

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of October 2016

DEVELOPMENT ADVISORY BOARD MEETING

October 3, 2016

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

October 3, 2016

Meeting Cancelled

CITY COUNCIL MEETING

October 4, 2016

PROCLAMATION OF NATIONAL WALK TO SCHOOL DAY OCTOBER 5, 2016

Action: Adopted the proclamation.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-004: A request to add Chapter 18 to Title 6 of the Ontario Municipal Code and amend the Ontario Development Code Section 9.01 (Definitions) and Table 5.02-1 (Land Use Table) to regulate personal, medical, and commercial use of marijuana. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; **City initiated**. The Planning Commission recommended approval of this item on August 23, 2016 with a vote of 7 to 0.

Action: Adopted an Ordinance approving the proposed Development Code Amendment.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:

An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (Related Files No's.: PMTT16-012 and PDEV16-016); (APN: 0238-012-19) **submitted by Orbis Real Estate Partners**. The Planning Commission recommended approval of this item on August 23, 2016 with a vote of 7 to 0.

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Action: Adopted a Resolutions approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving the Specific Plan Amendment.

DEVELOPMENT ADVISORY BOARD MEETING

October 17, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-029:

A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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; (APNs: 0218-111-52 and 0218-111-57) **submitted by DR Horton**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-038:

A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 both Airports; (APN: 0218-281-02) **submitted by Tri Pointe Homes**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-

017: A Parcel Map (TPM 19732) to subdivide a 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban Commercial land use district of the Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California

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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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 210-193-16) **submitted by CEMDT Park Haven, LLC**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TM 20050) AND PDEV16-019:

A Tentative Tract Map (File No. PMTT16-013/TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by Miken Construction**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV16-025 & PVAR16-003:

A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 0108-381-05); **submitted by Misty Lake Properties, LP**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

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ZONING ADMINISTRATOR MEETING

October 17, 2016

Meeting Cancelled

ZONING ADMINISTRATOR SPECIAL MEETING

October 18, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS.

PCUP05-014 AND PCUP16-011: A request to: [1] voluntarily surrender a Conditional Use Permit (File No. PCUP05-014) for the establishment of a full service sit down restaurant with alcoholic beverage sales (Type 47 ABC License); [2] establish a banquet facility with live entertainment and dancing within a 9,332 square foot area of the basement level and within a 4,447 square foot tenant space on the ground level; and [3] authorize alcoholic beverage sales for consumption on the premises with a catering permit, in conjunction with the banquet facilities, within an existing 33,740 square foot retail building on 0.41 acres of land, located at 317 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities). 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. No. 1048-566-05) **submitted by Global Brands Import.**

Action: Adopted decisions surrendering the previous Conditional Use Permit, and approving the new Conditional Use Permit subject to conditions.

CITY COUNCIL MEETING

October 18, 2016

No Planning Department Items Included on the Agenda

PLANNING COMMISSION MEETING

October 25, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-029:

A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence

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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; (APNs: 0218-111-52 and 0218-111-57) **submitted by DR Horton.**

Action: Adopted a Resolution approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-038:

A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 both airports. (APN: 0218-281-02); **submitted by Tri Pointe Homes.**

Action: Adopted a Resolution approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TTM 20050) AND PDEV16-019:

A Tentative Tract Map (File No. PMTT16-013/TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by Miken Construction.**

Action: Adopted Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-

017: A Parcel Map (TPM 19732) to subdivide 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban 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

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criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 210-193-16); **submitted by CEMDT Park Haven, LLC.**

Action: Adopted a Resolution approving the Project subject to conditions.

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

PDEV16-025 & PVAR16-003: A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 0108-381-05) **submitted by Misty Lake Properties, LP**

Action: Adopted Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-005: A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; **City initiated.** City Council action is required. Continued from the September 27, 2016, meeting.

Action: Adopted a Resolution recommending the City Council approve the Project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-012: A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1458 North Euclid Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1047-352-14); **submitted by Steven and Sylvia Romero.** City Council action is required.

Action: Application withdrawn; no action required.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-013: A Mills Act Contract for a 1,398 square foot Early Post-War Tract style residential building, a Contributor within the designated College Park Historic District, located at 224 East Princeton Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant

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to Section 21065 of the CEQA Guidelines (APN: 1047-541-12); **submitted by Walter and Wendi Hafner**. City Council action is required.

Action: Adopted a Resolution recommending the City Council approve the Project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-015: A Mills Act Contract for a 2,176 square foot Mediterranean Revival style residential building, a Contributor within the designated Rosewood Court Historic District, located at 403 East Rosewood Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1048-063-17); **submitted by Kelly Strayer and Robert Miller**. City Council action is required.

Action: Adopted a Resolution recommending the City Council approve the Project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-014: A Mills Act Contract for a 2,079 square foot American Foursquare style residential building, Local Landmark No. 47 and a Contributor within the designated Euclid Avenue Historic District, located at 951 North Euclid Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1048-043-08); **submitted by Rebecca and Lekeith Brown**. City Council action is required.

Action: Application withdrawn; no action required.
