

DEVELOPMENT ADVISORY BOARD

May 2, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-038:

A Development Plan for the phased construction of additions to the UPS facility, including: [1] a 129,509-square foot addition to the existing 660,750-square foot UPS Main Sort Building, for a total of 790,259 square feet; [2] a 24,195-square foot addition to the existing 24,167-square foot auto shop building; [3] a new employee parking area; and [4] a new site access from Francis Street, with a 875-square foot guardhouse; on 110.9 acres of land generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the UPS Ontario Air Cargo Hub Specific Plan Environmental Impact Report and 1992 Acco Airport Center Specific Plan Environmental Impact Report (UPS Ontario Expansion Project), adopted July 7, 2014, by the City of Ontario Development Advisory Board. This application introduces no new significant environmental impacts. 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: 0211-263-19, 26, 42, 43 & 45); **submitted by United Parcel Service, Inc.** Continued from the 4/18/2016 meeting.

Action: Continued to the 5/16/2016 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV16-001:

A Development Plan to construct two industrial buildings totaling approximately 109,000 square feet on 5.97 acres of land, generally located at the northwest corner of Airport Drive and Loop Drive, within the (IH) Heavy Industrial and (IG) General Industrial zones. 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: 0238-052-11 and 12 and 0238-052-49); **submitted by: Loop Industrial Partners, LP.**

Action: The Project was approved subject to conditions of approval.

ZONING ADMINISTRATOR

May 2, 2016

Meeting Cancelled

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CITY COUNCIL

May 3, 2016

SIXTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PADV16-001: Presentation of Model Colony Awards to the recipients for the Sixteenth Annual Model Colony Awards; submitted by City of Ontario.

Action: Approved.

RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO: Recognize the month of May 2016, as “Historic Preservation Month” in the City of Ontario.

Action: Approved.

HOUSING ELEMENT ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV16-002: Housing Element Annual Progress Report for Calendar Year 2015.

Action: Approved

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-002: A Development Code Amendment, File No. PDCA16-002, proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 3.02 (Nonconforming Signs), Division 5.02 (Land Use), Division 5.03 (Standards for Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), and Division 8.01 (Sign Regulations).

Action: Approved and waived further reading of an ordinance approving the Development Code Amendment.

ENVIRONMENTAL ASSESSMENT, AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-001: A City initiated request to change the General Plan land use designations on 83 properties generally located south of Fourth Street and west of Euclid Avenue, and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03). 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 environmental impacts of this project were previously analyzed in 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) City initiated. The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

Action: [1] Approved an Addendum to The Ontario Plan Environmental Impact Report; and [2] approved a resolution approving the General Plan Amendment.

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ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-001: A City initiated request to change the zoning designations on 881 properties generally located south of Fourth Street and west of Euclid Avenue, 127 properties along East Holt Boulevard, and 37 other properties located throughout the City in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) City initiated. The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

Action: Introduced and waived further reading of an ordinance approving the zone change.

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May 16, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-038: A Development Plan for the phased construction of additions to the UPS facility, including: [1] a 129,509-square foot addition to the existing 660,750-square foot UPS Main Sort Building, for a total of 790,259 square feet; [2] a 24,195-square foot addition to the existing 24,167-square foot auto shop building; [3] a new employee parking area; and [4] a new site access from Francis Street, with a 875-square foot guardhouse; on 110.9 acres of land generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the UPS Ontario Air Cargo Hub Specific Plan Environmental Impact Report and 1992 Acco Airport Center Specific Plan Environmental Impact Report (UPS Ontario Expansion Project), adopted July 7, 2014, by the City of Ontario Development Advisory Board. This application introduces no new significant environmental impacts. 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: 0211-263-19, 26, 42, 43 & 45); **submitted by United Parcel Service, Inc.** Continued from the 05/02/16 meeting.

Action: The Project was approved subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-023: A Development Plan for the construction of a four-story, 75-unit residential apartment complex on 2.67 acres of land, located along the southwest corner of Mission Boulevard and Magnolia Avenue, within the High Density Residential (HDR-45) zoning district. Pursuant to the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared 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

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ONT Airport Land Use Compatibility Plan (APNs: 1011-371-12, 13 &14); **submitted by RC Hobbs Company**. Planning Commission action is required.

Action: The Project was approved subject to conditions of approval.

ZONING ADMINISTRATOR

May 16, 2016

Meeting Cancelled

CITY COUNCIL

May 17, 2016

ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-001: A City initiated request to change the zoning designations on 881 properties generally located south of Fourth Street and west of Euclid Avenue, 127 properties along East Holt Boulevard, and 37 other properties located throughout the City in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) **City initiated**. The Planning Commission recommended approval of this item on March 22, 2016 with a vote of 6 to 0.

Action: Approved and waived further reading of an ordinance approving the zone change.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-005: A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 108 residential units (TT19907) on 27.09 acres of land within the Conventional Medium Lot Residential district (Planning Area 29) of the Subarea 29 Specific Plan, located at the southwest corner of Haven Avenue and Park View Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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 both airports (APN: 0218-321-17); **submitted by Brookcal Ontario, LLC**. The Planning Commission recommended approval of this item on April 26, 2016, with a vote of 5 to 0.

Action: Introduced and waived further reading of an ordinance approving the Development Agreement.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-006: A Development Agreement between the City of Ontario and Roseville NMC, LLC, for the development of up to 118 residential units (TT19909) on 26.81 gross acres of land within the Conventional Medium Lot Residential district (Planning Area 28) of the Subarea 29 Specific Plan, located at the northwest corner of Haven Avenue and Merrill Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council. 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 both airports (APN: 0218-321-30); **submitted by Richland Ontario Developers, LLC.** The Planning Commission recommended approval of this item on April 26, 2016, with a vote of 5 to 0.

Action: Introduced and waived further reading of an ordinance approving the Development Agreement.

PLANNING COMMISSION

May 24, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-027: An Appeal of the Zoning Administrator’s decision to deny 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 (ALUCP). (APN: 0238-014-10); **submitted by: Mix Champagne Bar Lounge.** Continued from April 26, 2016.

Action: Approved the appeal and approved the Conditional Use Permit subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-023: A Development Plan for the construction of a four-story, 75-unit residential apartment complex on 2.67 acres of land, located along the southwest corner of Mission Boulevard and Magnolia Avenue, within the High Density Residential (HDR-45) zoning district. Pursuant to the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration has been prepared 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 (ALUCP). (APNs: 1011-371-12, 1011-371-13 & 1011-371-14); **submitted by RC Hobbs Company.**

Action: The Project was approved subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE

NO.PGPA16-003: Amend the Housing Element Available Land Inventory (Appendix A) by updating the available sites inventory that meet HCD's siting criteria, providing the current status of the sites and allowing periodic updating of the Land Inventory administratively as long as the number of units allocated to each income category does not fall below the City's Regional Housing Needs Assessment (RHNA) allocation. The environmental impacts of this project were previously analyzed in an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on October 15, 2013, in conjunction with File No. PGPA13-003. 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: Not Applicable); **City Initiated.** City Council action is required.

Action: Recommended the City Council approve the Project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-003: A Development Code Amendment proposing various modifications and clarifications to the following provisions of the Ontario Development Code:

[1] Amend Table 5.02-1 (Land Use Matrix), as follows: [i] prohibit “Used Car Sales” (NAICS441120) within the CC (Community Commercial) zoning district and ICC (Interim Community Commercial) Overlay district; [ii] allow “Fitness and Recreation Sport Centers” (NAICS71394), 10,000 square feet or more in area, as a conditionally permitted land use within the CN (Neighborhood Commercial) zoning district, and [iii] allow “Wireless Telecommunications Facilities” as a conditionally permitted land use in the AG (Agriculture) Overlay district;

[2] Amend Section 5.03.150 (Drive-Thru Facilities), Subsection A (Location Standards), to prohibit drive-thru facilities within the MU-1 (Downtown Mixed-Use) zoning district;

[3] Amend Section 5.03.420 (Wireless Telecommunications Facilities), amending Paragraph E.6 to allow a maximum height of 75 feet for collocated antennas in the IL (Light Industrial), IG (General Industrial), and IH (Heavy Industrial) zoning districts;

[4] Amend Section 6.01.035 (Overlay Zoning Districts), clarifying that medical offices shall be allowed on the first floor of buildings located within the EA (Euclid Avenue) Overlay district, except within the MU-1 (Downtown Mixed-Use) zoning district;

[5] Amend Table 2.02-1 (Review Matrix), clarifying that public hearing notification is not required for a Development Advisory Board action, when made as a recommendation to the Planning Commission;

[6] Amend Section 8.01.020 (Sign Standards), Subsection C (Freestanding Signs), adding Subparagraph 1.g, to clarify that freestanding signs cannot encroach within the public right-of-way, and must be wholly located behind the right-of-way line;

[7] Amend Section 8.1.025 (Design Guidelines), Subsection D (Freestanding Signs), adding Paragraph 6, to clarify that monument signs should be provided with a base, which measures

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from 12 to 18 inches in height, to accommodate the growth of landscaping around the sign base, without interrupting view of the sign face;

[8] Revise Section 9.01.010 (Terms and Phrases), adding a definition for “Density,” including rules for rounding density calculations; and

[9] Amend Municipal Code Section 5-29.04 (Exterior Noise Standards), Subsection (a), revising the Allowed Equivalent Noise Level for Noise Zone IV (Residential Portion of Mixed Use), to read the same as Noise Zone II (Multi-Family Residential and Mobile Home Parks (65 DBA for 7:00AM to 10:00PM, and 50 DBA for 10:00PM to 7:00AM)).

The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Ontario Plan Environmental Impact Report (SCH# 2008101140) prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (by Resolution No. 2015-095) on September 1, 2015. This Application introduces no new significant environmental impacts. 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). **City Initiated.** City Council action is required.

Action: Recommended the City Council approve the Project.
