

Monthly Activity Report—Actions

Month of: May 2014

MAY 5, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

035: A Development Plan to construct a parking lot on 4.7 acres of land for United Parcel Service (“UPS”), located near the northwest corner of Archibald Avenue and Jurupa Street, at 1580 South Archibald Avenue, within the M3 (General Industrial) 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 0211-191-09). **Submitted by United Parcel Service.**

Action: Continued to the next regular meeting on 5/19/2014.

MAY 5, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

MAY 6, 2014 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA10-002:

A public hearing to consider an ordinance approving a development agreement between BrookCal Ontario, LLC, and the City of Ontario to provide for the construction of up to 1,166 residential units, and 10 acres of commercial land and required infrastructure on 178.66 acres of land within the Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner and Haven Avenues (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45).

Action: The City Council approved an addendum to the Avenue Specific Plan Environmental Impact Report (SCH# 2005071109), and introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA10-002) between BrookCal Ontario, LLC, and the City of Ontario.

MAY 19, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

035: A Development Plan to construct a parking lot on 4.7 acres of land for United Parcel Service (“UPS”), located near the northwest corner of Archibald Avenue and Jurupa Street, at 1580 South Archibald Avenue, within the M3 (General Industrial) zoning district. The proposed

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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 15332 (In-Fill Development Projects). (APN: 0211-191-09). **Submitted by United Parcel Service.** Continued from the 5/5/2014 meeting.

Action: The Development Advisory Board adopted a decision approving File No. PDEV13-035 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-

007: A Development Plan for the phased construction of two industrial buildings totaling 910,119 square feet on two parcels of land totaling 41.86 acres, located at the northeast corner of Philadelphia Street and Wineville Avenue, within the M3(VI) (General Industrial/Vintage Industrial Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the proposed project pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local 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 (APNs: 0238-161-31 & 33). **Submitted by Trammell Crow Co.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV14-007 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-004: A public hearing to consider a General Plan Amendment to revise the Land Use Element of the Policy Plan, Exhibit LU-01 Official Land Use Plan and Figure LU-03: Future Buildout to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Neighborhood Commercial to Medium Density Residential; and 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Neighborhood Commercial. 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 Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-19, 0218-201-39 and 0218-201-42). **Submitted by Brookfield Residential.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission recommend the City Council approve File No. PGPA13-004.

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ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE

NO. PSPA13-003: An Amendment to The Avenue Specific Plan to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Retail Commercial to Medium Density Residential; 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Retail Commercial; 3) change the land use designation for 19.9 acres of land within of Planning Area PA-4, located at the southwest corner of Archibald Avenue and Schaefer Avenue, from Retail Commercial to Low Medium Density Residential consistent with the Policy Plan (General Plan) Land Use Plan Exhibit LU-01; 4) increase the residential unit count by 269 units (from 2,606 to 2,875) and reduce the commercial square footage from 250,000 square feet to 130,000 square feet; and 5) revise and update housing product types, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. The project site is located south of Schaefer Avenue, north of Edison Avenue, between Carpenter Avenue and Haven Avenue. 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 Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-191-20, 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45). **Submitted by Brookfield Residential.** Planning Commission Action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission recommend the City Council approve File No. PSPA13-003.

MAY 19, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

MAY 20, 2014 CITY COUNCIL MEETING

Meeting Cancelled

MAY 27, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-

007: A Development Plan for the phased construction of two industrial buildings totaling 910,119 square feet on two parcels of land totaling 41.85 acres, located at the northeast corner of Philadelphia Street and Wineville Avenue, within the M3(VI) (General Industrial/Vintage

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Industrial Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the proposed project pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local 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 (APNs: 0238-161-31 & 33).

Submitted by Trammell Crow Co.

Action: The Planning Commission approved a resolution approving File No. PDEV14-007 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA13-006 AND ZONE CHANGE FILE NO. PZC13-004:

A public hearing to consider a General Plan Amendment (File No. PGPA13-006) to change the land use designation from General Commercial to Medium Density Residential (11.1-25 du/ac) and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03) for approximately 5.1 acres of land (eastern portion of a 7.8 acre site) in conjunction with a request to change the zoning designation (File No. PZC13-004) from C3 (Commercial Service District) to R2 (Medium Density Residential- proposed 11.1-18 du/ac) for approximately 7.8 acres of land, located at 2324 South 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. A Mitigated Negative Declaration has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 1051-061-01). **Submitted by South Coast Communities, LLC.** City Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council approve File No. PZC13-004.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA14-

002: A public hearing to consider a Development Code Amendment revising Chapter 14 (Residential Districts) of the Ontario Municipal Code to; 1) Increase the density range in the R2 (Medium Density Residential) Zoning District from 11.1-16 du/acre to 11.1-18 du/acre, and 2) Increase the height restriction from 35 feet to 45 feet. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to general rule exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **Submitted by the City of Ontario.** Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council approve File No. PDCA14-002.

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ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-004: A public hearing to consider a General Plan Amendment to revise the Land Use Element of the Policy Plan, Exhibit LU-01 Official Land Use Plan and Figure LU-03: Future Buildout to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Neighborhood Commercial to Medium Density Residential; and 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Neighborhood Commercial. 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 Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-19, 0218-201-39 and 0218-201-42). **Submitted by Brookfield Residential.** City Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council approve File No. PGPA13-004.

ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE NO. PSPA13-003: An amendment to The Avenue Specific Plan (File No. PSPA13-003) to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Retail Commercial to Medium Density Residential; 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Retail Commercial; 3) change the land use designation for 19.9 acres of land within of Planning Area PA-4, located at the southwest corner of Archibald Avenue and Schaefer Avenue, from Retail Commercial to Low Medium Density Residential consistent with the Policy Plan (General Plan) Land Use Plan Exhibit LU-01; 4) increase the residential unit count by 269 units (from 2,606 to 2,875) and reduce the commercial square footage from 250,000 square feet to 130,000 square feet; 5) eliminate the Work/Live overlay zone; and 6) revise and update housing product types, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. The project site is located south of Schaefer Avenue, north of Edison Avenue, between Carpenter Avenue and Haven Avenue. 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 Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-191-20, 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45). **Submitted by Brookfield Residential.** City Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council approve File No. PSPA13-003.

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FOURTEENTH ANNUAL MODEL COLONY AWARDS NOMINATIONS: A request for the Historic Preservation Commission to accept the nominations for the Fourteenth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee. **Submitted by City of Ontario.** City Council presentation of Awards.

Action: The Historic Preservation Commission approved a resolution recommending the City Council approve the nominations for the Fourteenth Annual Model Colony Awards.
