

Monthly Activity Report—Actions

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JULY 1, 2014 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO.

PDCA14-002: A Development Code Amendment revising Title 9 (Development Code), Chapter 1 (Zoning and Land Use Requirements), Article 14 (Residential Districts), R2 (Medium Density Residential Zoning District), of the Ontario Municipal Code, revising the density range from 11.1-16 du/ac to 11.1-18 du/ac and increasing the maximum building and structure height from 35 feet to 45 feet; **City Initiated**.

Action: The City Council adopted an ordinance approving the Development Code Amendment (File No. PDCA14-002).

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC13-004: An ordinance approving a Zone Change (File No. PZC13-004) from C3 (Commercial Service) to R2 (Medium Density Residential) for 7.8 acres of land located at the northwest corner of Euclid Avenue and State Highway Route 60; **City Initiated**.

Action: The City Council adopted an ordinance approving the Zone Change (File No. PZC13-004).

JULY 7, 2014 DEVELOPMENT ADVISORY BOARD MEETING

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

041: A Development Plan to construct a 40,000 square-foot industrial building and make certain phased site improvements for United Parcel Service (“UPS”), generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use designation of the UPS Specific Plan and the Industrial Park land use designation of the ACCO Airport Center 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. Staff is recommending the adoption of an Addendum to the UPS Environmental Impact Report, which was certified by the City Council on February 21, 1989. The Addendum finds that the proposed Development Plan introduces no new significant environmental impacts. (APNs: 0211-263-19, 0211-263-22, 0211-263-26, 0211-263-27, 0211-263-29, 0211-263-30, & 0211-263-31); **submitted by United Parcel Service**. Continued from 6/16/14 DAB.

Action: The Development Advisory Board adopted a decision approving File No. PDEV13-041 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND

VARIANCE REVIEW FOR FILE NOS. PDEV13-009, PCUP13-003 & PVAR13-004: A Development Plan to continue use of a 65-foot tall AT&T non-stealth monopole telecommunication facility, a

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Conditional Use Permit to operate the facility, and a Variance to allow a telecommunication facility to exceed the 35 foot height limit, within a 1,010 square foot lease area on 9.5 acres of land within the SP(AG) zone, located at 13524 S. Grove Avenue in conjunction with a Development Agreement (File No PDA14-005) for the future removal/relocation of the facility. 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 impacts for consideration; **submitted by AT&T Mobility** (APN: 1052-481-02). Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV13-009, PCUP13-003, and PVAR13-004, subject to departmental conditions of approval.

JULY 7, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-008: A Conditional Use Permit to establish an automobile rental business (Allied Rent-A-Car) within 2.28 acres, generally located on the northeast corner of Holt Blvd and Vineyard Avenue, in an existing hotel (Red Lion) at 204 N. Vineyard Avenue, within the C4 (Airport Related Services) zone. (APN: 0110-321-62); **submitted by Allied Rent-A-Car.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-008 subject to departmental conditions of approval.

JULY 15, 2014 CITY COUNCIL MEETING

No Planning Department Items Scheduled

JULY 21, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV14-011, PCUP14-011, AND PVAR14-004:

A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP14-011) to establish a wireless telecommunications facility, and a Variance (File No. PVAR14-004) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) zoning designation. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 0113-394-31); **submitted by AT&T Mobility**. Planning Commission action is required. Continued from 6/16/14 DAB.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV14-011, PCUP14-011, and PVAR14-004, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV13-032, PCUP13-042, AND PVAR13-010:

A Development Plan (File No. PDEV13-032) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP13-042) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR13-010) to exceed the maximum allowable telecommunication tower height from 40-feet to 65-feet, located at the southwest corner of Euclid Avenue and Francis Street, at 1868 South Euclid 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1050-371-16); **submitted by Verizon Wireless**. Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV13-032, PCUP13-042, and PVAR13-010, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005:

A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.** Planning Commission action is required.

Action: Continued to the 8/18/2014 meeting.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-

010: A Development Plan to construct a 22,000 square-foot industrial building on 1.42 acres of vacant land, located on the northwest corner of Belmont Street and Grove Avenue, at 1181 East Belmont Street, within the Business Park land use designation of the Grove Avenue 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APNs: 1049-392-07, 1049-392-08, & 1049-392-09); **submitted by JBG Development, Inc.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV14-010 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-003 AND PMTT14-003 (TT 18949):

A Development Plan (File No. PDEV14-003) to construct 9 single-family homes and a Tentative Tract Map (File No. PMTT14-003) to subdivide approximately 6.8 acres into 9 lots for property located at 915 South Oaks Avenue, within the AR (Agricultural Residential) 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, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1011-421-25, 26); **submitted by Crestwood Communities**. Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV14-003 and PMTT14-003, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV13-042 AND PMTT13-019 (TT18945):

A Development Plan (File No. PDEV13-042) to construct 75 single family homes and Tentative Tract Map (File No. PMTT13-019) to subdivide 7.33 acres of land into 75 residential lots and 18 lettered lots, within Planning Area 13 of the Subarea 29 Specific Plan, generally located at the northeast corner of McCleve Way East and Discovery Street. 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 Plans (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. (APN No. 0218-052-12 and 0218-052-13); **submitted by Woodside Homes**. Planning Commission action is Required.

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Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV13-042 and PMTT13-019, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

013 (TT18991): A Tentative Tract Map to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of Haven Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential.** Planning Commission action is required.

Action: Continued to the 8/18/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

014 (TT18992): A Tentative Tract Map to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential.** Planning Commission action is required.

Action: Continued to the 8/18/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

015 (TT18993): A Tentative Tract Map to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. 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 ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential.** Planning Commission action is required.

Action: Continued to the 8/18/2014 meeting.

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ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994): A Tentative Tract Map to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential**. Planning Commission action is required.

Action: Continued to the 8/18/2014 meeting.

JULY 21, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

JULY 22, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV13-031, PCUP13-041 & PVAR13-009: A Development Plan (File No. PDEV13-031) to add 2,604 square feet to an existing 6,028 square foot restaurant (El Pescador), a Conditional Use Permit (File No. PCUP13-041) to allow live entertainment and to expand the floor area for the restaurant with an existing Type 47 (On-sale General) ABC license, and a Variance (File No. PVAR13-009) request to allow a reduced side yard setback from 20-feet to 7.5-feet, for property within the C1 (Shopping Center Commercial) zone, located at 2322 S. Mountain Avenue. 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 has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. (APN: 1015-181-09); **submitted by Victor Ortiz**.

Action: The Planning Commission adopted resolutions approving File Nos. PDEV13-031, PCUP13-041 and PVAR13-009, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV14-011, PCUP14-011, AND PVAR14-004: A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine)

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telecommunication tower, a Conditional Use Permit (**File No. PCUP14-011**) to establish a wireless telecommunication use, and a Variance (**File No. PVAR14-004**) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) zoning designation. 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. (APN: 0113-394-31); **submitted by AT&T Mobility.**

Action: The Planning Commission adopted resolutions adopting a mitigated negative declaration and approving File Nos. PDEV14-011, PCUP14-011, and PVAR14-004, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

005: A Tentative Tract Map (TT 18876) to subdivide 8.57 gross acres of land into 82 single-family lots and 10 lettered lots, within Planning Area 4 (RD-6) of the Esperanza Specific Plan, located on the northwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

Action: The Planning Commission adopted a resolution approving File No. PMTT13-005 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

006: A Tentative Tract Map (TT 18878) to subdivide 18.66 gross acres of land into 135 single family lots and 25 lettered lots, within Planning Area 5 (RD-5) of the Esperanza Specific Plan, located on the southwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

Action: The Planning Commission adopted a resolution approving File No. PMTT13-006 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003:

A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) (File PDA 14-003) to amend Development Agreement, File No. PDA06-002, to update certain provisions of

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the existing Development Agreement to conform to the construction agreement with NMC Builders. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P., a Delaware Limited partnership.** City Council Action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PDA14-003.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004: A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware limited partnership (Esperanza Specific Plan) (File PDA 14-004) to amend Development Agreement, File No. PDA 06-003 to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders and include the additional development of up to 217 residential units on 27.23 acres of land. The project is located on the northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-11 and 17); **submitted by GDCI-RCCD L.P. a Delaware Limited partnership.** City Council Action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PDA14-004.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, VARIANCE REVIEW, AND DEVELOPMENT AGREEMENT FOR FILE NOS. PDEV13-009, PCUP13-003, PVAR13-004 & PDA14-005: A Development Plan to continue use of a 65-foot tall AT&T non-stealth monopole telecommunication facility (File No. PDEV13-009), a Conditional Use Permit to operate the facility (File No. PCUP13-003), and a Variance to allow a telecommunication facility to exceed the 35 foot height limit (PVAR13-004), within a 1,010 square foot lease area on 9.5 acres of land within the SP(AG) zone, located at 13524 S. Grove Avenue, in conjunction with a Development Agreement (File No PDA14-005) between the City of Ontario, John J. Anker, and AT&T Mobility for the future relocation/removal of telecommunication equipment from the current/future right-of-way of Grove Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport

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(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 impacts for consideration. (APN: 1052-481-02); **submitted by AT&T Mobility**. City Council action is required on the Development Agreement.

Action: The Planning Commission adopted resolutions approving File Nos. PDEV13-009, PCUP13-003, and PVAR13-004, subject to departmental conditions of approval, and adopted resolutions recommending the City Council adopt a mitigated negative declaration and approve File No. PDA14-005.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV13-032, PCUP13-042, AND PVAR13-010:

A Development Plan (File No. PDEV13-032) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP13-042) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR13-010) to exceed the maximum allowable telecommunication tower height from 40-feet to 65-feet, located at the southwest corner of Euclid Avenue and Francis Street, at 1868 South Euclid 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1050-371-16); **submitted by Verizon Wireless**.

Action: The Planning Commission adopted resolutions adopting a mitigated negative declaration and approving File Nos. PDEV13-032, PCUP13-042, and PVAR13-010, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005:

A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.**

Action: Continued to the 8/29/2014 meeting.

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ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-003 AND PMTT14-003 (TT 18949):

A Development Plan (File No. PDEV14-003) to construct 9 single-family homes and a Tentative Tract Map (File No. PMTT14-003) to subdivide approximately 6.8 acres into 9 lots for property located at 915 South Oaks Avenue, within the AR (Agricultural Residential) 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, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1011-421-25, 26); **submitted by Crestwood Communities.**

Action: The Planning Commission adopted resolutions adopting a mitigated negative declaration and approving File Nos. PDEV14-003 and PMTT14-003, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NO'S. PDEV13-042 AND PMTT13-019 (TT18945):

A Development Plan (File No. PDEV13-042) to construct 75 single family homes and Tentative Tract Map (File No. PMTT13-019) to subdivide 7.33 acres of land into 75 residential lots and 18 lettered lots, within Planning Area 13 of the Subarea 29 Specific Plan, generally located at the northeast corner of McClellan Way East and Discovery Street. 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 Plans (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). (APN No. 0218-052-12 and 0218-052-13); **submitted by Woodside Homes.**

Action: The Planning Commission adopted resolutions approving File Nos. PDEV13-042 and PMTT13-019, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-

013 (TT18991): A Tentative Tract Map (File No. PMTT14-013) to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of Haven Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential.**

Action: Continued to the 8/29/2014 meeting.

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ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992): A Tentative Tract Map (File No. PMTT14-014) to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential.**

Action: Continued to the 8/29/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993): A Tentative Tract Map (File No. PMTT14-015) to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential.**

Action: Continued to the 8/29/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994): A Tentative Tract Map (File No. PMTT14-016) to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential.**

Action: Continued to the 8/29/2014 meeting.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA14-003: A public hearing to consider a General Plan Amendment to revise the Mobility Element of The Ontario Plan (Figure M-2) to change the Functional Street Classifications of State Street between Benson and Bon View Avenues from a four lane collector to a two lane collector and Hamner (Milliken) Avenue from 750 feet south of Edison Avenue to Bellgrave Avenue from an

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eight lane principal arterial to a six lane principal arterial. An Addendum to The Ontario Plan FEIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of the California Environmental Quality Act (APNs: None); **submitted by City of Ontario**. City Council action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PGPA14-003.

LOCAL LANDMARK DESIGNATION FILE NO. PHP14-005: A request for a Local Landmark designation for a 1,648 square foot California Bungalow style residential building, within the R1.5- Single Family Residential zone, located at 410 West E Street (APN: 1048-342-07); **submitted by Cynthia Anne Matranga**. City Council action is required.

Action: The Historic Preservation Commission adopted a resolution approving File No. PHP14-005.
