

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

DEVELOPMENT ADVISORY BOARD

July 6, 2016

Meeting Cancelled

ZONING ADMINISTRATOR

July 6, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP16-012: A Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for consumption off the premises (Type 20 ABC License), in conjunction with an existing retail store (99 Cents Only Store) located at 2522 South Grove Avenue, within the CN (Commercial Neighborhood) 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 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 (APN: 1051-321-62); **submitted by Steve Rawlings**.

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

CITY COUNCIL

July 5, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-003: A public hearing to consider a Development Code Amendment proposing various clarifications to the Ontario Development Code, including modifications to certain provisions of Division 2.03 (Public Hearings), Division 5.02 (Land Use), Division 5.03 (Standards for Certain Land Uses, Activities And Facilities), Division 6.01 (District Standards and Guidelines), Division 8.01 (Sign Regulations), and Division 9.01 (Definitions); **City Initiated**.

Action: Introduced and waived further reading of an ordinance approving the Project.

DEVELOPMENT ADVISORY BOARD

July 18, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-013: A Development Plan (File No. PDEV16-013) to construct a 91-unit multi-family townhome project consisting of 8 two-story complexes (five 14-unit complexes and three 7-unit complexes) on 5.04 acres of land located 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

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

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 (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 approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND A CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO'S PMTT16-009 (PM19737), PDEV16-015 AND PHP16-008:

A Tentative Parcel Map (File No. PMTT16-009; PM19737) to subdivide 4.8 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV15-015) to construct 2 industrial buildings totaling 107,750 square feet and a Certificate of Appropriateness (File No. PHP16-008) to facilitate the relocation or demolition of an existing Tier III historic eligible structure (a 1936 Mediterranean Revival Single-Family Residence) to accommodate the proposed industrial development, within the IG, (General Industrial) zoning district, located at 530 South Magnolia Avenue. 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT (APNs: 1011-201-10 and 1011-201-11); **submitted by Shaw Development Company, LLC**. Planning Commission/Historic Preservation 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. PDEV16-018:

A Development Plan (File No. PDEV16-018) to construct a 65,000 square foot addition to an existing 171,406 square foot industrial building on 10.77 acres of land within the Industrial land use designation of the California Commerce Center Specific Plan, located at 2151 South Proforma Avenue. 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 Airport Land Use Compatibility Plans (ALUCP) for ONT (APNs: 211-242-62); **submitted by Panattoni Development Company, Inc**. Planning Commission action is required.

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

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

ZONING ADMINISTRATOR

July 18, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-003: A Conditional Use Permit to establish an automobile auction, to include an 880 square foot office, on approximately 0.86 acre of land, located at 1304 South Mildred Avenue, within the IG (General Industrial) 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 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 (APN: 0113-351-10); **submitted by Khosrow Yousefi**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-010: A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits for consumption on the premises (Type 47 ABC License), in conjunction with a proposed 47,130-square foot bowling alley (Big Al's Bowling Center and Sports Bar), video arcade, restaurant, and sports bar, located at 4120 East Fourth Street, Suite A (formerly Best Buy), within the Piemonte Overlay of the Ontario Center Specific Plan. 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 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 (APN: 0210-204-24); **submitted by Big Al's IV, Inc.**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-029: A Conditional Use Permit to establish a recreational facility (simulated laser tag shooting games) with private party rooms, within an existing 25,341 square foot building on approximately 1.15 acres of land located at 301-321 West Holt Boulevard, 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 15301 (Class 1 - Existing Facilities) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 1049-053-01, 1049-053-02, 1049-053-03, 1049-053-04 & 1049-053-05); **submitted by Jonathan Nicastro**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-015: A Conditional Use Permit to establish religious assembly within an existing 4,310

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

square foot building (former church) ,and a school within an existing 3,413 square foot building (former school), on 2.09 acres of land located at 1415 West Fifth Street, within the LDR5 (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 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 (APN: 1008-561-06); **submitted by The Church of God (Restoration).**

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

CITY COUNCIL

July 19, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-003: A public hearing to consider a Development Code Amendment proposing various clarifications to the Ontario Development Code, including modifications to certain provisions of Division 2.03 (Public Hearings), Division 5.02 (Land Use), Division 5.03 (Standards for Certain Land Uses, Activities And Facilities), Division 6.01 (District Standards and Guidelines), Division 8.01 (Sign Regulations), and Division 9.01 (Definitions); **City Initiated.**

Action: **Adopted and waived further reading of an ordinance approving the Project.**

URGENCY ORDINANCE: A public hearing to consider an urgency ordinance extending the moratorium prohibiting the issuance of new business licenses or new entitlements for composting (green waste and manure) facilities in the City of Ontario for an additional 22 months and 15 days, pending study and adoption of regulatory and zoning standards; **City Initiated.**

Action: **Adopted an urgency ordinance extending the interim ordinance adopted on 6/7/2016.**

PLANNING COMMISSION

July 26, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-018:

A Development Plan (File No. PDEV16-018) to construct a 65,000 square foot addition to an existing 171,406 square foot industrial building on 10.77 acres of land within the Industrial land use designation of the California Commerce Center Specific Plan, located at 2151 South Proforma Avenue. 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 Airport Land Use Compatibility Plans (ALUCP) for ONT (APNs: 211-242-62); **submitted by Panattoni Development Company, Inc.**

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

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-013:

A Development Plan (File No. PDEV16-013) to construct 91 multiple-family townhomes on 5.04 acres of land generally located north of Ontario Ranch Road, east of Turner Avenue, and west of Haven Avenue, within the Medium Density Residential (MDR) district of Planning Area 10A, 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), approved by the City Council on June 17, 2014. This Application introduces no new significant environmental impacts. All mitigation measures of the previously approved addendum will be a condition of project approval. 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 (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

Action: Continued to the 8/23/2016 meeting.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND A CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO'S PMTT16-009 (PM19737), PDEV16-

015 AND PHP16-008: A Tentative Parcel Map (File No. PMTT16-009/PM 19737) to subdivide 4.8 acres of land into two parcels, in conjunction with a Development Plan (File No. PDEV16-015) to construct 2 industrial buildings totaling 107,750 square feet and a Certificate of Appropriateness (File No. PHP16-008) to facilitate the demolition of an existing Tier III historic eligible structure (a 1936 Mediterranean Revival Single-Family Residence) to accommodate the proposed industrial development, within the IG (General Industrial) zoning district, located at 530 South Magnolia Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project, pursuant to the California Environmental Quality Act. 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 (APNs: 1011-201-10 and 1011-201-11); **submitted by Shaw Development Company, LLC.**

Action: Approved Resolutions approving the Project subject to conditions.