

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of March 2017

DEVELOPMENT ADVISORY BOARD MEETING

March 6, 2017

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

March 6, 2017

Meeting Cancelled

CITY COUNCIL MEETING

March 7, 2017

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FOR FILE NO. PZC16-005: Zone Changes on 51 properties as follows: [1] 34 properties from MDR-18 (Medium Density Residential) to HDR-45 (High Density Residential – 25.1 to 45 DUs/Acre), [2] 16 properties from MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DU/Acre) to HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre), and [3] one property from CN (Neighborhood Commercial) to HDR-45 (High Density Residential – 25.1 to 45 DUs/Acre), within the ICC (Interim Community Commercial) Overlay district. The properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street, and east of San Antonio Avenue, in order to make the zoning consistent with Policy Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in The Ontario Plan Environmental Impact Report (SCH# 2008101140), which was adopted by the City Council on January 27, 2010, and was prepared pursuant to the requirements of California Environmental Quality Act. All mitigation measures of the Environmental Impact Report will be a condition of project approval. 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: 1048-581-01 thru 09, 11-12, 17, 33, 35-36, 39-45, 48-59, 62, and 67-82); City Initiated. The Planning Commission recommended approval of this Project on January 24, 2017, with a vote of 7 to 0.

Action: The City Council approved an ordinance approving the Project.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-006: A City initiated request to: [1] modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for various parcels located throughout the City, including: [a] the area generally located from Euclid to Bon View Avenues between State and Philadelphia Streets, [b] the area south of the I-10 Freeway, generally located near Fourth Street and Grove Avenue, [c] the properties on the west side of Vineyard Avenue between Philadelphia Street and SR-60 Freeway, and [d] the elimination of the SoCalf Overlay within the Ontario Ranch area; [2] modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to eliminate the SoCalf Overlay and allow the

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Commercial Transitional Overlay in nonresidential locations; [3] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [4] modify the Environmental Resources Element text in Section ER5, Biological, Mineral & Agricultural Resources to eliminate all references to SoCalf. Staff is recommending the adoption of an Addendum to The Ontario Plan 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (Cycle 1 General Plan Amendment for the Land Use and Environmental Resources Elements for 2017) (APNs: Various); City initiated. The Planning Commission recommended approval of this Project on January 24, 2017 with a vote of 7 to 0.

Action: The City Council approved a resolution approving the Project.

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-004: Zone Changes on various properties generally located to the east of Euclid Avenue, between State and Philadelphia Streets, and near Fourth Street and Grove Avenue, in order to make the zoning consistent with Policy Plan land use designations on the properties. The environmental impacts of this project were previously analyzed in The Ontario Plan 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: Various); City initiated. The Planning Commission recommended approval of this Project on January 24, 2017, with a vote of 7 to 0.

Action: The City Council introduced and waived further reading of an ordinance approving the Project.

DEVELOPMENT ADVISORY BOARD MEETING

March 20, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-024: A Development Plan to construct two industrial buildings totaling 79,037 square feet on 4.15 acres, located at 1124 E. Holt Boulevard within the IP (Industrial Park) zone. 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1049-141-18, 1049-141-19, 1049-141-20, 1049-141-21, 1049-141-22, 1049-141-23); **submitted by Archifield, Inc.**

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

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

PDEV16-051 & PVAR17-001: A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land and a Variance request (PVAR17-001) to deviate from minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet – 2 inches, located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) and Section 15301 (Class1- 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 (ALUCP). (APNs: 1015-131-23); **submitted by Sizzler Restaurant/BMW Management.** Planning Commission action is required.

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

ZONING ADMINISTRATOR MEETING

March 20, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-028: A Conditional Use Permit request to expand the dining floor area of an existing 5,667 square foot full service restaurant (Rossas' Cucina Enoteca) with an existing Type 47 ABC License (On-Sale General Eating Place), with the construction of a new 632 square foot outdoor dining patio area, located at 425 North Vineyard Avenue, within the CCS (Convention Center Support) zoning district. Staff has determined that 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0110-261-14); **submitted by Mr. Victor Moreno.**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-002: A Conditional Use Permit application to establish a 10,879 square foot pharmaceutical vitamin manufacturing use within an existing industrial building, on 0.52 acres of land located at 1710 South Balboa Avenue, 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport

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Land Use Compatibility Plan (ALUCP) for ONT (APN: 113-394-32); **submitted by Alpha Formulations, LLC.**

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

CITY COUNCIL MEETING

March 21, 2017

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-004: Zone Changes on various properties generally located to the east of Euclid Avenue, between State and Philadelphia Streets, and near Fourth Street and Grove Avenue, in order to make the zoning consistent with Policy Plan land use designations on the properties. The environmental impacts of this project were previously analyzed in The Ontario Plan 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: Various); City initiated. The Planning Commission recommended approval of this Project on January 24, 2017, with a vote of 7 to 0.

Action: The City Council approved an ordinance approving the Project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-003: A Development Agreement between the City of Ontario and GDCI-RCCD2-L.P., to establish the terms and conditions for the development of Tentative Parcel Map 19725 (File No. PMTT16-010) and Tentative Parcel Map 19741 (File No. PMTT16-011), within the Regional Commercial/Mixed Use land use district (Planning Area 8A) of the Rich-Haven Specific Plan, generally located on the south side of Ontario Ranch Road, between Mill Creek Avenue and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081), which was adopted by the City Council on March 15, 2016. 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 Plans (ALUCP) for ONT (APNs: 0218-211-12 and 0218-211-25); submitted by GDCI-RCCD2-LP. The Planning Commission recommended approval of this item on February 28, 2017, with a vote of 6 to 0.

Action: The City Council introduced and waived further reading of an ordinance approving the Project.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-004: An Amendment to The Avenue Specific Plan (File No. PSPA16-004), to change the land use designations for Planning Area 7 from Low Density Residential (2.1 to 5.0 DU/AC) to Low-Medium Density Residential (5.1 to 11.0 DU/AC), and to change Planning Area 11 from Medium-Density Residential (11.1 to 25 DU/AC) to Low-Medium Density Residential (5.1 to 11.0 DU/AC) to allow

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for the transfer of 155 units from Planning Area 11 (225 DU) to Planning Area 7 (287 DU). The project sites are generally located at the northeast corner of Archibald Avenue and Ontario Ranch Road (Planning Area 7) and the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109), which was adopted by the City Council on June 17, 2014. 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 Plans (ALUCP) for ONT (APNs: 0218-201-18; 0218-201-39; 0218-201-42 and 0218-201-43); submitted by Brookcal Ontario, LLC. The Planning Commission recommended approval of this item on February 28, 2017 with a vote of 6 to 0.

Action: The City Council approved a resolution approving the Project.

ENVIRONMENTAL ASSESSMENT AND AGREEMENT FOR THE REMOVAL, RELOCATION, AND PLACEMENT OF BILLBOARD SIGNS (FILE NO. PSGN17-016):

An interagency billboard relocation agreement to remove six billboards and allowing the placement of a new billboard at 1550 N. Palmetto Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15662 (Class 32 - In-fill Development Projects). 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). (APNs: 110-022-12, 110-131-19, 210-212-60, 1008-261-45, 1011-111-10, and 1011-182-10); submitted by City of Ontario, San Bernardino County Transportation Authority, and Lamar Central Outdoor, LLC. The Planning Commission recommended approval of this item on February 28, 2017 with a vote of 6 to 0.

Action: The City Council approved a resolution approving the Project.

ENVIRONMENTAL ASSESSMENT AND STANDARD CONDITIONS OF APPROVAL AMENDMENT

REVIEW: An amendment to the City of Ontario Standard Conditions for new development, to include updates consistent with the 2016 comprehensive update to the Ontario Development Code. 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; **City Initiated**. City Council action is required.

Action: **The Planning Commission recommended the City Council approve the Project**

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

PDEV16-051 & PVAR17-001: A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land and a Variance request (PVAR17-001) to deviate from minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet – 2 inches, located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) and 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 (ALUCP). (APN: 1015-131-23); **submitted by Sizzler Restaurant/BMW Management**.

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-007: A Development Code Amendment revising provisions of Development Code Chapter 5.0 (Zoning and Land Use) pertaining to Accessory Dwelling Units (formerly referred to as Second Dwellings), to incorporate recent changes in the State's Accessory Dwelling Unit laws (as prescribed in Senate Bill 1069, and Assembly Bills 2299 and 2406). The proposed Development Code Amendment 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 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 set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated**. City Council action is required. Continued from February 28, 2017.

Action: **The Planning Commission recommended the City Council approve the Project**

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SEVENTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PHP17-005: A request for the Historic Preservation Commission to approve the Seventeenth Annual Model Colony Awards; **submitted by City of Ontario.** City Council presentation of Awards.

Action: The Historic Preservation Commission recommended the City Council approve the Project.
