

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of: September 2012

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**SEPTEMBER 4, 2012 CITY COUNCIL MEETING**

*No Planning Department Items Scheduled on the Agenda*

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**SEPTEMBER 5, 2012 DEVELOPMENT ADVISORY BOARD MEETING**

*Meeting Cancelled*

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**SEPTEMBER 5, 2012 ZONING ADMINISTRATOR MEETING**

*Meeting Cancelled*

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**SEPTEMBER 17, 2012 DEVELOPMENT ADVISORY BOARD MEETING**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV12-009:** A Development Plan to construct an 811,470 square-foot industrial building on 33.88 acres of land, located at the southwest corner of Francis Street and Etiwanda Avenue at 5750 East Francis Street, within the M3/VI (General Industrial/Vintage Industrial Overlay) zoning districts. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Alere Property Group, LLC.** (APN: 0238-161-48). Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-012 & PCUP12-015:** A Development Plan (File No. PDEV12-012) to construct a two-story, 49,500 square foot office building on 5.58 acres of land within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan, and a Conditional Use Permit (File No. PDEV12-015) to establish a private school (San Joaquin Valley College) in conjunction with the construction of the proposed office building, located at 4580 East Ontario Mills Parkway. 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 a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by RCH Construction** (APN: 0238-041-38). Planning Commission action is required.

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

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### **ENVIRONMENTAL ASSESSMENT & TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT11-**

**011 (PM 19360)**: A Tentative Parcel Map (PM 19360) for condominium purposes to subdivide approximately 10 acres of industrial land into 3 parcels for property developed with a multiple tenant industrial complex, located at 1500 South Milliken Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan. 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 proposed project is exempt from environmental review pursuant to Section 15315 (Class 15-Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Pancel ADC Irvine, LLC** (APN: 0211-281-11). Planning Commission Action is required.

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

### **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-**

**004**: A Tentative Tract Map (TT 18850) to subdivide approximately 27.14 acres of land into 11 numbered lots and 7 lettered lots to facilitate future residential development of property generally located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Garden Commercial and Residential land use designations of the Ontario Festival Specific Plan. 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 consistent with the Addendum to Ontario International Centre General Plan Amendment Environmental Impact Report No. 80-3, adopted by the Ontario City Council on August 21, 2012, in conjunction with an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001). This project introduces no new significant environmental impacts, and all previously adopted mitigation measures are a condition of project approval. **Submitted by Brookfield Residential** (APNs: 0210-181-28, 29 & 39 and 0210-631-05 through 11). Planning Commission action is required.

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

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### ***SEPTEMBER 17, 2012 ZONING ADMINISTRATOR MEETING***

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP12-017**: A Conditional Use Permit to expand into the adjacent existing building of an existing electroplating facility (Danco), to include chemical processing tanks, hazardous chemical storage, and pollution control equipment, located at 1745 East Monticello Court, within the M2 (Industrial Park) 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)

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for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Danco** (APN: 0113-581-08).

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP12-020:** A Conditional Use Permit to establish retail boat sales (Essex Boats), within an existing building, located near the southwest corner of Francis Street and Baker Avenue, at 1830 South Baker Avenue, within the M2 (Industrial Park) 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Essex Boats** (APN: 0113-381-17).

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP12-019:** A Conditional Use Permit to establish religious assembly (Iglesia de Cristo Camino de Santidad) within an existing 6,918 square foot building on 0.89 acres of land in the AR/C3 (Agricultural Residential/Commercial Service) zoning districts, located at 1335 West Mission Boulevard. 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 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Iglesia de Cristo Camino de Santidad** (APN: 1011-371-09).

**Action: Approved, subject to conditions**

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### ***SEPTEMBER 18, 2012 CITY COUNCIL MEETING***

### **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.**

**PSPA12-001:** A resolution adopting an addendum to the Ontario International Centre Environmental Impact Report (EIR No. 80-3), and approving an amendment to the Ontario Festival Specific Plan (File No. PSPA12-001): [1] changing certain properties from the “Garden Commercial II” to the “Planned Residential” land use designation, [2] adding the “Planned Residential Overlay” to the “Garden Commercial II” district, [3] allowing the development of a maximum of 472 dwellings in place of the currently allowed residential and commercial land uses, [4] revising off-street parking and signage standards to rely upon the City’s Development Code standards, and [5] eliminating certain development prerequisites affecting properties

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generally located on the north side of inland empire boulevard, between Archibald and Turner Avenues (APNS: 0210-631-01 through 11; and 210-181-06, 09, 10, 28, 29 & 39).

**Action: Approved**

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### ***SEPTEMBER 25, 2012 PLANNING COMMISSION MEETING***

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT PGPA12-001; AND ZONE CHANGE PZC12-002:** A request to amend the General Plan designation from Open Space (Parkland) to Industrial (0.55 FAR) and to change the zoning classification from Open Space (OS) to Industrial Park (M2) of an approximately 18,000 square foot portion of a city-owned, legal lot of approximately fifty-four acres of land. The area of change is located at the southeast corner of the Ontario Soccer Complex (2200 East Philadelphia Street). Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **City Initiated.** (APN: 113-281-13). City Council action is required.

**Action: Recommended City Council approval**

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**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV12-012 & PCUP12-015:** A Development Plan (File No. PDEV12-012) to construct a two-story, 49,500 square foot office building on 5.58 acres of land within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan, and a Conditional Use Permit (File No. PCUP12-015) to establish a private school (San Joaquin Valley College) in conjunction with the construction of the proposed office building, located at 4580 E. Ontario Mills Parkway. 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 a Mitigated Negative Declaration of environmental impacts, previously adopted by Planning Commission on May 23, 2006 in conjunction with File Nos. PDEV05-069 & PMTT05-029 (PM 17393). **Submitted by RCH Construction** (APN: 0238-041-38).

**Action: Approved, subject to conditions**

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**ENVIRONMENTAL ASSESSMENT & TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT11-011 (PM 19360)**: A Tentative Parcel Map (PM 19360) to subdivide approximately 10-acres of industrial land into 3 lots for condominium purposes, on property developed with a multiple tenant industrial complex, located at 1500 South Milliken Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan. 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 proposed project is exempt from environmental review pursuant to Section 15315 (Class 15-Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Pancel ADC Irvine, LLC.** (APN: 0211-281-11).

**Action: Approved, subject to conditions**