

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of June 2016

---

**DEVELOPMENT ADVISORY BOARD**

June 6, 2016

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS.**

**PDEV15-033 & PVAR16-002:** A Development Plan to construct and operate a wireless telecommunication facility (monopine) with a 107 square foot equipment enclosure, for Verizon Wireless (File No. PDEV15-033), and a Variance (PVAR16-002) to exceed the maximum height of the IG (Industrial General) zoning district, from 65 feet to 74 feet, on 2.1 acres of land generally located north of Guasti Road and west of Interstate 15, at 4711 East Guasti Road, within the IG (Industrial General) zoning district (APN: 0238-042-23); **submitted by Verizon Wireless.** Planning Commission action is required.

**Action:** Approved Decisions recommending the Planning Commission approve the Project subject to conditions.

---

**ZONING ADMINISTRATOR**

June 6, 2016

*Meeting Cancelled*

---

**CITY COUNCIL**

June 7, 2016

**INTERIM URGENCY ORDINANCE ENACTING A MORATORIUM:** An urgency ordinance prohibiting the issuance of new business licenses or other new entitlements for composting (green waste and manure) facilities in the City of Ontario; City initiated; **City Initiated.**

**Action:** Approved an Interim Urgency Ordinance, placing a temporary moratorium on the issuance of new business licenses or new entitlements, for composting facilities.

**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 gross 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) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project 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 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.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of June 2016

---

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

**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) that was adopted by the City Council. All adopted mitigation measures of the addendum shall be a condition of approval for the project 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 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: Approved and waived further reading of an ordinance approving the Development Agreement.**

---

**DEVELOPMENT ADVISORY BOARD**

**June 20, 2016**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV15-037 & PMTT15-004 (PM 19706):** A Tentative Parcel Map (File No. PMTT15-004/PM 19706) to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432 square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. 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 Development 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 (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.** Planning Commission action is required.

**Action: Approved Decisions recommending the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-004:** A Development Plan to construct a 61,560-square foot industrial building on approximately 3.3

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of June 2016

---

acres of land generally located at the northwest corner of Francis Street and Business Parkway, at 2785 East Francis Street, within the Business Park land use district of the California Commerce Center South Specific Plan. 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 Development 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 (APNs: 0211-262-07); **submitted by Lahlouh Family Limited Partnership.**

**Action: Approved a Decision approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-**

**008:** A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. 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 June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project 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: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.** Planning Commission action is required.

**Action: Approved a Decision recommending the Planning Commission of approve the Project subject to conditions.**

---

**ZONING ADMINISTRATOR**

**June 20, 2016**

*Meeting Cancelled*

---

**CITY COUNCIL**

**June 21, 2016**

**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.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of June 2016

---

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); submitted by City of Ontario. The Planning Commission recommended approval of this item on May 24, 2016 with a vote of 6 to 0.

**Action: Approved a Resolution to revise the Available Land Inventory and allow administrative modifications to the inventory.**

---

**PLANNING COMMISSION**

**June 28, 2016**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS.**

**PDEV15-033 & PVAR16-002**: A Development Plan to construct and operate a 74-foot monopine telecommunication facility with a 107 square foot equipment enclosure for Verizon Wireless (File No. PDEV15-033), on 2.1 acres of developed land, and a Variance (PVAR16-002) request to allow the telecommunication facility to exceed the height limit of 65 feet to 74 feet, for property within the IG (Industrial General) zoning district located at 4711 E. Guasti Road. 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). Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APN: 0238-042-23); **submitted by Verizon Wireless.**

**Action: Approved Resolutions adopting a Mitigated Negative Declaration and approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV15-037 & PMTT15-004 (PM 19706)**

A Tentative Parcel Map (File No. PMTT15-004/PM 19706) to subdivide 3.96 acres of land into 3 lots, and a Development Plan (File No. PDEV15-037) to construct a 6,816-square foot retail building (AutoZone) and a 28,432 square foot industrial warehouse building, and establish a building pad for a future 3,825-square foot retail/restaurant pad on the project site, located at the southeast corner of Holt Boulevard and Pleasant Avenue, within the Commercial and Light Industrial land use districts of the Melrose Plaza Planned Unit Development. 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 Development 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 (APNs: 1049-092-01, 1049-092-02, 1049-092-11, 1049-092-12, and 1049-092-13); **submitted by Holt Melrose, LLC.**

**Action: Approved Resolutions approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-008:** A Tentative Tract Map (TT 18996) for Condominium Purposes to subdivide 5.04 acres of land into 2 numbered lots and 7 lettered lots within the Medium Density Residential (MDR) district of Planning Area 10A of The Avenue Specific Plan, generally located north of Ontario Ranch Road, east of Turner Avenue and west of Haven Avenue. 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 June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project 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: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

**Action: Approved a Resolution approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP16-007 AND PCUP16-007:** A request; 1) To modify a previously approved Conditional Use Permit (File No. PCUP09-001), which established a restaurant, banquet hall facility, and live entertainment with a Type 47 ABC license (On-Sale General Eating Place), to reconfigure the floor plan of the restaurant, patio area, and banquet facility and adjust hours of operation (File No. PCUP16-007); and 2) For a Certificate of Appropriateness (File No. PHP16-007) to construct exterior modifications to an existing commercial building, designated Local Landmark No. 6 (the Ontario Laundry Co. Building) on 0.38 acres of land at 401 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation). 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: 1048-354-11); **submitted by Gloria Campuzano.**

**Action: Approved Resolutions approving the Project subject to conditions.**

---