

Monthly Activity Report—Actions

Month of: August 2013

AUGUST 5, 2013 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

AUGUST 5, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-017: A Conditional Use Permit request to establish and operate a 700 sq. ft. chiropractor office within an existing two story 11, 000 sq. ft. professional office building, within the C2 (Central Business District) and the Euclid Avenue (EA) Overlay zoning designations, located at 615 North Euclid 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. **Submitted by Dr. J. Torres Cancino** (APN: 1048-356-05).

Action: Approved subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-012: A Conditional Use Permit to establish alcoholic beverage sales (Type 41 On-Sale Beer and Wine) and live entertainment in conjunction with the existing restaurant inside Cardenas Market, located at the southwest corner of the 60-Freeway and Vineyard Avenue, at 2450 South Vineyard Avenue, within the C1 (Shopping Center District) 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. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Cardenas Markets, Inc.** (APN: 0216-401-63).

Action: Approved subject to conditions

AUGUST 6, 2013 CITY COUNCIL MEETING

Meeting Cancelled

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AUGUST 19, 2013 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP FILE NO. PMTT13-007

(TT18913): A request to phase a previously approved Tentative Tract (TT17821) to subdivide 277.74 acres of land into 20 numbered lots and 40 lettered lots, within the central portion of the Subarea 29 Specific Plan of the New Model Colony generally located south of Merrill Avenue, north of the County of Riverside Line, and west of Haven Avenue. 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. 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. **Submitted by SL Ontario Development Company** (APN: 218-014-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, and 17, 218-022-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12, 218-033-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, and 14, 218-042-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12, 218-052-01 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11). Planning Commission Action is required.

Action: Recommended approval to the Planning Commission, subject to conditions

AUGUST 19, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-002: A Conditional Use Permit to establish religious assembly on property generally located near the northeast corner of Maple Street and San Antonio Avenue, at 540 West Maple Street, 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. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Marco Plascencia**. (APN: 1050-301-31).

Action: Approved subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-015: A Conditional Use Permit to establish a private college (Charis Bible College) within an approximate 3,750 square foot suite within an existing 62,000 square foot building on 2.42 acres of land located on the southwest corner of "D" Street and Vineyard Avenue, at 337 North Vineyard Avenue, Suite 101, within the C4 (Airport Related Services) 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

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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 Charis Bible College** (APN: 110-022-12).

Action: Approved subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-016: A Conditional Use Permit to establish religious assembly within an existing 3,987 square foot commercial space located at 531 North Euclid Avenue, within the C2 (Central Business District) and Euclid Avenue (EA) Overlay zoning districts. 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) and § 15332 (Class 32-In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Truth In Love Family Ministries** (APN: 1048-355-04).

Action: Approved subject to conditions

AUGUST 20, 2013 CITY COUNCIL MEETING

AN ORDINANCE AMENDING THE ONTARIO DEVELOPMENT CODE, ARTICLE 13 (FILE NO. PDCA13-002), ADDING VARIETY STORES AS A PERMITTED USE WITHIN THE C1, (SHOPPING CENTER COMMERCIAL) ZONING DISTRICT AND A CONDITIONALLY PERMITTED USE IN THE C1 ZONE WITHIN THE EUCLID AVENUE OVERLAY DISTRICT, AND ALLOWING GROCERY STORES WITHIN THE EUCLID AVENUE OVERLAY DISTRICT, CONSISTENT WITH THE UNDERLYING ZONING DESIGNATION:

The City Council consider and adopt an ordinance approving Development Code Amendment File No. PDCA13-002 adding variety stores as a permitted use within the C1, Shopping Center Commercial Zoning District, and a conditionally permitted use in the C1 zone within the Euclid Avenue Overlay District; and allowing grocery stores within the Euclid Avenue Overlay District, consistent with the underlying zoning designation.

Action: Ordinance adopted

AN ORDINANCE APPROVING FILE NO. PDCA13-003, A DEVELOPMENT CODE AMENDMENT PREPARED PURSUANT TO THE STATE HOUSING ACCOUNTABILITY ACT AND SENATE BILL NO. 2, WHICH REVISES CERTAIN PROVISIONS OF TITLE 9 (DEVELOPMENT CODE), CHAPTER 1 (ZONING AND LAND USE REQUIREMENTS), OF THE ONTARIO MUNICIPAL CODE, INCLUDING REVISIONS TO ARTICLE 13 (LAND USE AND SPECIAL REQUIREMENTS), ESTABLISHING PROVISIONS FOR SUPPORTIVE HOUSING, TRANSITIONAL HOUSING, EMERGENCY SHELTERS,

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AND FARMWORKER HOUSING, AND THE ESTABLISHMENT OF ARTICLE 29 (EMERGENCY SHELTER OVERLAY DISTRICT), CREATING THE EMERGENCY SHELTER OVERLAY DISTRICT, AFFECTING APPROXIMATELY 36.05 ACRES OF LAND GENERALLY LOCATED ON THE NORTH SIDE OF MISSION BOULEVARD, BETWEEN BENSON AND MAGNOLIA AVENUES, WITHIN THE M3 (GENERAL INDUSTRIAL) AND C3 (COMMERCIAL SERVICE) ZONING DISTRICTS: The City Council consider adoption of a resolution approving an Addendum to The Ontario Plan Environmental Impact Report analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164; and introduce and waive further reading of an ordinance amending certain provisions of Title 9, Chapter 1, of the Ontario Municipal Code, including revisions to Article 13 (Land Use and Special Requirements) and the establishment of Article 29 (Emergency Shelter Overlay District).

Action: Ordinance adopted

AUGUST 27, 2013 PLANNING COMMISSION MEETING

TIME EXTENSIONS FOR ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP 18065 (FILE NO. PMTT06-011), TT 18066 (PMTT06-012), TT 18067 (PMTT06-009), TT 18068 (PMTT06-010), TT 18073 (PMTT06-015), TT 18074 (PMTT06-016), TT 18075 (PMTT06-017), TT 18076 (PMTT06-018), TT 18077 (PMTT06-024), TT 18078 (PMTT06-020), TT 18079 (PMTT06-023), TT 18080 (PMTT06-021) & TT 18081 (PMTT06-022): Tentative Tract Maps to subdivide properties located on the east side of Archibald Avenue between Eucalyptus Avenue and the County Line Channel. The environmental impacts of this project were previously considered in the Subarea 29 Specific Plan EIR (SCH # 2004011009), certified by the City Council on October 19, 2006. This Application introduces no new significant environmental impacts; submitted by SL Ontario Development Corporation (APN: 0218-014-01, 02, 03, 04, 06, and 07; 0218-033-01 through 04; 0218-042-01 through 05; and 218-052-02 and 03). City Council Action is required.

Action: Approved subject to conditions

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC13-002: A Zone Change amending the zoning designations on approximately 400 properties located throughout the City in order to make the zoning of the properties consistent with the Policy Plan (General Plan) of The Ontario Plan land use designations of the properties. 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 an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. **City initiated.** (APNs: see separate list). City Council action is required.

Action: Recommended approval to the City Council

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO.

PDCA13-004: An Ordinance of the City of Ontario, California, amending the provisions of Title 9 (Development Code) of the Ontario Municipal Code addressing Medical Marijuana Dispensaries to include changes to the definitions portion of that section. Staff is recommending the adoption of an Addendum to The Ontario Plan Environmental Impact Report (SCH No. 2008101140), which was certified by the City Council on January 27, 2010. The Addendum finds that the proposed Development Code Amendment introduces no new significant environmental impacts. **City Initiated.** City Council action is required.

Action: Recommended approval to the City Council

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-003:

A Development Agreement Amendment (Second Amendment) between the City of Ontario and SL Ontario Development Company (Subarea 29 – Park Place) (File No. PDA13-003) to update certain provisions of the existing Development Agreement to conform to the Construction Agreement Amendment with NMC Builders LLC and to provide for phasing of the construction of public infrastructure as provided in the phased Tract Map No. 18913-1. The environmental impacts of this project were previously considered in the Subarea 29 Specific Plan EIR (SCH No. 2004011009), certified by the City Council on October 19, 2006. This Application introduces no new significant environmental impacts. **Submitted by SL Ontario Development Corporation** (APN: 0218-014-01 through 07; 0218-022-01 through 04 and 10 through 12; 218-033-01 through 06; 0218-042-01 through 05 and 13; and 0218-052-02-through 05). City Council action is required.

Action: Recommended approval to the City Council

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP FILE NO. PMTT13-007

(TT18913): A request to phase a previously approved Tentative Tract (TT17821) to subdivide 277.74 acres of land into 20 numbered lots and 40 lettered lots (“A” Map), within the central portion of the Subarea 29 Specific Plan of the New Model Colony generally located south of Eucalyptus Avenue, north of the Riverside County Line, east of Archibald Avenue and west of Haven Avenue. The environmental impacts of this project were analyzed in the EIR (SCH No. 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. 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. **Submitted by SL Ontario Development Company** (APN: 218-014-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, and 17, 218-022-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12, 218-033-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, and 14, 218-042-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, and 12, 218-052-01 02, 03, 04, 05, 06, 07, 08, 09, 10 and 11).

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Action: Approved subject to conditions

FILE NO. PHP13-004 and PHP13-006: A request for a Local Landmark (File No. PHP13-004) and Tier (File No. PHP13-006) designations for a 2,846 square foot Tudor Revival style, single family home located at 324 East I Street, within the R1 (Single Family Residential) zoning district. **Submitted by Janette De La Rosa Ducut** (APN: 1048-251-15). City Council action is required. The Local Landmark and Tier designations are not considered a project pursuant to § 21065 of the CEQA Guidelines.

Action: Recommended approval to the City Council
