

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

DEVELOPMENT ADVISORY BOARD MEETING

October 2, 2017

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

October 2, 2017

Meeting Cancelled

CITY COUNCIL MEETING

October 3, 2017

FILE NO. PDA16-001: An Ordinance approving 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). All adopted mitigation measures of the related EIR shall be a condition of project approval 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 both the ONT 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.** The Planning Commission recommended approval of this item on August 22, 2017 with a vote of 6 to 0.

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

FILE NO. PSP15-001: An Ordinance approving a Specific Plan (Colony Commerce Center West) establishing 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. The project site is bounded by Merrill Avenue to the north, Remington Avenue to the south, Carpenter Avenue to the west and the Cucamonga Creek Flood Control Channel to 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 (ALUCP); (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-**

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Partners. The Planning Commission recommended approval of this item on August 22, 2017 with a vote of 6 to 0.

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

DEVELOPMENT ADVISORY BOARD MEETING

October 16, 2017

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

003/TT 20012: A Tentative Tract Map (File No. PMTT16-003/TT 20012) to subdivide 37.47 acres of land into 176 numbered lots and 47 lettered lots for public streets, landscape neighborhood edge areas and common open space purposes, for property generally located north of Ontario Ranch Road and approximately 400 feet west of Turner Avenue, within the Low Density Residential (LDR) district of Planning Area 8A of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-201-20, 0218-201-26 and 0218-201-27) **submitted by Ontario Avenida Associates, LLC.** Planning Commission action is required.

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

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

021 (PM 19787): A Tentative Parcel Map (File No. PMTT16-021) to subdivide approximately 76.68 acres of land into 4 parcels and 2 letter lots for public streets and landscape neighborhood edge purposes, for property located along the southeast corner of Ontario Ranch Road and Archibald Avenue, within Planning Areas 7 and 8 of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-241-24) **submitted by Loyola Properties 1, LP.** Planning Commission action is required.

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

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ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-

002 (TT 18937): A Tentative Tract Map (TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Density Residential (LDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-201-18) **submitted by Brookcal Ontario, LLC.** 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. PDEV17-035:

A Development Plan to construct 97 single-family homes on approximately 13.53 acres of land located at the southeast corner of Parkview Street and Parkplace Avenue, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan. The environmental impacts of 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. This project introduces no new significant environmental impacts. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes.** 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. PDEV17-030:

A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. The environmental impacts of 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. 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

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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: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC.** Planning Commission action is required.

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

ZONING ADMINISTRATOR MEETING

October 16, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-018: A Conditional Use Permit request to establish a 23,490-square foot vocational training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1-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); (APNs: 0210-212-29, 0210-212-30 and 0210-212-31) **submitted by International Association of Heat & Frost Insulators Local 5.**

Action: The Zoning Administrator approved the project subject to conditions.

CITY COUNCIL MEETING

October 17, 2017

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.**

Action: The City Council approved the designation of the subject site as Local Historic Landmark No. 97.

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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING

October 24, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-035:

A Development Plan to construct 97 single-family homes on approximately 13.53 acres, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkview Street and Parkplace Avenue. The environmental impacts of 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. This project introduces no new significant environmental impacts. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-030:

A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. The environmental impacts of 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. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC.**

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

ENVIRONMENTAL ASSESSMENT AND SIGN PERMIT REVIEW FOR FILE NO. PSGN17-108:

Review of the proposed revisions to an existing LED freeway sign within the view corridor of The Ontario Center Specific Plan, located on the north side of Interstate 10 Freeway between Haven and Milliken Avenues. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1-Existing Facilities) and 15302 (Class 2- Replacement or Reconstruction) 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:0210-211-23) **submitted by YESCO.** City Council action is required.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

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MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-013: A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-343-08); **submitted by Jason Smith.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-015: A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-243-20); **submitted by Eelische Taylor and Gregory Delfante.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-016: A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-242-03); **submitted by Daniel and Jared Garcia.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-019: A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Mark Rivas.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-022: A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-252-40); **submitted by Angel and Paige Hernandez.** City Council action is required.

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Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-023: A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Vincent Postovoit and Rosemary Salces.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-032: A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-341-12); **submitted by Jim W. Bowman.** City Council action is required.

Action: Application withdrawn by the Applicant.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002: A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, for File No. PSP15-002, a Specific Plan (Armstrong Ranch) request to establish land use designations, development standards, and design guidelines for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site. The project site is bounded 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. Continued from September 26, 2017.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-002 (TT 18937): A Tentative Tract Map (TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood

edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-201-18) **submitted by Brookcal Ontario, LLC.**

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-003: A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 48 single family and 217 multi-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land for property generally located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-201-18) **submitted by Brookcal Ontario, LLC.** City Council Action is required.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-021 (TPM 19787): A Tentative Parcel Map (File No. PMTT16-021) to subdivide 76.68 acres of land into 4 parcels and 2 letter lots for public road purposes within the High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. 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 and was evaluated and found to be consistent with the policies and criteria

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of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-241-32) **submitted by Loyola Properties 1, LP.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-001: A Development Agreement between the City of Ontario and Loyola Properties 1, LP, for the potential development of up to 587 residential units (File No. PMTT16-021/TPM 19787) on 76.68 acres of land within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-241-32) **submitted by Loyola Properties 1, LP.** City Council Action Required.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.
