

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

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**DEVELOPMENT ADVISORY BOARD MEETING**

May 1, 2017

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

May 1, 2017

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

**PCUP17-008:** A Conditional Use Permit to establish alcoholic beverage sales, for a Type 47 ABC License (On Sale General- Eating Place) in conjunction with a proposed 2,400 square-foot restaurant and bar (Flair’s Martinis and Wings) on 3.44 acres of land located at 4451 East Ontario Mills Parkway, Suite A, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (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: 0238-014-10); **submitted by Errol Brown**. Continued from 04/17/2017 meeting.

**Action: The Applicant has requested additional time to prepare a revised application. The application will be re-advertised with a revised description, for a future meeting date.**

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

**PCUP16-016:** A Conditional Use Permit request to establish a contractor’s storage yard on approximately 1.55-acres of land located at 1639 South Campus Avenue #B, 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 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: 0210-551-30); **submitted by RCA Construction Clean Up, Inc.**

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

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

**PCUP17-009:** A modification to Conditional Use Permit File No. PCUP07-004 to establish alcoholic beverage sales, limited to beer and wine, for consumption on the premises (Type 41 ABC License), in conjunction with an existing 267,022 square foot K1 Speed (indoor karting center) on 6.73 acres of land, located at 5350 Ontario Mills Parkway, within the Light Industrial land use designation of the Rancon Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport

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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: 0238-051-39); **submitted by K1 Speed.**

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

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**CITY COUNCIL MEETING**

**May 2, 2017**

**SEVENTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PHP17-005:** Presentation of Model Colony Awards to the recipients of the Seventeenth Annual Model Colony Awards; **City Initiated.**

**Action:** The City Council presented the annual awards.

**HOUSING ELEMENT ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV17-002:** Housing Element Annual Progress Report for Calendar Year 2016; **City Initiated.**

**Action:** The City Council accepted the annual progress report.

**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.** The Planning Commission recommended approval of this item on March 28, 2017 with a vote of 7 to 0.

**Action:** The City Council approved and waived further reading of an ordinance approving the application.

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**DEVELOPMENT ADVISORY BOARD MEETING**

**May 15, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-036:** A Development Plan to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. 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

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criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 113-415-01 and 113-451-02); **submitted by Acacia & Baker, LLC.** Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:**

A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, 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 15305 (Class 5-Minor Alterations of Land Use Limitations) 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: 1049-245-01); **submitted by Merdad Mike Aalam.** Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-045:**

A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) 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 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: 0110-071-06 and 0110-071-07); **submitted by Qu’s Holding, LLC.** Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005 & PDEV17-017:**

A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) consisting of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this

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project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures 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: 1049-051-01, 02 & 03; and 1049-052-03, 04, 05, 06, 07, 08, 09 & 10); **submitted by Related California**. Planning Commission action is required.

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

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**ZONING ADMINISTRATOR MEETING**

**May 15, 2017**

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

**PCUP17-011:** A Conditional Use Permit to establish a 1,400 square-foot administrative/general business office (Baron HR) within a multi-tenant commercial building on 1.01 acres of land located at 5030 East Fourth Street, Suite D, within the Freeway Commercial land use district of The Exchange Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (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: 238-012-28); **submitted by J & T Business Management, Inc.**

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

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**CITY COUNCIL MEETING**

**May 16, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA17-001:** A Development Code Amendment proposing various clarifications to the Ontario Development Code, modifying certain provisions of Division 1.02 (Development Code Interpretation and Enforcement), Division 4.02 (Discretionary Permits and Actions), Division 5.02 (Land Use), Division 5.03 (Standards For Certain Land Uses, Activities and Facilities), Division 6.01 (District Standards and Guidelines), Division 7.01 (Historic Preservation), and Division 9.01 (Definitions). 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. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-050 AND PCUP16-023:**

A Development Plan (File No. PDEV16-050) and Conditional Use Permit (File No. PCUP16-023) to construct and establish a 4-story, 131-room hotel totaling 93,177 square feet on approximately 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of The Ontario Center Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to The Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provides for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0210-204-18); submitted by Glacier House Hotels. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council approved and waived further reading of a resolution approving the applications.

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA16-003:**

An Amendment to The Ontario Center Specific Plan, revising the provisions of the Piemonte Overlay area, including changes to the development concept and regulations, and allowed land uses within the Commercial, Entertainment/Retail Commercial, Office, Special Use, and Residential sub-areas, affecting properties within an irregular-shaped area comprised of 92.4 acres of land, generally located south of Fourth Street, west of Milliken Avenue, north of Concours Street, and east of Haven Avenue. Staff has prepared a Mitigated Negative Declaration of environmental effects for the proposed project. 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; (APNs: 0210-531-16, 0210-531-15, 0210-531-14, 0210-531-13, 0210-531-12, 0210-531-11, 0210-531-10, 0210-531-09, 0210-531-08, 0210-531-07, 0210-531-06, 0210-204-26, 0210-204-23, 0210-204-22, 0210-204-21, 0210-204-20, 0210-204-19, 0210-204-16, 0210-204-15, 0210-204-14, 0210-204-13, 0210-204-12, 0210-204-11, and 0210-204-10); submitted by Lewis Piemonte Land, LLC, and Pendulum Property Partners. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council approved and waived further reading of a resolution approving the application.

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**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA17-001:**

An Amendment to the Ontario Gateway Specific Plan (File No. PSPA17-001) to change Table 2.B: Permitted Land Uses by Planning Areas, to allow drive-thru quick serve restaurants as a conditionally permitted use within the Mixed-Use Planning Area land use designation. The project site is located at the southeast corner of Haven Avenue and Guasti Road. 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. 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 Airport. (APN: 0210-212-57); submitted by Architecture Design Collaborative. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

**Action:** The City Council approved and waived further reading of a resolution approving the application.

**ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.**

**PUD17-001:** A Planned Unit Development to establish development standards and guidelines to facilitate the future development of a high density residential apartment project at a density of approximately 25.4 dwelling units per acre on approximately 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed Use Downtown) zoning district. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), prepared in conjunction with File No. PGPA06-001, and certified by the City of Ontario City Council on January 27, 2010. 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: 1049-051-01, 1049-051-02, 1049-051-03, 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 and 1049-052-10) submitted by Related California. The Planning Commission recommended approval of this item on April 25, 2017 with a vote of 6 to 0.

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

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**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING**

**May 23, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-036:**

A Development Plan to construct two industrial buildings totaling 87,135 square feet on 3.71 acres of land, located at the southeast corner of Baker Avenue and Acacia Street, within the IG (General Industrial) zoning district. 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

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criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 0113-415-01 and 0113-451-02); **submitted by Acacia & Baker, LLC.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-045:**

A Development Plan to construct a 46,384 square foot industrial building on approximately 2.4 acres of land located at 1377 and 1383 East Holt Boulevard, within the BP (Business Park) 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 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: 0110-071-06 and 0110-071-07); **submitted by Qu’s Holding, LLC.**

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-037, PCUP16-019 & PVAR16-004:**

A Development Plan (PDEV16-037) to construct a 3,175 square foot industrial metal building on 0.17 acres of land, in conjunction with a Conditional Use Permit (PCUP16-019) to establish and operate a powder coating use, and a Variance (PVAR16-004) request to reduce the required street side setback, from 10 to 5 feet, for property located at 421 South Plum Avenue, 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 15305 (Class 5-Minor Alterations of Land Use Limitations) 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: 1049-245-01); **submitted by Merdad Mike Aalam.**

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-005, PDEV17-017 & PHP17-017:**

A Tentative Parcel Map (File No. PMTT17-005/PM 19302) to consolidate 11 lots and a vacated portion of Transit Street, between Vine and Fern Avenues, into a single parcel to facilitate a Development Plan (File No. PDEV17-017) and a Certificate of Appropriateness (File No. PHP17-017) to allow for the construction of a 75-unit, three-story apartment complex on 2.95 acres of land bordered by Holt Boulevard on the north, Fern Avenue on the east, Emporia Street on the south, and Vine Avenue on the west, within the MU-1 (Mixed-Use Downtown) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File No. PUD17-001, for which an Addendum to The Ontario Plan Environmental Impact Report was adopted by the City Council on May 16, 2017. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be a condition of project approval. 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 (APNs: 1049-051-01, 1049-051-02 & 1049-051-03; and 1049-052-03, 1049-052-04, 1049-052-05, 1049-052-06, 1049-052-07, 1049-052-08, 1049-052-09 & 1049-052-10); **submitted by Related California.**

**Action: The Planning Commission approved the File Nos. PMTT17-005 and PDEV17-017 subject to conditions, and the Historic Preservation Commission approved File No. PHP17-017 subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO.**

**PHP17-008:** A Certificate of Appropriateness to replace windows on a 1,854 square foot single-family residence, the Thomas T. Parker House, which was constructed in 1947 in the Ranch style of architecture and designated Local Landmark No. 78, located at 213 West Sixth Street within the RE-4 (Residential Estate – 2.1 to 4.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1047-343-06); **submitted by Gloria Nelson.**

**Action: The Historic Preservation Commission approved the application subject to conditions.**

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