

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of February 2019

DEVELOPMENT ADVISORY BOARD MEETING

February 4, 2019

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

February 4, 2019

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-038: A Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises (Type 70 ABC License, On-Sale General Restrictive Service) in conjunction with a new 131-room hotel (Element Hotel by Westin) totaling 92,823 square feet on 4.5 acres of land located at the north east corner of Ontario Center Parkway and Via Piemonte, at 900 North Via Piemonte, within the Piemonte Overlay 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. 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: 0210-204-18) **submitted by Glacier House Hotels.**

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

CITY COUNCIL/HOUSING AUTHORITY MEETING

February 5, 2019

PROFESSIONAL SERVICE AGREEMENT WITH APPLIED PLANNING, INC.: Approval of an agreement with Applied Planning, Inc. for the preparation of an Environmental Impact Report (EIR) for the Merrill Commerce Center Specific Plan and approval of budget adjustments for Planning Department revenues and expenditures. The Merrill Commerce Center Specific Plan will establish land use designations, development standards, design guidelines and infrastructure improvements that will govern the development of approximately 377 acres of land generally bonded to the north by Eucalyptus Avenue, Merrill Avenue to the south, and Carpenter Street to the east, and Grove Avenue to the west; (APNs: 1054-111-01 and 02; 1054-121-01 and 02; 1054-131-01 and 02; 1054-141-01 and 02; 1054-151-01 and 02; 1054-161-01, 02; and 03; 1054-201-01 and 02; 1054-211-01 and 02; 1054-221-01 and 02; 1054-331-01 and 02; 1054-341-01 and 02; 1054-351-01 and 02; 1054-171-01, 02, 03, 04; 1054-181-01 and 02; 1054-191-01 and 02; 1054-361-01 and 02; 218-261-27; 218-261-29; 218-261-34, 35 and 37) **submitted by Merrill Commerce Center East LLC, Merrill Commerce Center West LLC, and Liberty Property Limited Partnership.**

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Action: The City Council approved and authorized the City Manager to execute an agreement with Applied Planning, Inc., of Corona, California, to prepare an Environmental Impact Report for the Merrill Commerce Center Specific Plan.

CITY COUNCIL/HOUSING AUTHORITY MEETING

February 19, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.

PDA18-002: A Development Agreement (File No. PDA18-002) between the City of Ontario and Colony Commerce Ontario East LP, a Delaware Limited Partnership, to establish the terms and conditions for the development of a Tentative Parcel Map No. 19904 (File No. PMTT18-006), for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park (Planning Area 1) and Industrial (Planning Area 2) land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003) Environmental Impact Report (SCH# 2017031048) certified by City Council on May 1, 2018. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with both policies and criteria of the Ontario International Airport Land Use Compatibility Plans (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by Colony Commerce Ontario East LP, a Delaware Limited Partnership.** The Planning Commission recommended approval of this item on January 22, 2019, with a vote of 6 to 0.

Action: The City Council introduced and waive further readings of an ordinance approving a Development Agreement (File No. PDA18-002) between the City of Ontario and Colony Commerce Ontario East LP, to establish the terms and conditions for the development of Tentative Parcel Map 19904 (File No. PMTT18-006).

DEVELOPMENT ADVISORY BOARD MEETING

February 20, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-026:

A Development Plan to construct 464 single-family homes (138 4/6-Pack Courtyard Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned gated community on 137.56 acres of land located south of Eucalyptus Avenue between Hamner Avenue and Mill Creek Avenue and north of Bellegrave Avenue, within Planning Area 5 (RD-5 4/6-Pack

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Courtyard), Planning Area 6 (RD-4/SFD Cottages), Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50-foot and 55-foot wide lots) districts of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), Environmental Impact Report (SCH#: 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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: 0218-252-17, 0218-332-11, 0218-722-04, 0218-722-05, 0218-722-06 and 0218-722-07) **submitted by Lennar Homes of California, Inc.**

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

ZONING ADMINISTRATOR MEETING

February 20, 2019

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-037: A Conditional Use Permit to establish alcoholic beverage sales (Type 21 ABC License, Off-Sale General) in conjunction with a proposed grocery store (Grocery Outlet) on 2.6 acres of land located at 4420 East Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North, Ontario Gateway Plaza & Wagner Properties (Ontario Mills) 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-041-29) **submitted by Grocery Outlet.**

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

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING

February 26, 2019

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP TIME EXTENTION FOR FILE NOS.

PMTT10-002 (TT17449) AND PMTT10-001 (TT17450): A Time Extension of the expiration date of approval for: 1) Tentative Tract Map (TT 17449) to subdivide 18.72 acres of land into 97 lots and 15 lettered lots within the Z-Lot (Neighborhood 5) land use designation of the Countryside Specific Plan, located on south of Chino Avenue, north of the SCE utility corridor and east of the Cucamonga Creek Channel; and 2) Tentative Tract Map (TT 17450) to subdivide 16.82 acres of land into 138 lots and 16 lettered lots within the Cluster Court (Neighborhood 6) land use

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designation of the Countryside Specific Plan, located on south of Chino Avenue and east of the Cucamonga Creek Channel and northwest of the Lower Deer Creek Channel. The environmental impacts of this project were previously reviewed in conjunction with Countryside Specific Plan (PSP04-001) for which an EIR (SCH# 2004071001), was certified by the City Council on April 18, 2006. This application introduces no new significant environmental impacts; (APNs: 0218-131-11, 12, 22, 40, and 43) **submitted by Forestar Countryside, LLC. City Council action is required.**

Action: The Planning Commission recommended the City Council approve the project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-026:

A Development Plan (File No. PDEV18-026) to construct 464 single-family homes (138 4/6-Pack Courtyard Homes and 326 Conventional Single-Family Homes) within an age-qualified master planned, gated community on 137.56 acres of land located south of Eucalyptus Avenue between Hamner Avenue and Mill Creek Avenue and north of Bellegrave Avenue, within Planning Area 5 (RD-5 4/6-Pack Courtyard), Planning Area 6 (RD-4/SFD Cottages), Planning Areas 7 thru 9 (RD-1 and RD-2/SFD 50' and 55' wide lots) districts of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), Environmental Impact Report (SCH#: 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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: 0218-252-17, 0218-332-11, 0218-722-04, 0218-722-05, 0218-722-06 and 0218-722-07) **submitted by Lennar Homes of California, Inc.**

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

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PUD17-003, PDEV17-034 & PCUP17-026: 1)

A Planned Unit Development (File No. PUD17-003) to establish development standards, design guidelines and infrastructure requirement for property located on 2.6 acres of land within the East Holt Mixed-Use (MU-2) zoning district; 2) A Development Plan (File No. PDEV17-034) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2); and 3) A Conditional Use Permit (File No. PCUP17-026) to establish a car wash use, on property located along the northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. 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

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Compatibility Plan (ALUCP); (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21) **submitted by Elba Inc. City Council action required for PUD only.**

Action: The Planning Commission approved the Development Plan, File No. PDEV17-034, and Conditional Use Permit, File No. PCUP17-026, subject to conditions, and recommended that the City Council approve the Planned Unit Development, File No. PUD17-003.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA19-001: A Development Code Amendment revising Section 5.03.420.A.1 for the purpose of clarifying current provisions addressing the processing of wireless telecommunications facilities, and consistent with FCC orders, add provisions governing small cell wireless facilities and the alteration and/or expansion of existing wireless telecommunications facilities. This 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. 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); **City Initiated. City Council action is required.**

Action: The Planning Commission recommended that the City Council approve the project.
