

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of May 2018

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**

**May 1, 2018**

**PROCLAMATION OF HISTORIC PRESERVATION MONTH MAY 2018**

**Action:** The City Council proclaimed the month of May as Historic Preservation month.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-007:**

A Development Agreement between the City of Ontario and RCCD Inc., for the potential development of up to 176 residential units (File No. PMTT16-003/TT 20012) on 37.47 acres of land, for property generally located north of Ontario Ranch Road and approximately 400 feet west of Turner Avenue, within the Low Density Residential (LDR) district of Planning Area 8A of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on December 9, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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. (APNs: 0218-201-20, 0218-201-26 and 0218-201-27); **submitted by Ontario RCCD INC.**

**Action:** The City Council approved and waived further reading of the enacting ordinance.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT CODE AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NOS. PDCA18-001 & PZC18-001:**

A Development Code Amendment (File No. PDCA18-001) to allow used vehicle automobile dealers in the CR (Regional Commercial) zoning district, subject to the approval of a Conditional Use Permit, and a Zone Change (File No. PZC18-001) from OH (High Intensity Office) to CR (Regional Commercial) on 2.34 acres of land located the terminus of Turner Avenue, south of Interstate 10, at 520 North Turner Avenue. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (SCH# 2008101140), certified by the City of Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001. 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: 0210-551-01) **submitted by Carvana, LLC. The Planning Commission recommended approval of this item on March 27, 2018, with a vote of 6 to 0.**

**Action:** The City Council approved and waived further reading of the enacting ordinances.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA18-002:**

A Development Code Amendment proposing various modifications, clarifications and updates to certain provisions of the Ontario Development Code, including Chapter 2.0, Table 2.02-1 (Review Matrix), Chapter 5.0 (Zoning and Land Use), Chapter 8.0 (Sign Regulations) as it

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relates to the ONT (Ontario International Airport) zoning designation, generally located north of Mission Boulevard, south of Airport Drive, east of Grove Avenue, and west of Haven Avenue; 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 27, 2018, with a vote of 6 to 0.**

**Action:** The City Council approved and waived further reading of the enacting ordinance.

**EIGHTEENTH ANNUAL MODEL COLONY AWARDS FILE NO. PHP18-003:** Presentation of Model Colony Awards to the recipients of the Eighteenth Annual Model Colony Awards; **submitted by City of Ontario.**

**Action:** Model Colony Awards were presented to the recipients.

**ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN REVIEW FOR FILE NO. PSP16-003 AND WILLIAMSON ACT CANCELLATION FOR FILE NO. PWIL18-002 (#70-159):** A public hearing to consider certification of the Environmental Impact Report, (SCH#2017031048) including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for File No. PSP16-003 and a Specific Plan (Colony Commerce Center East) request (File No. PSP16-003) to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 94 acres of land, which includes the potential development of 2,362,215 square feet of industrial and business park development and a Tentative Cancellation of Williamson Act Contract 70-159. The project site is bounded by Archibald Avenue to the east, the San Bernardino/Riverside County boundary to the south, the Cucamonga Creek Flood Control Channel to the west and Merrill Avenue to the north. 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 both the ONT Airport and Chino Airport Land Use Compatibility Plans (ALUCP). (APNs: 218-311-02, 218-311-03, 218-311-07, 218-311-08, 218-311-10 & 218-311-13); **submitted by CapRock Partners Land & Development Fund I, L.P. The Planning Commission recommended approval of this item on March 27, 2018, with a vote of 6 to 0.**

**Action:** The City Council approved and waived further reading of the enacting ordinance.

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**DEVELOPMENT ADVISORY BOARD MEETING**

**May 7, 2018**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT17-012:** A Tentative Parcel Map (TT 19910) to subdivide 0.52 acre of land into 3 lots, located at 419 East Maitland Street, within the MDR-11 (Low-Medium Density Residential - 5.1 to 11.0 DU/Acre)

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zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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); (APNs: 1049-343-16) **submitted by CRC Investments, LLC.** Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP & DEVELOPMENT PLAN REVIEW FOR**

**FILE NOS. PMTT17-017 (PM 19919) AND PDEV13-029:** A Tentative Parcel Map (File No. PMTT17-017/PM 19919) to consolidate 30-lots into 1-parcel in conjunction with a Development Plan (File No. PDEV13-029) to add 42,112 square feet to an existing 30,124 square foot industrial building for property on 4.9 acres of land, located at 617 E. Sunkist within the IL (Light Industrial) 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) & Section 15315 (Class 15, Minor Land Divisions) 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); (APNs: 1049-232-21) **submitted by Agrigold Joint Venture.** Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-039:**

A Development Plan to construct a 5.77-acre employee parking lot for UPS, on 6.89 acres of land, located at northwest corner of Haven Avenue and Francis Street, within the Business Park land use district of the ACCO Airport Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15304 and 15311 (Classes 4 and 11, Minor Alterations to Land and Accessory Structures) 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: 0211-263-32) **submitted by UPS.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-040:**

A Development Plan to construct a 2.8-acre truck-trailer parking lot for UPS, on 3.95 acres of land, located on a triangular-shaped area bordered by Metro Way on the south, Excise Avenue on the east, and Francis Street on the northwest, within the Business Park land use district of the ACCO Airport Specific Plan. The project is categorically exempt from the requirements of the

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California Environmental Quality Act (CEQA) pursuant to Sections 15304 and 15311 (Classes 4 and 11, Minor Alterations to Land and Accessory Structures) 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: 0211-263-38, 0211-263-39 and 0211-263-40) **submitted by UPS.**

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

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**ZONING ADMINISTRATOR MEETING**

May 7, 2018

*Meeting Cancelled*

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**

May 15, 2018

**CITY OF ONTARIO 2018 CEQA GUIDELINES AMENDMENT:** An Amendment to the City's local guidelines for implementing the California Environmental Quality Act (CEQA) in order to make them consistent with current provisions and interpretations of CEQA. **City Initiated.**

**Action:** The City Council adopted a resolution approving the amendment.

**FINAL WRITTEN REPORT FOR INTERIM URGENCY ORDINANCE NO. 3056, A TEMPORARY MORATORIUM ON THE ISSUANCE OF NEW BUSINESS LICENSES OR NEW ENTITLEMENTS FOR COMPOSTING (GREEN WASTE AND MANURE) FACILITIES:** A written report issued 10 days prior to the expiration of Ordinance No. 3056 describing the measures taken to alleviate the conditions which led to the adoption of the moratorium in compliance with Government Code Section 65858 (d). **City Initiated.**

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

**ENVIRONMENTAL ASSESSMENT AND APPEAL OF CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PCUP17-021 AND PDEV17-046:** An appeal of the Planning Commission's approval of a Development Plan (File No. PDEV17-046) to construct a 4,500 square-foot self-service carwash (Fast 5 Xpress) in conjunction with a Conditional Use Permit (File No. PCUP17-021) to establish and operate the drive-thru carwash, on 0.93 acres of land, within the Commercial land use designation of the Grove Avenue Specific Plan, located at 2345 S. Grove Avenue. 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); (APN: 0216-081-25) **submitted by Sylvia DeVries**. The Planning Commission approved this item on March 27, 2018, with a vote of 6 to 0.

**Action: The City Council denied the appeal and upheld the Planning Commission’s action to approve the project.**

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**DEVELOPMENT ADVISORY BOARD MEETING**

**May 21, 2018**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-011:**

A Development Plan to construct an 8-unit apartment project on 0.29 acres of land, located at 214 North Vine Avenue and 422 West B Street, within the MU-1 (Downtown Mixed Use) 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. 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); (APNs: 1048-572-13 and 1048-572-11) **submitted by AB Holdings, Inc.** Planning Commission Action is required.

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

**ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT FOR FILE NO. PCUP18-015, AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-051:**

A Conditional Use Permit (File No. PCUP18-015) to establish three (3) drive-thru restaurants (1,800 square-foot, 3,000 square-foot and 3,320 square-foot) in conjunction with a Development Plan (File No. PDEV17-051) to construct a 94,782 square-foot commercial development on 10.06 acres of land located within the Retail district of Planning Area 10B of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and Haven Avenue. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. 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: 0218-412-02) **submitted by Frontier Real Estate Investments**. Planning Commission Action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-059:**

A Development Plan (File No. PDEV17-059) to construct a 27,593 square foot industrial building on 1.57 acres of land within the IG (General Industrial) zoning district, located at southeast corner of Taylor Avenue and Sunkist Street. The project is categorically exempt from the requirements

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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 Compatibility Plan (ALUCP); (APNs: 1049-212-05, 1049-212-06, 1049-212-07, 1049-212-08, 1049-212-09, 1049-212-10, 1049-212-11 & 1049-212-12) **submitted by Harrie Cohen.**

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

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**ZONING ADMINISTRATOR MEETING**

**May 21, 2018**

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

**PCUP17-027:** A Conditional Use Permit request to construct a detached two-story (24-feet in height) accessory structure totaling 1,520 square feet, consisting of a 790 square foot first floor 2-car garage and a 730 square foot second floor accessory dwelling unit, on 0.18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low-Density Residential) 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 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: 1049-293-18) **submitted by Mr. Fernando Solis.**

**Action: The Zoning Administrator approved the Conditional Use Permit subject to conditions.**

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**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING**

**May 22, 2018**

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

**PUD17-004:** A Planned Unit Development establishing land use designations, and development standards and guidelines to facilitate the development of an 8-unit apartment project on 0.29 acres of land, located at 214 North Vine Avenue and 422 West B Street, within the MU-1 (Downtown Mixed Use) 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. 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); (APNs: 1048-572-13 and 1048-572-11) **submitted by AB Holdings, LLC.** City Council action is required.

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

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-011:**

A Development Plan to construct an 8-unit apartment project on 0.29 acres of land, located at 214 North Vine Avenue and 422 West B Street, within the MU-1 (Downtown Mixed Use) 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. 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); (APNs: 1048-572-13 and 1048-572-11) **submitted by AB Holdings, LLC**

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

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT17-**

**012:** A Tentative Parcel Map (TT 19910) to subdivide 0.52 acre of land into 3 lots, located at 419 East Maitland Street, within the MDR-11 (Low-Medium Density Residential - 5.1 to 11.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1049-343-16) **submitted by CRC Investments, LLC.**

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP & DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT17-017 (PM 19919) AND PDEV13-029:**

A Tentative Parcel Map (File No. PMTT17-017/PM 19919) to consolidate 30-lots into 1-parcel in conjunction with a Development Plan (File No. PDEV13-029) to add 35,368 square feet to an existing 30,124 square foot industrial building for property on 4.9 acres of land, located at 617 E. Sunkist within the IL (Light Industrial) 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) & Section 15315 (Class 15, Minor Land Divisions) 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: 1049-232-21) **submitted by Agrigold Joint Venture.**

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

**ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT FOR FILE NO. PCUP18-015, AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-051:**

A Conditional Use Permit (File No. PCUP18-015) to establish three drive-thru restaurants (1,800 square feet, 3,000 square feet and

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3,320 square feet) in conjunction with a Development Plan (File No. PDEV17-051) to construct a 94,782 square-foot commercial development on 10.06 acres of land located within the Retail district of Planning Area 10B of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and Haven Avenue. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. 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: 0218-412-02) **submitted by Frontier Real Estate Investments.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA17-004:** A Development Agreement (File No. PDA17-004) between the City of Ontario and Colony Commerce Center LLC, to establish the terms and conditions for the potential development of up to 1,379,501 square feet of industrial development on 57.58 acres of land generally located on the southeast corner of Merrill Avenue and Carpenter Avenue at 9467 East Merrill Avenue, within Planning Area 1 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001) that was certified by the City Council on October 3, 2017. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. 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 both the ONT Airport and Chino Airport Land Use Compatibility Plans. (APNs: 0218-292-05 and 0218-311-11); **submitted by Colony Commerce Center LLC.** City Council Action Required.

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

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