

Monthly Activity Report—Actions

Month of: October 2014

OCTOBER 6, 2014 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

OCTOBER 6, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FILE NO. PCUP14-019: A request to modify previously approved Conditional Use Permit (File No. PCUP04-009) that established a 3,950 square foot medical clinic on a 0.214 site, located at 310 West B Street, within the C2 (Central Business District) zoning district. The proposed modification adds urgent care services to existing operations and extends hours of operation. The project is categorically exempt from environmental review in accordance with Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act Guidelines (APN: 1048-575-09); **submitted by Noreen Bass.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-019 subject to departmental conditions of approval.

OCTOBER 7, 2014 CITY COUNCIL MEETING

No Planning Department Items Scheduled

OCTOBER 20, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 & PCUP14-005: A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.** Planning Commission action is required. Continued from the 9/15/2014 meeting.

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Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File Nos. PDEV14-002 and PCUP14-005, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032: A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited Industrial) 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 15332 (In-Fill Development Projects). (APN: 1049-021-26); **submitted by M. L. Engineering.** Planning Commission action is required. Continued from the 9/15/2014 meeting.

Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File Nos. PDEV12-019 and PCUP12-032, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:

A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located near the southwest corner of Haven Avenue and Schaefer Avenue and the southeast corner of Turner Avenue and Schaefer Avenue. 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. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN No's.: 0218-201-05, 30, 39, 42, 43 and 45); **submitted by Brookfield Residential.** Planning Commission action is required. Continued from the 9/15/2014 meeting.

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve File No. PDEV14-023 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18997, AND PLANNED RESIDENTIAL DEVELOPMENT REVIEW FOR FILE NOS. PDEV14-017, PMTT14-009 & PRD14-002:

A Development Plan to construct 131 condominium units and a Tentative Tract Map (TT 18997) to subdivide 7.8 acres of land into a common lot subdivision for condominium purposes in conjunction with Planned Residential Development, at the northwest corner of Euclid Avenue and SR-60, located at 2324 South Euclid Avenue, within the R2- Medium Density Residential (11-18 du/ac) Zoning District. The impacts to this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California

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Environmental Quality Act. 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: 1051-061-01); **submitted by South Coast Communities, LLC**. Planning Commission action is required.

Action: Continued to the 11/17/2014 meeting.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP TT 18713 REVIEW FOR FILE NOS. PDEV14-019 AND PMTT14-012:

A Development Plan to retain two existing single family homes and to construct four new single family homes on approximately 1.63 acres of partially developed land generally located by the southwest corner of Francis Street and San Antonio Avenue, a historic eligible site, at 1816 & 1834 S. San Antonio in conjunction with Tentative Tract Map (TT 18713) to subdivide the subject site into six single family lots and in the proposed R1 (Single Family Residential) Zoning District. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (In-fill 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). (APN: 1050-341-05); (Related File No. PHP14-009); **submitted by Pio & J Designers**. Planning Commission action is required.

Action: Continued to the 11/17/2014 meeting.

OCTOBER 20, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-018: A Conditional Use Permit to establish alcoholic beverage sales (Type 47 – On-Sale General for Bona Fide Public Eating Place) in conjunction with the existing Ontario Mills AMC Movie Theater, located near the southwest corner of Milliken Avenue and Fourth Street, at 4541 East Mills Circle, within the Regional Commercial District of the Ontario Mills Specific Plan. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 0238-014-19); **submitted by American Multi-Cinema, Inc.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-018 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-020: A Conditional Use Permit to establish religious assembly for International Fellowship of Churches, Inc., within a 2,640 Sq. Ft. Suite, of an existing building on 1.8 acres of

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land generally located at the southeast corner of Grove Avenue and Belmont Street, at 1115 South Grove Avenue, Unit #104, within the Business Park land use district of the Grove Avenue Specific Plan. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 0110-351-32); **submitted by International Fellowship of Churches, Inc.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-020 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-024: A Conditional Use Permit to establish a graduate school (Golden Gate Baptist Theological Seminary) on approximately 9.5 acres of land located on the south side of Guasti Road, between Turner and Haven Avenues, at 3210 and 3240 East Guasti Road, within the Office/R-D land use district of the Centrelake Business Park Specific Plan. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 0210-551-49); **submitted by Golden Gate Baptist Theological Seminary.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-024 subject to departmental conditions of approval.

OCTOBER 21, 2014 CITY COUNCIL MEETING

FILE NO. PDA14-002: A Development Agreement between Ontario Edison Holdings, LLC, a Delaware Limited Liability Company, and the City of Ontario for the residential development of 330 residential units on 79.91 gross acres of land within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the 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 Plan (ALUCP) for ONT and Chino Airport. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR will be a condition of project approval. (APNs: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Ontario Edison Holdings, LLC.**

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Action: The City Council introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA14-002).

OCTOBER 28, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005: A Development Plan to construct a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit for the expansion of alcoholic beverage sales and to establish a Type 21 (Off-Sale General) ABC license, on 0.89-acres of land, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.** Continued from the 9/23/2014 meeting.

Action: Continued to the 10/28/2013 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT14-022 (PM

19563): A Tentative Parcel Map to subdivide a 28.4-acre parcel into two parcels, located on the east side of Archibald Avenue, north of Jurupa Street, within the Planned Industrial land use designation of the Airport Business Park (Hofer Ranch) 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 environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration (“MND”) prepared for the Airport Business Park (Hofer Ranch) Specific Plan, approved by the Ontario City Council in October 1996. This application introduces no new significant environmental impacts. (APN: 0113-461-10); **submitted by Hillwood Investments.** Continued from the 9/23/2014 meeting.

Action: The Planning Commission adopted a resolution approving File No. PMTT14-022 (TT 18563) subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV12-019 & PCUP12-032: A Development Plan to construct a 5,760 square-foot commercial building and a Conditional Use Permit to establish a caretakers unit on 0.14-acres of land, located at 559 West Brooks Street, within the M1 (Limited Industrial) 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

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Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Projects). (APN: 1049-021-26); **submitted by M. L. Engineering.**

Action: Continued to the 10/28/2013 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-023:

A Development Plan to construct 92 single family homes on approximately 10.8 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue between Haven and Turner Avenues. 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. The impacts to this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was prepared pursuant to the requirements of California Environmental Quality Act. (APN's.: 0218-201-05, 30, 39, 42, 43 and 45); **submitted by Brookfield Residential.** Continued from the 9/23/2014 meeting.

Action: Continued to the 10/28/2013 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

014: A Tentative Tract Map (TT 18662) to subdivide 79.91 gross acres of land into 330 single family lots and 62 lettered lots, within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the 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 Plan (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN's: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Distinguished Homes.**

Action: The Planning Commission adopted a resolution approving File No. PMTT13-014 (TT 18662) subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA14-002:

A Development Agreement between Ontario Edison Holdings, LLC, a Delaware Limited Liability Company, and the City of Ontario for the residential development of 330 residential units on 79.91 gross acres of land within the Low Density Residential (LDR) district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, generally located at the southeast corner of Edison Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of the 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 Plan (ALUCP) for

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ONT and Chino Airport. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (EIR) prepared for the Grand Park Specific Plan (SCH# 2012061057) that was adopted by the City Council on February 4, 2014. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN's: 0238-241-10, 11, 13, 14, 17, and 18); **submitted by Ontario Edison Holdings, LLC**. City Council action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PDA14-002.
