

Monthly Activity Report—Actions

Month of: August 2015

Development Advisory Board — August 3, 2015

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV15-001, PMTT15-001 (PM 19650) & PVAR15-001:

A Tentative Parcel Map (File No. PMTT15-001 / PM 19650) to subdivide approximately 5.11 acres of land into 3 parcels, a Development Plan (File No. PDEV15-001) to construct 3 buildings totaling 103,637 square feet on the proposed lots, and a Variance (File No. PVAR15-001) to deviate from the minimum Archibald Avenue setback, from 35 feet to 10 feet, located at the northeast corner of Archibald Avenue and Mission Boulevard, within the Business Park land use district of the Airport Business Park (Hofer Ranch) Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Airport Business Park (Hofer Ranch) Specific Plan (File No. PSPA04-001), for which a Mitigated Negative Declaration was adopted by the City of Ontario City Council on June 7, 2005. This Application introduces no new significant environmental impacts. 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: 0211-261-17); **submitted by Orbis Real Estate Partners, LLC.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED decisions recommending the Planning Commission approve File Nos. PDEV15-001, PMTT15-001 (Tentative Parcel Map No. 19650), and PVAR15-001, subject to departmental conditions of approval.

Zoning Administrator — August 3, 2015

ENVIRONMENTAL ASSESSMENT AND FILE NO. PCUP15-006: A Conditional Use Permit to establish an adult social rehabilitation residential facility within an existing 5 bedroom, 3,000 square foot residence, generally located north of the northwest corner of G Street and Euclid Ave, on 0.46 acres of developed land, within the C1 (Shopping Center Commercial) and EA (Euclid Avenue Overlay) zoning districts at 747 N Euclid Avenue, within the Euclid Avenue Historic District (APN: 1048-271-16); **submitted by Helping Hearts California, LLC.**

Action: The Zoning Administrator APPROVED a decision approving File No. PCUP15-006 subject to departmental conditions of approval.

City Council — August 4, 2015

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA15-002: A Development Agreement (First Amendment) between the City of Ontario and BrookCal Ontario, LLC, to amend Development Agreement File No. PDA 10-002 to update certain infrastructure provisions of the existing Development Agreement for the development of up to 1,146 residential units and 10 acres of commercial on 178.66 acres of land within Planning Areas 9A, 10A, 10B and

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11 of The Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner Avenue and 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 Plan (ALUCP) for ONT and Chino Airports. 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. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by BrookCal Ontario, LLC.** At their meeting on June 23, 2015 the Planning Commission unanimously voted 7 -0 to recommend that the City Council approve the application.

Action: The City Council APPROVED an ordinance approving the Development Agreement (File No. PDA15-002) between BrookCal Ontario, LLC, Craig Development Corporation, and the City of Ontario.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA11-003: A comprehensive update to the City of Ontario Development Code (Ontario Municipal Code Title 9) to establish consistency with The Ontario Plan, and various amendments to the Ontario Municipal Code to provide for the logical arrangement of provisions and eliminate duplications and inconsistencies for properties in the City of Ontario. Furthermore, Development Code Amendment provisions will be revised to:

- Establish standards for the orderly physical development of the City;
- Preserve the character and quality of existing neighborhoods;
- Promote good urban design;
- Achieve the proper arrangement of land uses envisioned in The Ontario Plan;
- Provide for the establishment of a full range of residential, commercial agriculture, office, commercial, industrial, public, and transportation-related activities, as envisioned by The Ontario Plan;
- Promote the economic stability of land uses that conform to The Ontario Plan;
- Achieve compatibility between Ontario International Airport and the land uses and new development that surround it;
- Establish comprehensive procedures for appropriate and effective public involvement in land use, development, subdivision, and environmental decisions, and provide for the processing of applications in an expedient manner;
- Establish procedures for the open and transparent processing of applications;
- Establish standards and guidelines that promote and inspire innovative and sustainable subdivision, site, building, landscape, and infrastructure design;
- Promote the preservation and protection of the City's historic character and resources;

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- Promote safe and efficient pedestrian and traffic circulation systems, and ensure that new development will not overburden the capacity of existing streets, utilities, or community facilities and services; and
- Ensure that the costs of providing land for streets, alleys, pedestrian ways, easements, and other rights-of-way, and for the improvements necessary to serve new developments, are borne by subdividers and developers rather than by the taxpayers of the City.

The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project introduces no new significant environmental impacts. 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). **City Initiated.** At its meeting on June 23, 2015 the Planning Commission unanimously voted 7-0 to recommend that the City Council approve the application.

Action: The City Council **APPROVED** the introduction of an ordinance approving the Development Code Amendment (File No. PDCA11-003).

Development Advisory Board — August 17, 2015

Meeting Cancelled

Zoning Administrator — August 17, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-006: A Conditional Use Permit to establish an adult social rehabilitation residential facility within an existing 5 bedroom, 3,000 square foot residence, generally located north of the northwest corner of G Street and Euclid Ave, on 0.46 acres of developed land, within the C1 (Shopping Center Commercial) and EA (Euclid Avenue Overlay) zoning districts at 747 North Euclid Avenue, within the Euclid Avenue Historic District. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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: 1048-271-16); **submitted by Helping Hearts California, LLC.** Continued from the 8/3/2015 meeting.

Action: The Zoning Administrator **APPROVED** a decision approving File Nos. PDEV15-006, subject to departmental conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-008: A Conditional Use Permit to establish a beer manufacturing business (Strum Brewery) with a Type 23 ABC License (Small Beer Manufacturer), within an approximate 2,225 square-foot industrial building, located at 235 South Campus Street, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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: 1049-111-06); **submitted by Strum Brewing Company.**

Action: The Zoning Administrator **APPROVED** a decision approving File Nos. PDEV15-008, subject to departmental conditions of approval.

City Council — August 18, 2015

No Planning Department Items Scheduled

Planning Commission — August 25, 2015

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-001:

A request to change the zoning on 3 parcels, totaling 1.4 acres, from R1 (Single Family Residential) to HDR-45 (High Density Residential) and to change 11 parcels, totaling 3.25 acres, from R2 (Medium Density Residential) to HDR-45 (High Density Residential), located on Fourth Street between Baker and Corona Avenues, from 1673 to 1733 East Fourth Street. Staff is recommending the adoption of an Addendum to the Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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: 0108-551-01, 06-09, 34-35, and 44-50); **submitted by Dayu Capital, Inc. and City initiated. City Council action is required.**

Action: The Planning Commission **APPROVED** resolutions recommending the City Council [1] approve an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), and [2] approve the proposed Zone Change (File No. PZC15-001) on 14 parcels, to the HDR-45 (High Density Residential) zoning district.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV15-001, PMTT15-001 (PM 19650) & PVAR15-001:

A Tentative Parcel Map (File No. PMTT15-001 / PM 19650) to subdivide approximately 5.11 acres of land into 3 parcels, a Development Plan (File No. PDEV15-001) to construct 3 buildings totaling

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103,637 square feet on the proposed lots, and a Variance (**File No. PVAR15-001**) to deviate from the minimum Archibald Avenue setback, from 35 feet to 10 feet, located at the northeast corner of Archibald Avenue and Mission Boulevard, within the Business Park land use district of the Airport Business Park (Hofer Ranch) Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Airport Business Park (Hofer Ranch) Specific Plan (File No. PSPA04-001), for which a Mitigated Negative Declaration was adopted by the City of Ontario City Council on June 7, 2005. This Application introduces no new significant environmental impacts. 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: 0211-261-17); **submitted by Orbis Real Estate Partners, LLC.**

Action: The Planning Commission APPROVED resolutions recommending the City Council [1] approve an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), and [2] approve an ordinance approving the Development Code Amendment (File No. PDCA11-003), a comprehensive update to the City of Ontario Development Code.
