

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

CITY COUNCIL MEETING

September 5, 2017

FILE NO. PUD17-002: A public hearing to consider an ordinance for 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 (ALUCP); (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04) **submitted by National Community Renaissance of California.**

Action: **The City Council approved introduction of the Ordinance and waived further reading.**

DEVELOPMENT ADVISORY BOARD MEETING

September 6, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-035:

A Development Plan to construct an 18,600-square foot industrial building on 1.43 acres of land located at the southeasterly corner of Excise Avenue and Metro Way, within the Business Park land use district of the Acco Airport Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with Acco Airport Center Specific Plan (File No. 4351-SP), for which an Environmental Impact Report (State Clearinghouse No. 90021134) was adopted by the City Council on January 19, 1993. 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: 0211-272-14) **submitted by RedRock Development, Inc.**

Action: **Continued to the 9/18/2017 Development Advisory Board meeting.**

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

PDEV17-008 & PVAR17-003: A Development Plan (PDEV17-008) to construct a 10,487 square foot commercial building on 0.88 acres of land and a Variance (PVAR17-003) to deviate from the minimum parking 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 Sections 15305 (Class 5-Minor Alterations of Land Use Limitations) and 15332 (Class 32, In-Fill

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Development Projects) 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: 1050-281-01, 1050-281-02 and 1050-281-03); **submitted by Clarkson Properties, LP.** Planning Commission action is required.

Action: Continued to the 9/18/2017 Development Advisory Board meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-019:

A Development Plan to construct a 4,086-square foot drive-thru restaurant (Raising Cane's Chicken Fingers) on 1.47 acres of land located at 4360 East Mills Circle, within the Commercial/Office land use district of the 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 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); (APN: 0238-014-21) **submitted by Raising Cane's Chicken Fingers.**

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

ZONING ADMINISTRATOR MEETING

September 6, 2017

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING

September 18, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-035:

A Development Plan to construct an 18,600-square foot industrial building on 1.43 acres of land located at the southeasterly corner of Excise Avenue and Metro Way, within the Business Park land use district of the Acco Airport Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with Acco Airport Center Specific Plan (File No. 4351-SP), for which an Environmental Impact Report (State Clearinghouse No. 90021134) was adopted by the City Council on January 19, 1993. 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: 0211-272-14) **submitted by RedRock Development, Inc.**

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

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CERTIFICATE OF APPROPRIATENESS, AND VARIANCE REVIEW FOR FILE NOS. PDEV17-008, PHP17-014 & PVAR17-003: A Development Plan (File No. PDEV17-008) and a Certificate of Appropriateness (File No. PHP17-014) to allow for construction of 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 parking street setback along Euclid Avenue, from 20 feet to 9 feet, and to reduce the number of required parking spaces from 42 spaces 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 Sections 15305 (Class 5-Minor Alterations of Land Use Limitations), 15332 (Class 32, In-Fill Development Projects) and 15331 (Historical Resource Restoration/Rehabilitation) 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: 1050-281-01, 1050-281-02 and 1050-281-03) **submitted by Clarkson Properties, LP.** Planning Commission action is required.

Action: Continued indefinitely.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-044: A Development Plan to construct a residential apartment complex consisting of 6-units on 0.3 acres of land located at 1444 West Stoneridge Court, within the MDR-25 (Medium Density Residential - 18.1 to 25.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) 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: 1010-551-06) **submitted by Brother Home Trading Corp.** Planning Commission action is required.

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-023: A Development Plan to construct 75 single-family dwellings on 10.87 acres of land located within the Conventional Small Lot Residential district of Planning Area 24 of the Subarea 29 Specific Plan, located at the southeast corner of Celebration Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use

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Compatibility Plans (ALUCP) for ONT and Chino Airports; (APNs: 0218-033-01, 0218-033-02, 0218-033-03(POR), and 0218-033-04(POR)) **submitted by The New Home Company Southern California, LLC.** Planning Commission action required.

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-025:

A Development Plan to construct 102 single-family dwellings on 10.39 acres of land located at the northeast corner of Merrill and Celebration Avenues, within Planning Area 26 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan EIR (SCH #2004011009), which was prepared in conjunction with File No. PSPA14-002, and was adopted by the City Council on April 21, 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: 0218-033-03, 0218-033-04, 0218-033-05, and 0218-033-06) **submitted by Christopher Homes.** Planning Commission action is required.

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

ZONING ADMINISTRATOR MEETING

September 18, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-017: A Conditional Use Permit to establish a 3,534 square-foot massage therapy vocational trade school on 15.35 acres of land located at 2980 East Inland Empire Boulevard, within the Garden Commercial land use district of the Transpark Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (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 National Holistic Institute.**

Action: The final decision is under 20-day Zoning Administrator review.

CITY COUNCIL MEETING

September 19, 2017

FILE NO. PUD17-002: A public hearing to consider an ordinance for a Planned Unit Development to establish development standards and guidelines to facilitate the development of a 101-unit

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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 (ALUCP); (APNs: 1048-472-11, 1048-472-01, 1048-472-02, 1048-472-03, and 1048-472-04) **submitted by National Community Renaissance of California.**

Action: The City Council approved the Ordinance and waived further reading.

FILE NO. PSP15-001: A public hearing to consider a resolution certifying an environmental impact report, including the adoption of a statement of overriding considerations and a mitigation monitoring program, for File No. PSP15-001, a Specific Plan (Colony Commerce Center West) to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 123.17 acres of land, which includes the potential development of 2,951,146 square feet of industrial development, 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 Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of both the Ontario International Airport and Chino Airport Land Use Compatibility Plans; (APNs: 0218-292-05, 0218-292-09, 0218-292-10, 0218-311-11, 0218-292-12, 0218-292-13, 0218-292-14, 0218-261-24) **submitted by Cap Rock-Partners.**

Action: The City Council approved certification of the Environmental Impact Report for the Colony Commerce Center West Specific Plan, and approved the Ordinance and waived further reading.

FILE NO. PDA16-001: A public hearing to consider a Development Agreement by and 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). This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of both the 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 City Council approved introduction of the Ordinance and waived further reading.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING **September 26, 2017**

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-044:

A Development Plan to construct a residential apartment complex consisting of 6-units on 0.3 acres of land located at 1444 West Stoneridge Court, within the MDR-25 (Medium Density Residential - 18.1 to 25.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) 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: 1010-551-06) **submitted by Brother Home Trading Corp.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-023:

A Development Plan to construct 75 single-family dwellings on 10.87 acres of land located within the Conventional Small Lot Residential district of Planning Area 24 of the Subarea 29 Specific Plan, located at the southeast corner of Celebration Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), which was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports; (APNs: 0218-033-01, 0218-033-02, 0218-033-03(POR), and 0218-033-04(POR)) **submitted by The New Home Company Southern California, LLC.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-025:

A Development Plan to construct 102 single-family dwellings on 10.39 acres of land located at the northeast corner of Merrill and Celebration Avenues, within Planning Area 26 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan EIR (SCH #2004011009), which was prepared in conjunction with File No. PSPA14-002, and was adopted by the City Council on April 21, 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: 0218-033-03, 0218-033-04, 0218-033-05, and 0218-033-06) **submitted by Christopher Homes.**

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

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LOCAL LANDMARK DESIGNATION FOR FILE NO. PHP17-018: A request for a Local Landmark designation for a 1,218 square foot, one story, California Ranch-style single-family residential building, a Non-Contributor to the College Park Historic District within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district, located at 318 East Princeton Street. The designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-33); **submitted by Mark Rivas. City Council action is required.**

Action: The Historic Preservation Commission recommend that the City Council designate the subject site as Local Historic Landmark No. 97.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP17-021: A request for a Certificate of Appropriateness to allow for a façade and storefront replacement of an existing 28,635 square foot, single-tenant commercial building, a Non-Contributor to the Euclid Avenue Historic District, on approximately 1.74 acres of land located at the northwest corner of G Street and Euclid Avenue, 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 15331 (Historical Resource Restoration/Rehabilitation) 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 Dillway Associates, LLC.**

Action: The Historic Preservation Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002: A public hearing to consider certification of an Environmental Impact Report for the Armstrong Ranch Specific Plan, including the adoption of a statement of overriding considerations and a mitigation monitoring program, and the adoption of the Armstrong Ranch Specific Plan to establish land use designations, development standards, design guidelines and infrastructure improvements for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site, bordered by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west. 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:0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45 0218-111-49 and 0218-111-50); **submitted by CVRC Ontario Investments, LLC.** City Council action is required.

Action: Continued to the 10/24/2017 Planning Commission meeting.

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ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CERTIFICATE OF APPROPRIATENESS, AND VARIANCE REVIEW FOR FILE NOS. PDEV17-008, PHP17-014 & PVAR17-003: A Development Plan (File No. PDEV17-008) and a Certificate of Appropriateness (File No. PHP17-014) to allow for construction of 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 parking street setback along Euclid Avenue, from 20 feet to 9 feet, and to reduce the number of required parking spaces from 42 spaces 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 Sections 15305 (Class 5-Minor Alterations of Land Use Limitations), 15332 (Class 32, In-Fill Development Projects) and 15331 (Historical Resource Restoration/Rehabilitation) 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: 1050-281-01, 1050-281-02 and 1050-281-03) **submitted by Clarkson Properties, LP.**

Action: Continued indefinitely.
