

Monthly Activity Report—Actions

Month of: June 2013

JUNE 3, 2013 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND

PVAR13-003: A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 SF on 3.5 acres of land; a Conditional Use Permit (File No. PCUP12-028) to establish and operate a self-storage facility; a Variance (File No. PVAR13-001) to exceed the maximum Floor Area Ratio (FAR), from .40 to .68; a Variance (File No. PVAR13-002) to reduce the minimum landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce the minimum building setback along the south property line from 20 FT to 1 FT, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 South Mountain Avenue, within the C1 (Shopping Center Commercial) 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by Patterson Development Company, LLC** (APN: 1015-181-07). Planning Commission action is required. Continued from the 5/20/2013 meeting.

Action: Continued to the 6/17/2013 meeting.

JUNE 3, 2013 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

JUNE 4, 2013 CITY COUNCIL MEETING

FILE NO. PHP13-001: A request to designate the Euclid Avenue Historic District a local historic district, which includes all properties with Euclid Avenue frontage, bound by G Street to the south and the I-10 freeway to the north. The proposed designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines and therefore is exempt from CEQA. The Planning Commission recommended approval of this project on April 23, 2013 with a vote of 4 to 0, **City Initiated**.

Action: Adopted a resolution approving File No. PHP13-001.

FILE NO. PGPA12-002: The proposed General Plan Amendment is to revise the Mobility Element - M-3: Multipurpose Trails and Bikeway Corridor Plan by changing the location of certain multipurpose trails and the reclassification of future trails within Southern California Edison (SCE) easements within the southern portion of the City of Ontario. The proposed

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amendment to Figure M-3 would not result in the construction of new streets or trails therefore is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). The Planning Commission recommended approval of this project on April 23, 2013 with a vote of 6 to 0. **City Initiated.**

Action: Adopted a resolution approving File No. PGPA12-002.

JUNE 17, 2013 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:

A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 SF on 3.5 acres of land; a Conditional Use Permit (File No. PCUP12-028) to establish and operate a self-storage facility; a Variance (File No. PVAR13-001) to exceed the maximum Floor Area Ratio (FAR), from .40 to .68; a Variance (File No. PVAR13-002) to reduce the minimum landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce the minimum building setback along the south property line from 20 FT to 1 FT, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 South Mountain Avenue, within the C1 (Shopping Center Commercial) 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. **Submitted by Patterson Development Company, LLC** (APN: 1015-181-07). Planning Commission action is required. Continued from the 5/20/2013 and 6/3/2013 meetings.

Action: Application was tabled.

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

007: A Development Plan to construct a 618,000 SF industrial building on 29.7 acres of land, located near the southwest corner of Santa Ana Street and Etiwanda Avenue, within the M3/VI (General Industrial/Vintage 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC.** (APNs: 0238-101-82 & 0238-101-83). Planning Commission action is required.

Action: Recommended Planning Commission Approval, subject to conditions.

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ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-004 (TT 18898) & PDEV13-012:

A Tentative Tract Map (File No. PMTT13-004 (TT 18898)) to subdivide 1.73 acres of land into 3 numbered and 4 lettered lots, and a Development Plan (File No. PDEV13-012) to construct 20 multiple-family dwellings (townhouses) on the subject site, located at the northwest corner of North Via Molinara and Inland Empire Boulevard, within the Garden Commercial II/Planned Residential Overlay land use district of the Ontario Festival Specific Plan. 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 consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APN: 0210-631-01, 02, 03, 04, 12 & 21). Planning Commission action is required.

Action: Recommended Planning Commission Approval, subject to conditions.

JUNE 17, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-006: A Conditional Use Permit to establish a religious assembly use at the northeast corner of Archibald Avenue and Inland Empire Boulevard, at 730 North Archibald Avenue, within the Garden Commercial land use designation of the Ontario Festival Specific Plan. 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 exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Fortaleza Para El Alma** (APN: 0110-431-11).

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-008: A Conditional Use Permit to establish a religious assembly use at the southeast corner of “C” Street and Palm Avenue, at 215 West “C” Street, within the C2 (Central Business District) zone. 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 exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by United Christian Church of Hacienda Heights** (APN: 1048-56-201).

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Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-007: A Conditional Use Permit (CUP) Modification to PCUP09-034, to expand live music, DJ, and alcohol sales for Tequila Bar & Grill restaurant, generally located on the northeast corner of Riverside Drive and Vineyard Avenue, with a C1 (Neighborhood Commercial) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Ontario Cal Trading Inc., dba Tequila Bar & Grill (APN: 0113-564-28).**

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-009: A Conditional Use Permit to establish Alcoholic Beverage Sales (Type 21-Off-Sale General) at the Dollar General store, located at the southwest corner of Holt Boulevard and Bon View Avenue, at 844 East Holt Boulevard, within the C3/M3 (Commercial Service/General Industrial) zoning designations. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Dolgen California, LLC #14136 (APN: 1049-101-39).**

Action: Approved, subject to conditions.

JUNE 18, 2013 CITY COUNCIL MEETING

FILE NO. PGPA 11-002: A General Plan Amendment (File No. PGPA 11-002) to change the land use designations on certain properties located throughout the City and modify the future buildout table to be consistent with the land use designation changes. **City Initiated.** (APNs: Various). At their meeting on January 22, 2013, the Planning Commission recommended approval to City Council with a vote of 6 to 0.

Action: Adopted a resolution approving an Addendum to The Ontario Plan EIR (State Clearinghouse No. 2008101140) and adopt a resolution approving File No. PGPA11-002.

FILE NO. PZC12-003: An ordinance for a Zone Change (File No. Pzc12-003) to change the zoning designations on certain properties located throughout the city in order to make the zoning of the properties consistent with the land use designations of the Policy Plan (General Plan) of the

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Ontario Plan. **City Initiated.** (APNs: Various). At their meeting on January 22, 2013, the Planning Commission recommended approval to City Council with a vote of 6 to 0.

Action: Adopted of a resolution approving an Addendum to The Ontario Plan EIR (State Clearinghouse No. 2008101140) and introduced and waived further reading of an ordinance approving File No. PZC12-003.

JUNE 19, 2013 SPECIAL CITY COUNCIL MEETING

No Planning Department Items on the Agenda

JUNE 25, 2013 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:

A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; a Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce the required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce the building setback along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 S. Mountain Avenue, within the C1 (Shopping Center Commercial) zone. 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project.

Submitted by Patterson Development Company, LLC. (APNs: 1015-181-07).

Action: Application was tabled.

ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILES NO.

PVAR13-006 AND PDEV13-007: An Administrative Exception to reduce the landscape requirement by 1.5% and a Development Plan to construct a 618,000 square-foot industrial building on 29.7 acres of land, located near the southwest corner of Santa Ana Street and Etiwanda Avenue, within the M3/VI (General Industrial/Vintage 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. Staff is recommending the adoption of a

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Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC** (APNs: 0238-101-82 & 0238-101-83).

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT13-004 (TT 18898) & PDEV13-012:

A Tentative Tract Map (File No. PMTT13-004 (TT 18898)) to subdivide 1.73 acres of land into 3 numbered and 4 lettered lots, and a Development Plan (File No. PDEV13-012) to construct 20 multiple-family dwellings (townhouses) on the subject site, located at the northwest corner of North Via Molinara and Inland Empire Boulevard, within the Garden Commercial II/Planned Residential Overlay land use district of the Ontario Festival Specific Plan. 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 consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APN: 0210-631-01, 02, 03, 04, 12 & 21).

Action: Approved, subject to conditions.
