

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

DEVELOPMENT ADVISORY BOARD MEETING

June 5, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-020:

A revision to a previously approved Development Plan (File No. PDEV16-020), to add 49,912 square feet of warehouse area to an existing 426,406-square foot furniture store and warehouse (Mathis Brothers), for a total building area of 476,318 square feet on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with Environmental Impact Report No. 88-2, certified by the Ontario City Council on March 19, 1991. This application 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: 0210-205-12) **submitted by Mathis Properties California, LLC.**

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

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV16-023 & PMTT16-014:

A Development Plan (File No. PDEV16-023) to construct a 36-Unit residential condominium development on 1.42 acres of land and a Tentative Tract Map (File No. PMTT16-014/TM20028) to subdivide 1.42 acres into a single lot for condominium purposes, for property located at 1719 E. Fourth Street, within the HDR-45 (High Density Residential 25.1 to 45.0 DUs/Acre) zone. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0108-551-01, 0108-551-34, 0108-551-35) **submitted by Kevin K. Cheung.** Planning Commission action is required.

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

ZONING ADMINISTRATOR MEETING

June 5, 2017

Meeting Cancelled

CITY COUNCIL MEETING

June 6, 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

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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 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); **City Initiated**. 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 an ordinance 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-051-01, 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 approved and waived further reading of an ordinance approving the application.

DEVELOPMENT ADVISORY BOARD MEETING

June 19, 2017

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV16-006 AND PCUP16-005: A Development Plan (File No. PDEV16-006) to construct a 27,000 square foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land, located at 535 South Palmetto 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 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

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to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-161-01) **submitted by MYWI Fabricators, Inc.** Planning Commission action is required.

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

ENVIRONMENTAL ASSESSMENT, DETERMINATION OF USE, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO'S. PDET17-002, PDEV17-003 & PCUP17-005:

A Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan, in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, and a Conditional Use Permit (File No. PCUP17-005) to establish a rooftop heliport on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0210-551-07) **submitted by HMC Construction, Inc.** Planning Commission and City Council action is required.

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

ZONING ADMINISTRATOR MEETING

June 19, 2017

Meeting Cancelled

CITY COUNCIL MEETING

June 20, 2017

No Planning Department Items Scheduled

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING

June 27, 2017

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA17-002:

An Amendment to the Grove Avenue Specific Plan to: [1] change the land use designation from Business Park to Commercial for approximately one-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; [2] amend the Commercial District permitted and conditionally permitted uses; and [3] update all applicable specific plan sections to reflect the proposed amendments. The Grove Avenue Specific Plan is generally located on the east and west

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sides of Grove Avenue and between Mission Boulevard to the north and the I-60 Freeway to the south. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-641-13) **submitted by A&E Leasing, LLC**. City Council Action is required.

Action: The Planning Commission recommended the City Council approve the application.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV16-006 & PCUP16-005: A Development Plan (File No. PDEV16-006) to construct a 27,000-square foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP16-005) to establish an architectural and structural metals manufacturing business on 1.96 acres of land located at 535 South Palmetto 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 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); (APN: 1011-161-01) **submitted by MYWI Fabricators, Inc.**

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

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW

FOR FILE NOS. PDEV16-023 & PMTT16-014: A Development Plan (File No. PDEV16-023) to construct a 36-unit residential condominium development on 1.42 acres of land, and a Tentative Tract Map (File No. PMTT16-014/TM 20028) to subdivide the 1.42-acre project site into a single lot for condominium purposes, located at 1719 East Fourth Street, within the HDR-45 (High Density Residential - 25.1 to 45.0 DUs/Acre) 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 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: 0108-551-01, 0108-551-34, 0108-551-35) **submitted by Kevin K. Cheung**.

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

ENVIRONMENTAL ASSESSMENT, DETERMINATION OF USE, DEVELOPMENT PLAN AND

CONDITIONAL USE PERMIT REVIEW FOR FILE NO'S. PDET17-002, PDEV17-003 & PCUP17-005: A Determination of Use (File No. PDET17-002) to allow a heliport use within the Centrelake Specific Plan, in conjunction with a Development Plan (File No. PDEV17-003) to construct a three-story commercial/office building totaling 79,455 square feet, and a Conditional Use Permit (File No.

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PCUP17-005) to establish a rooftop heliport on 5.05 acres of land located at the southwest corner of Haven Avenue and Guasti Road, within the Office land use district of the Centrelake Specific Plan. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0210-551-07) **submitted by HMC Construction, Inc.**

Action: The Planning Commission approved the Determination of Use and Development Plan subject to conditions and the Conditional Use Permit was continued indefinitely.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA17-002: A Development Code Amendment adding Paragraph 7 to Subsection K of Ontario Development Code Section 8.01.020 (Sign Standards), which authorizes the establishment of an incentive not to place political signs. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15378(b)(4) of the CEQA Guidelines, as the Development Code Amendment does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment. 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); **City Initiated.** City Council action is required.

Action: The Planning Commission voted 3-3 and as a result the application did not move forward.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO.

PHP17-003: A request for a Certificate of Appropriateness to construct a 3,535 square foot, two-story, single-family residence within the Euclid Avenue Historic District, on 0.37 acres of land located at 1521 North Euclid Avenue, within the RE-4 (Residential Estate - 2.1 to 4.0 DU/Acre) and EA (Euclid Avenue) Overlay zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures). 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: 1047-251-01) **Submitted by Anthony Lionel Mejia.**

Action: The Historic Preservation Commission approved the application.