

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

DEVELOPMENT ADVISORY BOARD MEETING

August 6, 2018

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

August 6, 2018

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING

August 7, 2018

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING

August 20, 2018

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-016/TT 18929: A Tentative Tract Map (File No. PMTT13-016/TT 18929) to subdivide 54.81 acres of land into 207 residential numbered lots and 24 lettered lots for public streets, pocket park and landscape neighborhood edges, for property located at the southwest corner of Archibald Avenue and Eucalyptus Avenue, within the Conventional Small Lot Residential district of Planning Area 1 and within the Neighborhood Commercial Center district of Planning Area 2 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on October 17, 2006. 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-271-11) **submitted by Richland Communities. Planning Commission action is required.**

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

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-017/TT 18930: A Tentative Tract Map (File No. PMTT13-017/TT 18930) to subdivide 49.45 acres of land into 225 residential numbered lots and 26 lettered lots for public streets, pocket parks and landscape neighborhood edges, for property located at the northwest corner of Archibald Avenue and Eucalyptus Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on October 17, 2006. 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-271-19) **submitted by Richland Communities. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT17-010/TPM 19978: A Tentative Parcel Map (File No. PMTT17-010/TPM 19978) to subdivide 10.06 acres of land into 9 numbered lots, for property located at the southwest corner of Ontario Ranch Road and Haven Avenue, within the Retail land use district of Planning Area 10B of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. 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 (ALUCP); (APN: 0218-412-02) **submitted by Frontier Real Estate Investments. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PCUP18-008 & PDEV18-008: A Conditional Use Permit and Development Plan to establish and construct a 6-story, 208-room hotel and 8,000-square foot restaurant pad on 4.95 acres of land, generally located on the southeast corner of Archibald Avenue and Inland Empire Boulevard, within the OH (High Intensity Office) zoning district. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, 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, and was evaluated and found

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0210-191-29, 0210-191-30, 0210-191-31 and 0210-191-32) **submitted by Heartland Alliance, LLC. Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING

August 20, 2018

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-012: A Conditional Use Permit request to establish alcohol beverage sales for consumption on the premises (Type 41-Beer and Wine ABC License), in conjunction with an existing 2,800 square foot (Mantra Indian Cuisine) restaurant located at 990 North Ontario Mills Drive, Unit H, within the Commercial/Office land use district of the Ontario Mills Specific Plan (formerly California Commerce Center North, Ontario Gateway Plaza & Wagner Properties 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 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). (APN: 0238-014-03); **submitted by Mr. Sumit Sharma.**

Action: The Zoning Administrator approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-016: A Conditional Use Permit request to establish a children's indoor fitness playground within a proposed 14,397 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-271-19) **submitted by Kids Empire Ontario LLC, Haim Elbaz.**

Action: Continued to the 9/5/2018 meeting.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-019: A Conditional Use Permit request to establish a fitness facility within a proposed 14,500 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from the requirements of the California

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-271-19) **submitted by Blink Fitness.**

Action: Continued to the 9/5/2018 meeting.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-022: A Conditional Use Permit to establish an 18,000-square foot satellite campus for San Joaquin Valley College on 0.17 acres of land, located at 4688 East Ontario Mills Parkway, Suite #A, within the Commercial Office land use district of the Ontario Mills (California Commerce Center North) 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-271-28) **submitted by San Joaquin Valley College.**

Action: Application withdrawn.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-025: A Conditional Use Permit to establish a 12,906-square foot Private School (DeVry University) on 14.516 acres of land, located at 2970 East Inland Empire Boulevard, within the Garden Commercial land use district of the Transpark 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0210-191-15) **submitted by DeVry University.**

Action: The Zoning Administrator approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-029: A modification to a previously approved Conditional Use Permit (File No. PCUP08-014), establishing alcoholic beverage sales, including beer, wine and distilled spirits, for consumption on the premises in conjunction with Citizen Business Bank Arena (CBBA), located at 4000 East Ontario Center Parkway, within the Urban Commercial land use district of the Ontario Center Specific Plan. The proposed Conditional Use Permit modification would establish the serving of alcoholic beverages within a new outdoor patio located on the north side of the arena, and provide for the use of additional portable bars to accommodate various CBBA events (APN: 0210-205-01). 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

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0210-205-01) **submitted by SMG Food and Beverage, LLC.**

Action: The Zoning Administrator approved the project subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING

August 21, 2018

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-002: A Development Agreement (File No. PDA17-002) between the City of Ontario and Brookcal Ontario, LLC, to establish the terms for the development of Tentative Tract Map 20081 (File No. PMTT17-003) to subdivide 44.98 acres of land into 76 numbered lots and 62 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on northeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed Use District Planning Area 6A (Regional Commercial and Stand Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) that was certified by the City Council on December 4, 2007 and an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 218-211-02 and 218-211-05) **submitted by Brookcal Ontario, LLC.** The Planning Commission recommended approval of this item on July 24, 2018 with a vote of 7 to 0.

Action: The City Council introduced and waived further reading of the ordinance.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA17-003: A Development Agreement (File No. PDA17-003) between the City of Ontario and Ontario Land Ventures, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19738 (File No. PMTT17-011). The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter Avenue to the west, located within the Business Park and General Industrial land use district of the West Ontario Commerce Center Specific Plan. The environmental impacts of this project were analyzed in the West Ontario Commerce Center Specific Plan (File No. PSP16-002) EIR (SCH#2017041074), that was certified by the City Council on July 3, 2018. This application is consistent with the EIR and introduces no new significant environmental impacts. All adopted mitigation measures of the related EIR shall be a condition of project approval and are

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-221-09, 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV**. The Planning Commission recommended approval of this item on July 24, 2018, with a vote of 7 to 0.

Action: **The City Council introduced and waived further reading of the ordinance.**

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.

PSPA18-005: An Amendment to the California Commerce Center Specific Plan, changing the land use designation on 3 parcels totaling 81.41 acres of land located at the southeast corner of Airport Drive and Haven Avenue (38.09 acres), the northeast corner of Haven Avenue and Jurupa Street (6.83 acres), and the northeast corner of Commerce Parkway and Jurupa Street (36.49 acres), from “Commercial/Food/Hotel” and “Office,” to “Light Industrial,” in conformance with each property’s underlying Policy Plan land use designation of “Industrial.” The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140), that was certified by the City Council on January 27, 2010. This project introduces no new 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 (ALUCP); (APNs: 0211-222-55, 0211-232-45, 0211-232-46, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, and 0211-232-20) **submitted by Ontario International Airport Authority**. The Planning Commission recommended approval of this item on July 24, 2018, with a vote of 7 to 0.

Action: **The City Council adopted a resolution approving the project.**

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING **August 28, 2018**

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT17-

010/TPM 19978: A Tentative Parcel Map (File No. PMTT17-010/TPM 19978) to subdivide 10.06 acres of land into 9 numbered lots, for property located at the southwest corner of Ontario Ranch Road and Haven Avenue, within the Retail land use district of Planning Area 10B of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. 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

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-412-02) **submitted by Frontier Real Estate Investments.**

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

ENVIRONMENTAL ASSESSMENT AND REVIEW FOR TENTATIVE TRACT MAP REVIEW FILE NO. PMTT13-016/TT 18929 AND TENTATIVE WILLIAMSON ACT CONTRACT NO. 77-515

CANCELLATION FOR FILE NO. PWIL 18-002: A Tentative Tract Map (File No. PMTT13-016/TT 18929) to subdivide 54.81 acres of land into 207 residential numbered lots and 24 lettered lots for public streets, pocket park and landscape neighborhood edges, and a petition to cancel Williamson Act Contract 77-515 (File No. PWIL18-002), for property located at the southwest corner of Archibald Avenue and Eucalyptus Avenue, within the Conventional Small Lot Residential district of Planning Area 1 and within the Neighborhood Commercial Center district of Planning Area 2 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR (SCH# 2004011009) certified by the City Council on October 17, 2006. 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APNs: 0218-271-11) **submitted by Richland Communities. City Council Action is required for the Williamson Act Contract Cancellation.**

Action: The Planning Commission approved the Tentative Tract Map, File No. PMTT13-016 (TT 18929), subject to conditions and recommended the City Council approve Williamson Act Contract No. 77-515 Cancellation, File No. PWIL10-002.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-017/TT 18930:

A Tentative Tract Map (File No. PMTT13-017/TT 18930) to subdivide 49.45 acres of land into 225 residential numbered lots and 26 lettered lots for public streets, pocket parks and landscape neighborhood edges, for property located at the northwest corner of Archibald Avenue and Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR (SCH# 2004011009) certified by the City Council on October 17, 2006. 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APN: 0218-271-19) **submitted by Richland Communities.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA18-001: A Development Agreement (File No. PDA18-001) between the City of Ontario and Richland Developers Inc., to establish the terms for the development of Tentative Tract Map 18929 (File No. PMTT13-016) to subdivide 54.81 acres of land into 207 residential numbered lots and 24 lettered lots and Tentative Tract Map 18930 (File No. PMTT13-017) to subdivide 49.45 acres of land into 225 residential numbered lots and 26 lettered lots. The properties are bounded by Eucalyptus Avenue to the north, Merrill Avenue to the south, Archibald Avenue to the east and the Cucamonga Flood Control channel to the west, and located within the Conventional Small Lot Residential district of Planning Area 1 and within the Neighborhood Commercial Center district of Planning Area 2 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR (SCH# 2004011009) certified by the City Council on October 17, 2006. 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: 0218-271-11 and 0218-271-19) **submitted by Richland Communities. City Council action is required.**

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

ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PCUP18-008 & PDEV18-008: A Conditional Use Permit and Development Plan to establish and construct a 6-story, 208-room hotel and 8,000-square foot restaurant pad on 4.95 acres of land, generally located on the southeast corner of Archibald Avenue and Inland Empire Boulevard, within the OH (High Intensity Office) zoning district. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0210-191-29, 0210-191-30, 0210-191-31 and 0210-191-32); **submitted by Heartland Alliance, LLC. City Council action is required for the Conditional Use Permit.**

Action: The Planning Commission approved the Development Plan, File No. PDEV18-008, subject to conditions and recommended the City Council approve the Conditional Use Permit, File No. PCUP18-008, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA18-004: An Amendment to the Meredith International Centre Specific Plan, revising the sign

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of August 2018

standards/guidelines for freeway identification signs and for uses over 200,000 square feet in area, within the Urban Commercial land use district. Staff is recommending the adoption of an Addendum to the Meredith International Centre EIR (SCH# 2014051020), certified by the City Council on April 7, 2015. 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 (ALUCP). (APNs: 0110-311-52, 0110-311-53, 0110-311-54, 0110-311-55, 0110-321-29, 0110-321-68, 0110-321-72, 0110-321-73, 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-77, 0110-321-78, 0110-321-79); **submitted by Real Development Solutions, LLC. City Council action is required.**

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