

Monthly Activity Report—Actions

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NOVEMBER 3, 2014 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

NOVEMBER 3, 2014 ZONING ADMINISTRATOR MEETING

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 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 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines (APN: 0110-351-32); **submitted by International Fellowship of Churches, Inc.** Continued from the 10/20/2014 meeting.

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-021:

A Conditional Use Permit to establish a 498 square foot small recycling collection facility (Replanet), within an existing 10.6 acre commercial shopping center, located at 4200 East Fourth Street, within the Retail land use designation of Piemonte Overlay Area of the Ontario Center 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines (APN: 210-204-27); **submitted by Brain Jackson.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-021 subject to departmental conditions of approval.

NOVEMBER 4, 2014 CITY COUNCIL MEETING

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

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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 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**. The Planning Commission recommended approval of this project on September 23, 2014, with a 6-0 vote, with Gregorek recusing.

Action: The City Council voted to approve the ordinance approving the Development Agreement (File No. PDA14-002).

NOVEMBER 17, 2014 DEVELOPMENT ADVISORY BOARD 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 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: Continued indefinitely.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP TT 18713 REVIEW FOR FILE NOS. PDEV14-019 & 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 Section 15332

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(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. Continued from the October 20, 2014 Development Advisory Board meeting.

Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File Nos. PDEV14-019 and PCUP14-012, 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 environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts. 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. Continued from the 10/20/2014 meeting.

Action: Continued indefinitely.

ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-020: A Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the C1 (Neighborhood Commercial) 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 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 (APN: 1050-051-01); **submitted by Johnathan Ma**. Planning Commission action is required

Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File No. PMTT14-020 subject to departmental conditions of approval.

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ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-027: A Parcel Map (PM 19579) for financing and conveyance purposes, which subdivides 45.26 acres of land into one lot and a remainder parcel generally located on the north side of Interstate 10 Freeway, west of Archibald Avenue, within the Meredith International Center 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines (APNs: 0110-321-05, 27, and 28); **submitted by Craig Development Corp.** Planning Commission action is required.

Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File No. PMTT14-027 subject to departmental conditions of approval.

NOVEMBER 17, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-023: A Conditional Use Permit to allow a Type 47 ABC License (On-Sale General for Bona Fide Public Eating Place) in conjunction with a proposed 4,625 square foot restaurant (Big Catch Seafood Restaurant), within a commercial shopping center, located at 765 North Milliken Avenue, Suite C & D, within the Urban Commercial land use designation of the Ontario Center 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (APN: 0210-211-43); **submitted by: Stanley Szeto.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-023 subject to departmental conditions of approval.

NOVEMBER 18, 2014 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA14-003: An Amendment to Title 9 of the Ontario Municipal Code to prohibit the cultivation of marijuana within the City-limits of the City of Ontario. The project is not subject to CEQA pursuant to Sections 15061(b)(3) and 15060(c)(3) of the Guidelines; **City Initiated.** The Planning Commission recommended approval of this project on October 28, 2014, with a 6-0 vote.

Action: The City Council introduced and waived further reading of an ordinance approving the Development Code Amendment (File No. PDCA14-003).

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ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA14-002 & ZONE

CHANGE FILE NO. PZC14-003: A public hearing to consider a General Plan Amendment to revise the Land Use Element of The Ontario Plan-Policy Plan, Exhibits LU-01 Official Land Use Plan and LU-03: Future Buildout to: 1) change the land use designation for 6.11 acres of land located at 2041 East 4th Street from General Commercial to Low Medium Density Residential (5.1-11 du/ac); 2) modify the Future Buildout Table to be consistent with the land use designation changes; and 3) a zone change request from C3 (Commercial Service District) to R1.5 (Low-Medium Density Residential- 5.1-11 du/ac) to create consistency between the proposed zone change and proposed general plan land use designation amendment. 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. A Mitigated Negative Declaration has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0110-441-10); **submitted By: Warmington Residential.** The Planning Commission recommended approval of this project on October 28, 2014, with a 6-0 vote.

Action: The City Council approved a resolution approving the General Plan Amendment (File No. PGPA14-002), and introduced and waived further reading of an ordinance approving the Zone Change (File No. PZC14-003).

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-004: Change of zoning designation of forty-four properties, generally bound by Francis St. to the north, Spruce St. to the south, San Antonio Ave. to the east, and Redwood Ave. to the west, from AR (Agricultural Residential) to R1 (Single Family Residential). 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 previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APNs: 1050-341-01, 1050-341-04 thru 05, 1050-341-09 thru 35, 1050-342-01 thru 07, 1050-624-15, 1050-631-09 thru 12, 1050-634-114, and 1050-631-38); **submitted by Pio & J Designers.** The Planning Commission recommended approval of this project on October 28, 2014, with a 6-0 vote.

Action: The City Council introduced and waived further reading of an ordinance approving the Zone Change (File No. PZC14-004).

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP14-008: A Mills Act Contract for a 3,600 square foot Tudor Revival style residential building, within the R1-Single Family Residential Zoning District, located at 324 East I Street, a designated local landmark. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1048-251-15). The Planning Commission recommended approval of this project on October 28, 2014, with a 6-0 vote.

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Action: The City Council approved an ordinance approving the Mills Act Contract (File No. PHP14-008).

NOVEMBER 25, 2014 PLANNING COMMISSION MEETING

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**. This item was continued from the 9/23/2014 meeting.

Action: The Planning Commission adopted resolutions approving File Nos. PDEV12-019 and PCUP12-032 subject to 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 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. (APNs: 0218-201-05, 30, 39, 42, 43 and 45); **submitted by Brookfield Residential**. This item was continued from the 9/23/2014 meeting.

Action: Continued to the 12/15/2013 meeting.

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 environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council

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on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts. 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**. This item was continued from the 10/28/2014 meeting.

Action: Continued to the 12/15/2013 meeting.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18713 AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV14-019, PMTT14-012 & PHP14-009:

A Development Plan and Certificate of Appropriateness 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 South San Antonio in conjunction with Tentative Tract Map (TT 18713) to subdivide the subject site into six single family lots within 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 Section 15331 (Historical Resource Restoration/Rehabilitation) and 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); **submitted by Pio & J Designers**. This item was continued from the 10/28/2014 meeting.

Action: Continued to the 12/15/2013 meeting.

ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-027: A Parcel Map (PM 19579) for financing and conveyance purposes, which subdivides 45.26 acres of land into one lot and a remainder parcel generally located on the north side of Interstate 10 Freeway, west of Archibald Avenue, within the Meredith International Center 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines (APNs: 0110-321-05, 27, and 28); **submitted by Craig Development Corp**. This item was continued from the 10/28/2014 meeting.

Action: The Planning Commission adopted a resolution approving File No. PMTT14-027 (PM 19579) subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA14-004 AND ZONE CHANGE FILE NO. PZC14-007:

A public hearing to consider a General Plan Amendment (File No. PGPA14-004) to revise the Land Use Element of The Ontario Plan-Policy Plan, Exhibits LU-01 Official Land Use Plan and LU-03: Future Buildout to: 1) change the land use designation for 15.3

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acres of land located on the west side of Grove Avenue between State Route 60 Walnut Street from Neighborhood Commercial to General Commercial; 2) modify the Future Buildout Table to be consistent with the land use designation changes; and 3) a Zone Change request (File No. PZC14-007) from C1 (Shopping Center District) to C3 (Commercial Service District) to create consistency between the zoning and the proposed General Plan land use designation amendment. 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. An addendum to The Ontario Plan (“TOP”) EIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 1051-171-40, 41, 42, 43, 44 and 1051-321-51, 52, 53, 54, 55, 56, 62, 63); **submitted by Grove Plaza Partners**. City Council action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PZC14-007.

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-001: A Zone Change request to change 0.58 acres of land from C1 (Shopping Center Commercial) to R2 (Medium Density Residential) and to change .48 acres of land from C1 (Shopping Center Commercial) to NC (Neighborhood Commercial), located on the west side of Euclid Avenue, north of Elm Street from 1420 to 1442 S. Euclid Avenue. 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 previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. (APN: 1050-051-01 thru 05); **submitted by Johnathan Ma and City initiated**. City Council action is required.

Action: Continued to the 12/15/2013 meeting.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT (FILE NO. PGPA14-001) AND ZONE CHANGE (FILE NO. PZC14-006): A public hearing to consider a General Plan Amendment to revise The Ontario Plan-Policy Plan Land Use Element Exhibits LU-01 Land Use Plan and LU-03 Future Buildout to: 1) change the land use designation from Office Commercial to Business Park for 27 parcels totaling approximately 52 acres generally located on the north side of Guasti Road between Haven and Milliken Avenues, and 2) modify the Future Buildout Table to be consistent with the land use designation changes; and a Zone Change from M3 (General Industrial) to M1 (Limited Industrial) to create consistency between the zoning and the proposed General Plan land use designation amendment. An addendum to The Ontario Plan (“TOP”) EIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APNs: 0210-212-17, 20, 24, 26-39, 42-49 and 53-54); **submitted by Tom Money and City Initiated**. City Council action is required.

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Action: The Planning Commission adopted resolutions recommending the City Council approve File Nos. PGPA14-001 and PZC14-006.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-007: A public hearing to consider a General Plan Amendment to revise the Land Use Element of The Ontario Plan-Policy Plan, Exhibits LU-01 Official Land Use Plan and LU-03 Future Buildout to: 1) change the land use designation for 83.88 acres of land located at the southwest corner of Eucalyptus Avenue and Archibald Avenue from Office Commercial, Business Park and Industrial to Low Density Residential (2.1 – 5 du/ac); and 2) modify the Future Buildout Table to be consistent with the land use designation changes. The proposed project is located within the Airport Influence Areas of Ontario International Airport and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the ONT and Chino Airport Land Use Compatibility Plans (ALUCP). An addendum to The Subarea 29 Specific Plan EIR (SCH# 2004011009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APNs: 0218-271-11 and-19); **submitted by Richland Communities. City Council action is required.**

Action: The Planning Commission adopted a resolution recommending the City Council approve File No. PGPA13-007.
