

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

DEVELOPMENT ADVISORY BOARD MEETING

November 6, 2017

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

November 6, 2017

Meeting Cancelled

CITY COUNCIL MEETING

November 7, 2017

ENVIRONMENTAL ASSESSMENT AND ONTARIO MUNICIPAL CODE AMENDMENT REVIEW: An ordinance amending the Ontario Municipal Code to reestablish Title 4 (Public Safety), Chapter 13, titled “Off-Street Parking Prohibitions and Restrictions,” which establishes provisions governing [1] certain prohibitions regarding parking on undeveloped or unpaved areas of lots; [2] certain prohibitions regarding parking on landscaped areas of properties zoned or used for residential purposes; and [3] commercial vehicle parking restrictions in residential zones and outside of designated loading areas on commercially zoned property. The proposed amendment to the Ontario Municipal Code is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. 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); **City Initiated.**

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

DEVELOPMENT ADVISORY BOARD MEETING

November 20, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-005: A Development Plan (PDEV17-005) to construct unmanned telecommunications facilities (small cell sites) for Mobilitie to attach small cells to existing utility poles within the Right-of-Way of the City of Ontario. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or

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Conversion of Small Structures) of the CEQA Guidelines. The necessary plans and information for the various locations of the project are available for review at the Planning Department. 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: 1048-542-16) **submitted by Mobilitie, LLC.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038:

A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. 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: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.** **Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING

November 20, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-014: A Conditional Use Permit (File No. PCUP17-014) to establish alcoholic beverage sales, limited to beer and wine (Type 41 ABC license), for consumption on the premises, in conjunction with an existing 70,033 square-foot Edwards Theater on 1.9 acres of land located at 1575 N. Mountain Avenue, within the Entertainment District of the Mountain Village 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: 1008-271-10) **submitted by Edwards Theatres Inc.**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-019: A request to amend an existing Conditional Use Permit (File No. PCUP09-007) to upgrade the existing Type 41 ABC License for on-sale beer and wine to a Type 47 ABC License for

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on-sale beer, wine, and distilled spirits; and to expand an existing restaurant to include a banquet room with accompanying beer, wine, and spirits sales for consumption on the premises and live entertainment for property located on the north side of Holt Boulevard, between Vineyard Avenue and Corona Avenue at 1845 E. Holt Boulevard. 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: 0110-092-17) **submitted by MCSW Corp. DBA Beola's Southern Cuisine.**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-023: A Conditional Use Permit to establish on premise alcohol beverage sales (Type 41-Beer and Wine ABC License), in conjunction with an existing 2,885 square foot (Johnny Rockets) restaurant located at 1 East Mills Circle, Suite 103, within the Regional Commercial 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 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); (APN: 0238-014-36) **submitted by Hamilton Stawson, LLC.**

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

CITY COUNCIL MEETING

November 21, 2017

ENVIRONMENTAL ASSESSMENT AND ONTARIO MUNICIPAL CODE AMENDMENT REVIEW: An ordinance approving an Amendment to the Ontario Municipal Code, reestablishing Title 4 (Public Safety), Chapter 13, titled "Off-Street Parking Prohibitions and Restrictions."

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

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 (APN: 0210-211-23).

Action: The City Council approved a resolution approving revisions to the freeway sign.

FILE NOS. PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, AND PHP17-023: A public hearing to consider File Nos. PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, and PHP17-023, historic property preservation agreements for six designated historic properties.

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Action: The City Council approved resolutions authorizing the City Manager to enter into Historic Property Preservation Agreements (Mills Act contracts) for the following properties:

- File No. PHP17-013, 206 West Armsley Square (APN: 1047-343-08)
- File No. PHP17-015, 227 East G Street (APN: 1048-243-20)
- File No. PHP17-016, 128 East El Morado Court (APN: 1048-242-03)
- File No. PHP17-019, 318 East Princeton Street (APN: 1047-543-33)
- File No. PHP17-022, 123 East H Street (APN: 1048-252-40)
- File No. PHP17-023, 205 East Princeton Street (APN: 1047-531-29)

FILE NO. PSP15-002: A public hearing to consider a resolution certifying the environmental impact report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, and an Ordinance for File No. PSP15-002, a Specific Plan (Armstrong Ranch) to establish land use designations, development standards, and design guidelines for 189.8 acres of land bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west, and includes the potential development of 891 dwelling units and a 10-acre elementary school site (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).

Action: The City Council adopted a resolution approving the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, and introduced and waived further reading of the ordinance.

FILE NO. PDA15-003: A public hearing to consider an ordinance approving a Development Agreement between the City of Ontario and BrookCal Ontario, LLC, for the development of up to 48 single-family and 217 multiple-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land 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 (APN:0218-201-18).

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

FILE NO. PDA17-001: A public hearing to consider an ordinance approving 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 located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan (APN: 0218-241-31).

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

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING **November 28, 2017**

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038:

A Development Plan to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. 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: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

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

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.

PSPA17-004: An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties 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); **submitted by Nap-To-Go, LLC. City Council action is required**

Action: This item was continued to the December 18, 2017, Planning Commission meeting.