

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

DEVELOPMENT ADVISORY BOARD

August 1, 2016

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN FOR FILE NO'S PMTT16-006 (PM19743) AND PDEV16-008: A Tentative Parcel Map (File No. PMTT16-006; PM19743) to subdivide 9.17 acres of land into 4 parcels, in conjunction with a Development Plan (File No. PDEV16-008) to construct 4 industrial buildings totaling 182,084 square feet within the Business Park Land Use Designation of the Grove Avenue Specific Plan located at 1554 South Grove 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 Plan (ALUCP) for ONT (APN: 1050-161-03); **submitted by Western Realco, LLC.** Planning Commission action is required.

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

ZONING ADMINISTRATOR

August 1, 2016

Meeting Cancelled

CITY COUNCIL

August 2, 2016

Meeting Cancelled

SPECIAL MEETING, CITY COUNCIL

August 11, 2016

No Planning Department Items on the Agenda

DEVELOPMENT ADVISORY BOARD

August 15, 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

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by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be 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. Continued from the 07/18/2016 meeting.

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

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND PARKING REDUCTION REVIEW

FOR FILE NO. PDEV16-014: A Development Plan to construct 800 multiple-family dwellings, and a maximum 10 percent reduction in off-street parking based upon the “low demand” provisions of Development Code Section 6.03.020.B, on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was prepared in conjunction with File Nos. PGPA13-005 and PSPA14-003, and was certified by the City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures 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 Plan (ALUCP) for ONT (APNs: 0110-311-56, 0110-311-57, and 0110-311-58); **submitted by Palmer Ontario Properties, LP, a California LP**. Planning Commission action is required.

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

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:

An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park land use district of The Exchange 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 (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: 0238-012-19); **submitted by Orbis Real Estate Partners**. Planning Commission and City Council actions are required.

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

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-012 AND PDEV16-016:

A Tentative Parcel Map (File No. PMTT16-012 (TPM 19715)) to subdivide 10.59 acres of land into 4 lots, and a Development Plan (File No. PDEV16-016) to construct four industrial buildings totaling approximately 225,000 square feet, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park land use district of The Exchange 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 (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: 0238-012-19); **submitted by Orbis Real Estate Partners**. Planning Commission action is required.

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

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-

015: A Tentative Tract Map (TT20025) to subdivide two parcels totaling 0.83 acres of land into six numbered lots and one lettered lot for single-family residential homes generally located at the southwest corner of La Avenida Drive and New Haven Drive within Planning Area 10A of The Avenue Specific Plan. The 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 and was prepared pursuant to the requirements of 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 Plan (ALUCP) for ONT (APNs: 218-452-16 and 218-452-22); **submitted by Brookfield Residential**. Planning Commission action is required.

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

ZONING ADMINISTRATOR

August 15, 2016

Meeting Cancelled

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CITY COUNCIL

August 16, 2016

No Planning Department Items on the Agenda

PLANNING COMMISSION

August 23, 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. 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 Airport Land Use Compatibility Plans (ALUCP) for ONT (APNs: 0218-462-80 and 0218-513-24); **submitted by Brookfield Residential.**

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

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND PARKING REDUCTION REVIEW FOR FILE NO. PDEV16-014:

A Development Plan to construct 800 multiple-family dwellings and a maximum 10 percent reduction in off-street parking based upon the “low demand” provisions of Development Code Section 6.03.020.B, on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was prepared in conjunction with File Nos. PGPA13-005 and PSPA14-003, and was certified by the City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures 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 Plan (ALUCP) for ONT (APNs: 0110-311-56, 0110-311-57, & 0110-311-58); **submitted by Palmer Ontario Properties, LP, a California LP.**

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

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN FOR FILE NO'S PMTT16-006 (PM19743) AND PDEV16-008:

A Tentative Parcel Map (File No. PMTT16-006; PM19743) to subdivide 9.17 acres of land into 4 parcels, in conjunction with a Development Plan

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(File No. PDEV16-008) to construct 4 industrial buildings totaling 182,084 square feet within the Business Park Land Use Designation of the Grove Avenue Specific Plan located at 1554 South Grove 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 Plan (ALUCP) for ONT (APN: 1050-161-03); **submitted by Western Realco, LLC.**

Action: Approved Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:

An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange 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 (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: 0238-012-19); **submitted by Orbis Real Estate Partners.** City Council action is required.

Action: Approved a Resolution recommending the City Council approve the Specific Plan Amendment.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-012 AND PDEV16-016:

A Tentative Parcel Map (File No. PMTT16-012 (TPM 19715)) to subdivide 10.59 acres of land into 4 lots, and a Development Plan (File No. PDEV16-016) to construct four industrial buildings totaling approximately 225,000 square feet, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange 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 (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: 0238-012-19); **submitted by Orbis Real Estate Partners.**

Action: Approved Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-

015: A Tentative Tract Map (TT20025) to subdivide two parcels totaling 0.83 acres of land into six numbered lots and one lettered lot for single-family residential homes generally located at the southwest corner of La Avenida Drive and New Haven Drive within Planning Area 10A of The Avenue Specific Plan. The impacts of this project were previously analyzed in an addendum to

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The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014 and was prepared pursuant to the requirements of 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 Plan (ALUCP) for ONT. (APNs: 218-452-16 & 218-452-22); **submitted by Brookfield Residential.**

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

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA16-004: A General Plan Amendment (File No. PGPA16-004) to: (1) Modify Figures M-1 (Mobility Element System) and M-3 (Multipurpose Trails and Bikeway Corridor Plan) to add a parallel bike route to Holt Blvd. from Benson to Haven Aves., extend and modify the San Antonio Bike Corridor to extend from the southern to the northern city limits, modify planned facilities in Ontario Ranch to be consistent with Streetscape Master Plan and modify various existing planned facilities; (2) Modify Figure M-5 (Truck Routes) to eliminate Holt Blvd. as a designated truck route from Benson to Grove Aves.; (3) Modify Figure M-2 (Functional Roadway Classification Plan) to note locations of all grade separations regardless of whether they are existing or proposed; (4) Modify Figures M-1 (Mobility Element System) and M-4 (Transit Plan) to modify the Bus Rapid Transit (BRT) Corridor on Holt Blvd. east of Vineyard Ave. to be consistent with the alignment approved by Omnitrans; and (5) Add a Complete Streets Policy to the Mobility Element pursuant to AB1358. 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). The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (c) (Existing Facilities). **City initiated.** City Council action required.

Action: Approved a Resolution recommending the City Council approve the General Plan Amendment.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO.

PDCA16-004: A request to add Chapter 18 to Title 6 of the Ontario Municipal Code and amend the Ontario Development Code Section 9.01 (Definitions), Table 5.02-1 (Land Use Table), Table 5.02-1 (Land Use Table), and Section 5.03.280 (Medical Marijuana Dispensaries) to regulate personal, medical, and commercial use of marijuana. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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; **City initiated.** City Council action is required.

Action: Approved a Resolution recommending the City Council approve the Development Code Amendment.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-005: A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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 ONT Airport Land Use Compatibility Plan (ALUCP); **City initiated.** City Council action is required.

Action: Continued to the next regular Planning Commission meeting on 9/27/2016.
