

Monthly Activity Report—Actions

Month of: December 2012

DECEMBER 3, 2012 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-

003: A Tentative Tract Map (TT 18855) to subdivide 8.77 acres of land into 39 numbered lots and 2 lettered lots situated within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located north of Chino Avenue, and approximately 2,200 feet west of Archibald 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. An addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act. **Submitted by Forestar Countryside, LLC** (APN: 218-111-52). Planning Commission action is required.

Action: Recommended Planning Commission approval

DECEMBER 3, 2012 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

DECEMBER 4, 2012 CITY COUNCIL MEETING

No Planning Department Items Scheduled for Hearing

DECEMBER 17, 2012 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT12-011:

A Tentative Parcel Map (PM 19253) to subdivide 2.24 acres of land into 7 lots for condominium purposes, located at 2055 South Baker Avenue, within the M2 (Industrial Park) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by JSDA, LLC** (APN: 0113-383-08). Planning Commission action is required.

Action: Recommended Planning Commission approval

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DECEMBER 17, 2012 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-031: A revision to an existing Conditional Use Permit (File No. PCUP11-012), to expand an existing pawnshop located at 1630 East Fourth Street, within the C3 (Commercial Service) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by So-Cal Jewelry & Loan, Inc.** (APN: 0110-181-13).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-029: A Conditional Use Permit request to establish a dental office on 0.08 acres of developed land located at the northeast corner of B Street and Laurel Avenue, within the C2 (Central Business Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Dr. Daniel Duroseau, DDS.** (APN: 1048-565-12).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-023: A Conditional Use Permit request to establish a cash-for-gold business inside an existing jewelry store (Daniel's) located inside the Ontario Mills Mall, within the Office/Commercial land use district of the California Commerce Center North (Ontario Mills) Specific Plan, at 1 E. Mills Circle, Space #266. 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. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Top Hat Inc., dba Gold Stop** (APN: 0238-014-36).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-033: A Conditional Use Permit to establish and operate a 1,731-square foot Transitional Living Facility (Mercy House) on 0.27 acres of land located at 435 South Bon View Avenue, within the M1 (Limited Industrial) zoning district. The 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. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Sections 15303 (New Construction or

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Conversion of Small Structures) and 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by City of Ontario-Housing & Neighborhood Revitalization Agency** (APN: 1049-192-01 & 02).

Action: Approved, subject to conditions

DECEMBER 18, 2012 CITY COUNCIL MEETING

AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN (FILE NO. PGPA12-001) TO CHANGE APPROXIMATELY 18,000 SQUARE FEET OF LAND FROM OPEN SPACE (PARKLAND) TO INDUSTRIAL, A ZONE CHANGE (FILE NO. PZC12-002) TO REZONE APPROXIMATELY 18,000 SQUARE FEET OF LAND FROM OPEN SPACE (OS) TO INDUSTRIAL PARK (M2), AND A GROUND LEASE AGREEMENT BETWEEN THE CITY AND SAN DIEGO OUTDOOR ADVERTISING, INC. TO ERECT A 64 FOOT-HIGH PYLON BILLBOARD SIGN WITH AN ELECTRONIC LED MESSAGE DISPLAY TO BE PLACED ON APPROXIMATELY 18,000 SQUARE FEET OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE ONTARIO SOCCER COMPLEX, LOCATED NORTH OF SR 60, BETWEEN VINEYARD AVENUE AND ARCHIBALD AVENUE, SOUTH OF PHILADELPHIA STREET: A request that the City Council:

- (A) Adopt a Mitigated Negative Declaration for the project, pursuant to the State CEQA Guidelines;
- (B) Adopt a resolution approving File No. PGPA12-001, to change approximately 18,000 square feet of land from Open Space (Parkland) to Industrial;
- (C) Adopt a resolution approving File No. PZC12-002, to rezone approximately 18,000 square feet of land from Open Space (OS) to Industrial Park (M2); and
- (D) Approve a ground lease agreement to allow a 64-foot-high pylon billboard sign with an electronic LED message display, and authorize the City Manager to execute said agreement with San Diego Outdoor Advertising, Inc. a California Corporation, doing business as General Outdoor Advertising.

Action: Approved

A SPECIFIC PLAN AMENDMENT (FILE NO. PSPA12-003) TO THE WAGNER PROPERTIES SPECIFIC PLAN TO 1) INCREASE THE MAXIMUM DENSITY WITHIN THE URBAN RESIDENTIAL LAND USE DESIGNATION FROM 25 DWELLING UNITS PER ACRE TO 45 DWELLING UNITS PER ACRE; 2) REDUCE THE BUILDING SETBACK ALONG FOURTH STREET FROM 40' AVERAGE TO 30' MINIMUM; 3) REDUCE THE PARKING SETBACK ALONG FOURTH STREET FROM 40' AVERAGE TO 15' MINIMUM; AND 4) REDUCE THE BUILDING AND PARKING SETBACK ALONG CENTER AVENUE FROM 30' TO 20'; FOR PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HAVEN AVENUE AND FOURTH STREET: A request that the City Council:

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(A) Adopt an Addendum to the Certified Environmental Impact Report for The Ontario Plan, pursuant to State CEQA Guidelines; and

(B) Adopt a resolution approving File No. PSPA12-003, a Specific Plan Amendment to the Wagner Properties Specific Plan, pursuant to the facts and reasons contained in this report and the attached resolution, and subject to the conditions of approval contained in the attached department reports.

Action: Approved

DECEMBER 20, 2012 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT12-011: A Tentative Parcel Map (PM 19253) to subdivide 2.24 acres of land into 7 lots for condominium purposes, located at 2055 South Baker Avenue, within the M2 (Industrial Park) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by JSDA, LLC (APN: 0113-383-08).**

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT12-003: A Tentative Tract Map (TT 18855) to subdivide 8.77 acres into 39 lots and 2 lettered lots situated within Neighborhood 3 (RD-5,000) of Countryside Specific Plan, located on the north side of Chino Avenue, adjacent to the easterly side of the Cucamonga Creek Channel, and approximately 2,200 feet west of Archibald 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. An addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act. **Submitted by Forestar Countryside, LLC (APN: 218-111-52).**

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA12-001: A Development Agreement for the subdivision of 8.77 acres of land into 39 lots and 2 lettered lots situated within Neighborhood 3 (RD-5,000) of the Countryside Specific Plan, located south of Riverside Drive, north of Chino Avenue, and west of Archibald Avenue. An Addendum to the Countryside Specific Plan EIR has been prepared for this project pursuant to the requirements of California Environmental Quality Act. **Submitted by Forestar Countryside LLC (APN: 218-111-52).** City Council action is required.

Action: Approved