 30 feet, and reduction in the interior building setback, from 10 feet to 0 feet, in conjunction with a Development Plan (File No. PDEV17-027) to construct a 23,570 square-foot warehouse/office building on 1.27 acres of land located at 930 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Minor Alterations to Land) 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP), provided certain conditions are met; (APN: 1049-384-09) **submitted by The Heaton Company. 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**

**February 21, 2018**

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

**PCUP17-016:** A Conditional Use Permit to establish and operate a towing service on 2.0 acres of land located at 810 East Main Street, within the IG (General Industrial) zoning district. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-111-05 and 1049-111-06); **submitted by Pepe's Towing Service.**

**Action:** The Zoning Administrator approved the project subject to conditions.

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

**PCUP17-029:** A Conditional Use Permit to establish a 5,299 square-foot Escape Room/Game Room Facility on 0.28 acres of land, located at 520 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-362-08) **submitted by Bramaron Entertainment, LLC.**

**Action:** The Zoning Administrator approved the project subject to conditions.

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**PLANNING COMMISSION MEETING**

**February 27, 2018**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN**

**REVIEW FOR FILE NOS. PCUP17-021 & PDEV17-046:** Development Plan (File No. PDEV17-046) to construct a 4,500 square-foot self-service carwash (Fast 5 Xpress) in conjunction with a Conditional Use Permit (File No. PCUP17-021) to establish and operate the drive-thru carwash, on 0.93 acres of land, within the Commercial land use designation of the Grove Avenue Specific Plan, located at 2345 South Grove Avenue. 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 CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0216-081-25) **submitted by Fast 5 Xpress Car Wash.**

**Action:** The Planning Commission continued this item.

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NOS. PMTT16-018 (PM 19827) & PDEV16-032:** A Tentative Parcel Map (File No. PMTT16-018/PM 19827) to subdivide 3.98 acres of land into 2 parcels in conjunction with a Development Plan (File No. PDEV16-032) to construct a 25,512 square foot industrial building on Parcel 1. The project is located at the southwest corner of State Street and Mountain Access Road, at 1121 West State Street within the IL (Light Industrial) 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 CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-191-02 and 1011-191-03) **submitted by Chris Evans.**

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

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

**PVAR17-006 & PDEV17-027**: A Variance (File No. PVAR17-006) to deviate from the Grove Avenue Specific Plan building setback standard along Grove Avenue, from 40 feet to 30 feet, and reduce the interior building setback, from 10 feet to 0 feet, in conjunction with a Development Plan (File No. PDEV17-027) to construct a 23,570 square-foot warehouse/office building on 1.27 acres of land located at 930 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Minor Alterations to Land) 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP), provided certain conditions are met; (APN: 1049-384-09) **submitted by The Heaton Company.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-002**: A

Development Agreement (File No. PDA16-002) between the City of Ontario and CVRC Ontario Investments, LLC, for the potential development of up to 480 residential units (File No. PMTT16-004/TT 19966) on 111.10 acres of land within the Residential Single Family district of Planning Areas 2, 3, 4 and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (State Clearing House No. 2016111009) was adopted by the Ontario City Council on December 5, 2017. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-101-01, 218-101-02, 218-101-07, 218-101-08, 218-102-10, 218-102-11) **submitted by CVRC Ontario Investments, LLC. City Council action is required.**

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

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-**

**004 (TTM 19966)**: A Tentative Tract Map (PMTT16-004/TT 19966) to subdivide 111.10 acres of land into 480 numbered lots and 92 lettered lots within the Residential Single Family district of Planning Areas 2, 3, 4 and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (State Clearing House No. 2016111009) was adopted by the Ontario City Council on December 5, 2017. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of

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Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-101-01, 218-101-02, 218-101-07, 218-101-08, 218-102-10, 218-102-11) **submitted by CVRC Ontario Investments, LLC.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA05-001:** A Development Agreement Amendment (Second Amendment – File No PDA05-001) between the City of Ontario and Edenglen Ontario, to clarify and update the timing of the construction of public infrastructure, the development impact fee provisions, and the extension of the term of the agreement to serve Tract Map Nos. 17392, 17558, 17559, 17560, 17561, 17562, 17563, 17564, 18789, 18790, 18791, and 17564, generally located north of Chino Avenue, south of Riverside Drive, east of Mill Creek Avenue, and west of the SCE utility corridor, within Planning Areas 1 through 8 of the Edenglen Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan Environmental Impact Report (SCH# 2004051108) that was adopted by the City Council on November 5, 2005. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-171-15; 0218-921-07, 08, 16, 19, 22, and 30; 0218-931-01 through 25; 218-931-75 through 89; 0218-932-01 through 21; 0218-933-01 through 17; 0218-934-01 through 24; 0218-935-01- through 04; 0218-935-12 through 19; 0218-935-22 through 38; 0218-941-01 through 39; 0218-941-55 through 93; 0218-951-01 through 70; 0218-952-19 through 82; 0218-954-01 through 42; 0218-955-01 through 42; 0218-956-01 through 58; 0218-961-07 through 88) **submitted by Edenglen Ontario, LLC. City Council action is required.**

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

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