

Monthly Activity Report—Actions

Month of: September 2015

City Council — September 1, 2015

A public hearing to consider an ordinance approving File No. PDCA11-003, a Development Code Amendment proposing a comprehensive update to the City of Ontario Development Code (Ontario Municipal Code Title 9) to establish consistency with The Ontario Plan and various changes in State laws and regulations, and the repeal of various provisions of the Ontario Municipal Code to provide for the elimination of duplications and inconsistencies with the proposed Development Code. **City Initiated.**

Action: The City Council APPROVED a resolution approving an Addendum to The Ontario Plan Environmental Impact Report, analyzing the environmental effects of the Project pursuant to Section 15164 of the California Environmental Quality Act Guidelines; and introduce and waive further reading of an ordinance amending Title 9 (Development Code) of the Ontario Municipal Code, and repealing various provisions of the Ontario Municipal Code, including: Title 4, Chapter 13 (Parking on Unpaved Surfaces); Title 5, Chapter 22 (Property Appearance – Nuisance); Title 6, Chapter 1 (Animals and Fowl); and Title 6, Chapter 2 (Fish Meal Storage and Handling).

Development Advisory Board — September 9, 2015

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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). (APN: 0210-501-23); **submitted by OA Partners, LLC.** Planning Commission action is required.

Action: Continued to the 9/21/2015 meeting.

Zoning Administrator — September 9, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-010: A Conditional Use Permit to construct and operate an automated carwash in conjunction with an existing AM/PM Arco Service Station on 1.15 acres of land, located at 905 South Grove Avenue, within the Business Park land use designation of the Grove Avenue 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 categorically exempt from

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environmental review pursuant to State CEQA Guidelines Section 15332 (Class 32-In-Fill Development Projects). (APN: 113-332-02); **submitted by: Dennis Nygren**

Action: The Zoning Administrator APPROVED Decision No. 2015-020, approving File No. PCUP15-010 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR15-006: A request for a Variance to deviate from the minimum interior side yard setback, from 10 feet to 1 foot, 10 inches, to accommodate a 360 square foot addition to an existing detached garage on approximately 0.244 acres of land within the Armsley Square Historic District, located at 410 West Armsley Square, within the RE (Residential Estate) 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 15303 (Class 3 New Construction or Conversion of Small Structures) and Section 15305 (Class 5 Minor Alterations in Land Use Limitations). (APN: 1047-341-10); **submitted by Bradley Ball**

Action: The Zoning Administrator APPROVED Decision No. 2015-019, approving File No. PVAR15-006 subject to the departmental conditions of approval.

City Council — September 15, 2015

No Planning Department Items Scheduled

Development Advisory Board — September 21, 2015

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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). (APNs: 210-501-23); **submitted by OA Partners, LLC.** Planning Commission action is required. Continued from the 9/9/2015 meeting.

Action: The Development Advisory Board APPROVED Decision No. DAB15-055 recommending the Planning Commission approve File No. PMTT15-002 (Tentative Parcel Map No. 19646) subject to the departmental conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-016:

A Development Plan to construct an approximate 52,000-square foot automobile dealership (Audi Ontario) on 5.0 acres of land located at the southwest corner of Inland Empire Boulevard and the Cucamonga Creek Channel, within the Urban Commercial land use district of the Meredith International Centre Specific Plan. The environmental impacts of this project were analyzed in the Meredith International Centre Specific Plan Amendment Environmental Impact Report (File No. PSPA14-003), which was certified by the City of Ontario City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All mitigation measures adopted with the Environmental Impact Report 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 for ONT. (APN: 0110-322-68) **Submitted by Whitfield Associates, Inc.**

Action: The Development Advisory Board APPROVED Decision No. DAB15-056 approving File No. PDEV15-016 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-008:

A Development Plan to construct an approximate 24,500 square-foot industrial building, on approximately 1.12-acres of vacant land, located at the southeast corner of Francis Street and Bon View Avenue, at 926 East Francis Street, within the M2 (Industrial Park) zone. 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 15332 (In-Fill Development Projects). (APNs: 1050-461-03, 1050-461-05, and 1050-461-06); **submitted by: On Bon View, LLC.** Planning Commission action is required.

Action: The Development Advisory Board APPROVED Decision No. DAB15-057 recommending the Planning Commission approve File No. PDEV15-008 subject to the departmental conditions of approval.

Zoning Administrator — September 21, 2015

Meeting Cancelled

Planning Commission — September 22, 2015

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV15-008:

A Development Plan to construct an approximate 24,800 square-foot industrial building, on approximately 1.12-acres of vacant land, located on the southeast corner of Francis Street and

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Bon View Avenue, at 926 East Francis Street, within the M2 (Industrial Park) zone. 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 15332 (In-Fill Development Projects). (APNs: 1050-461-03, 1050-461-05, and 1050-461-06); **submitted by On Bon View, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PDEV15-008 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-028: A Conditional Use Permit to establish a metal salvage and scrap yard recycling facility on a 2.38 acre site, located at 901 South Sultana Avenue, within the M3 (General Industrial) zoning district. 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1049-353-14); **submitted by Star Scrap Metal.**

Action: The Planning Commission DENIED File No. PCUP14-028. A resolution denying File No. PCUP14-028 is scheduled to be acted on by the Planning Commission at their next regular meeting on October 27, 2015.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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). (APNs: 210-501-23); **submitted by OA Partners, LLC.**

Action: The Planning Commission APPROVED a resolution approving File No. PMTT15-002 (Tentative Parcel Map No. 19646) subject to the departmental conditions of approval.
