

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2017

CITY COUNCIL MEETING

August 1, 2017

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING

August 7, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-013:

A Development Plan to construct a wired (fiber optic) telecommunication facility consisting of a 420 square-foot building and an equipment enclosure area (no tower) on 0.75 acres of vacant land located at the northwest corner of Grove Avenue and Eighth Street, within the BP (Business Park) zoning district. 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, Infill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APN: 1047-143-01); **submitted by Anna Lindseth.**

Action: The Development Advisory Board approved the application subject to conditions.

ZONING ADMINISTRATOR MEETING

August 7, 2017

Meeting Cancelled

CITY COUNCIL MEETING

August 15, 2017

No Planning Department Items

DEVELOPMENT ADVISORY BOARD MEETING

August 21, 2017

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP REVIEW

FOR FILE NOS. PDEV16-002 & PMTT16-001 (PM 19643): A Tentative Parcel Map (File No. PMTT16-001 (PM 19643)) to subdivide 65.60 acres of land into two parcels to facilitate a Development Plan (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet, located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001). All adopted mitigation measures of the related EIR shall be a

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condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. (APNs: 218-292-09, 218-292-10, 218-292-12, 218-292-13, 218-292-14); **submitted by Cap Rock-Partners**. Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the applications subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS.

PDEV17-008 & PVAR17-003: A Development Plan (File No. PDEV17-008) to construct a 10,487 square foot commercial building on 0.88 acres of land and a Variance (File No. PVAR17-003) to deviate from the minimum building arterial street setback, along Euclid Avenue, from 20 to 9 feet, and to reduce the required parking from 42 to 40 spaces, for property located at the northwest corner of Francis Street and Euclid Avenue, within the CN (Neighborhood Commercial) zoning district and EA (Euclid Avenue) Overlay district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations of Land Use Limitations) and 15332 (Class 32, Infill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APNs: 1050-281-01, 1050-281-02 and 1050-281-03); **submitted by Clarkson Properties, LP**. Planning Commission action is required.

Action: Continued.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW

FOR FILE NOS. PMTT17-008 (TT 18984) & PDEV17-026: A Tentative Tract Map (File No. PMTT17-008 (TT 18984)) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots in conjunction with a Development Plan (File No. PDEV17-026) for the construction of 55 single family detached homes, private/common open space areas and recreational amenities, located at 2041 East Fourth Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/Acre) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PGPA14-002 and PZC14-003, for which Mitigated Negative Declaration was adopted by the Ontario City Council on November 18, 2014. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APNs: 0110-441-10); **submitted by KB Home Coastal, Inc**. Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the applications subject to conditions.

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ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW

FOR FILE NOS. PMTT17-009 (PM 19877) & PDEV17-031: A Tentative Parcel Map (File No. PMTT17-009 (PM 19877)) to subdivide 4.18 acres of land into a single parcel to facilitate the development of a Development Plan (File No. PDEV17-031) to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15315 (Minor Land Divisions) and 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the applications subject to conditions.

ZONING ADMINISTRATOR MEETING

August 21, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-012: A Conditional Use Permit request to establish and operate a pool chemical manufacturing use within an existing 51,933 square foot industrial building on 3.59 acres of land located at 5160 East Airport Drive, within the IH (Heavy 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 project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APN: 0238-081-86); **submitted by Mr. Jonathon Viner.**

Action: The Zoning Administrator conducted a public hearing regarding the proposed use. Final action on the application is pending.

PLANNING COMMISSION MEETING

August 22, 2017

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-001: A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations, for File No. PSP15-001 and a Specific Plan (Colony Commerce Center West) request (File No. PSP15-001) to establish land use designations, development standards, design guidelines and infrastructure improvements on 123.17 acres of land, including the potential development of 2,951,146 square feet of industrial development.

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The project site is bordered by Merrill Avenue on the north, Remington Avenue on the south, Carpenter Avenue on the west and the Cucamonga Creek Flood Control Channel on the east. The proposed project is located within the Airport Influence Area of both Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the respective Ontario International Airport and Chino Airport Land Use Compatibility Plans (APNs: 0218-261-24, 0218-292-05, 0218-311-11, 0218-292-12, 0218-292-09, 0218-292-13, 0218-292-10, 0218-292-14); **submitted by Cap Rock-Partners**. Continued from the 7/25/2017 meeting. City Council action is required.

Action: The Planning Commission recommended the City Council certify the Environmental Impact Report and adopt a Statement of Overriding Considerations, and approve the Colony Commerce Center West Specific Plan.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PDEV16-002 & PMTT16-001 (PM 19643): A Tentative Parcel Map 19643 (File No. PMTT16-001) to subdivide approximately 65.60 acres of land into two parcels to facilitate a Development Plan (File No. PDEV16-002) to construct two industrial buildings totaling 1,289,292 square feet, located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001). The proposed project is located within the Airport Influence Area of both Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the respective Ontario International Airport and Chino Airport Land Use Compatibility Plans (APNs: 0218-292-09, 0218-292-10, 0218-292-12, 0218-292-13, 0218-292-14); **submitted by Cap Rock-Partners**.

Action: The Planning Commission approved the applications subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA16-001: A Development Agreement between the City of Ontario and CLDFI Remington, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19643 (File No. PMTT16-001), located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001). The proposed project is located within the Airport Influence Area of both Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of the respective Ontario International Airport and Chino Airport Land Use Compatibility Plans (APNs: 0218-292-09, 0218-292-10, 0218-292-12, 0218-292-13, 0218-292-14); **submitted by Cap Rock-Partners**. City Council Action Required.

Action: The Planning Commission recommended the City Council approve the application.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW

FOR FILE NOS. PMTT17-008 & PDEV17-026: A Tentative Tract Map (File No. PMTT17-008; TT 18984) to subdivide 6.11 acres of land into 55 numbered lots and 2 lettered lots in conjunction with a Development Plan (File No. PDEV17-026) for the construction of 55 single family detached homes, private/common open space areas and recreational amenities, located at 2041 East Fourth Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/Acre) zoning district. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PGPA14-002 and PZC14-003, for which a Mitigated Negative Declaration was adopted by the Ontario City Council on November 18, 2014. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APN: 0110-441-10); **submitted by KB Home Coastal, Inc.**

Action: The Planning Commission approved the applications subject to conditions.

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.

PUD17-002: A Planned Unit Development to establish development standards and guidelines to facilitate the development of a 101-unit apartment project at a density of approximately 24.1 dwelling units per acre, on 4.18 acres of land bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district.. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04); **submitted by National Community Renaissance of California. City Council action is required.**

Action: The Planning Commission recommended the City Council approve the application.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW

FOR FILE NOS. PMTT17-009 (PM 19877) & PDEV17-031: A Tentative Parcel Map (File No. PMTT17-009 (PM 19877)) to subdivide 4.18 acres of land into a single parcel to facilitate the development of a Development Plan (File No. PDEV17-031) to construct a 101-unit apartment project, at a density of approximately 24.1 dwelling units per acre, on property generally bordered by Holt Boulevard on the south, Nocta Street on the north, and Virginia Avenue on the west, within the MU-2 (East Holt Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15315 (Minor Land Divisions) and 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1048-472-11, 1048-472-

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01, 1048-472-02, 1048-472-03, and 1048-472-04) submitted by National Community Renaissance of California.

Action: The Planning Commission approved the applications subject to conditions.
