

Monthly Activity Report—Actions

Month of: December 2013

DECEMBER 2, 2013 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

DECEMBER 2, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-028: A Conditional Use Permit request to establish and operate a body, paint and customization shop on 0.79 acres, for property located at 1336 E. Holt Boulevard, 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. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines (APN: 110-131-28). **Submitted by Custom Car Enterprises, Inc.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP13-028 subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP13-032: A Conditional Use Permit to establish beer and wine sales for consumption on the premises (Type 41 ABC license - On-Sale Beer and Wine for Bona Fide Public Eating Place) within an existing restaurant (Archibald's) within the C1 (Shopping Center Commercial) zone, located west of the northwest corner of Archibald Avenue and Riverside Drive, at 2685 East Riverside Drive. 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 § 15301 (Existing Facilities) of the State CEQA Guidelines (APN: 1083-061-06). **Submitted by BAT Enterprises, Inc.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP13-032 subject to the departmental conditions of approval.

DECEMBER 3, 2013 CITY COUNCIL MEETING

THE ESTABLISHMENT OF A POLICY OF THE CITY COUNCIL REGARDING NEW COMPOSTING FACILITIES WITHIN THE NEW MODEL COLONY: A resolution approving a policy of the City

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Council of the City of Ontario establishing distance requirements and establishing certain operational standards for composting facilities within the New Model Colony area of the City.

Action: The City Council adopted a resolution establishing a policy regarding required buffer zones and operating standards for new composting facilities within the New Model Colony area of the City.

FILE NO. PDA13-001: An ordinance approving a Development Agreement between the City of Ontario and Warm Springs NMC, LLC, for the development of 190 units on 40 acres of land within the Subarea 29 Specific Plan, located at the southeast corner of Archibald and Eucalyptus 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 Plan (ALUCP) for ONT and Chino Airport. An addendum to the Subarea 29 Specific Plan EIR (SCH#200411009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APNs: 0218-281-15 and 16). **Submitted by Warm Springs NMC, LLC.**

Action: The City Council adopted an ordinance approving the Development Agreement, File No. PDA13-001.

FILE NO. PDCA13-005: An ordinance approving an amendment to the City of Ontario Development Code to Conditionally Permit hookah establishments within the C2 (Central Business District Commercial) and C3 (Commercial Service) zoning districts. 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 exempt from the requirements of the California Environmental Quality Act pursuant to § 15061(b)(3) of the California Environmental Quality Act Guidelines. **City Initiated.** The Planning Commission unanimously (vote of 7-0) recommended approval of this project on November 18, 2013.

Action: The City Council approved introduction and waived further reading of an ordinance approving the Development Code Amendment, File No. PDCA13-005.

DECEMBER 16, 2013 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN FILE NO. PSP12-001: A Specific Plan (Grand Park) request to establish land use designations, development standards, and design guidelines for approximately 320 gross acres, which includes the potential development of 1,327 dwelling units and a 146-acre public park. The project site is bounded by Edison Avenue to the north, Eucalyptus Avenue to the south, Archibald Avenue to the west, and Haven Avenue to the east. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report (EIR) prepared for the Specific Plan. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein

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by reference. (APNs: 218-241-06, 10, 11 13, 14, 15, 16, 19, 20, 22 and 23). **Submitted by Distinguished Homes.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission recommend the City Council approve File No. PSP12-001.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP FILE NO. PDEV13-022: A Development Plan to construct a 16,818 square foot recreation facility (clubhouse, pool restroom, pool equipment building, and pool cabana) on 2.57 acres of land within Planning Area 15 of the Subarea 29 Specific Plan, located on the northeast corner of Merrill Avenue and Park Place Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). 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 the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-022-12). **Submitted by SL Ontario Development Company.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV13-022 subject to the departmental conditions of approval.

DECEMBER 16, 2013 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-036: A Conditional Use Permit request to establish alcoholic beverage sales (Type 41 On-Sale Beer and Wine) ABC license, in conjunction with a restaurant located at 4275 East Concourses Street, Unit 130, 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. 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 (APN: 0210-204-34). **Submitted by Sub Permpoon LLC (@Home Thai Fusion Bistro).**

Action: The Development Advisory Board adopted a decision approving File No. PDEV13-036 subject to the departmental conditions of approval.

DECEMBER 16, 2013 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN FILE NO. PSP12-001: A Specific Plan (Grand Park) request to establish land use designations, development standards, and design

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guidelines for approximately 320 gross acres, which includes the potential development of 1,327 dwelling units and a 146-acre public park. The project site is located within the New Model Colony and bounded by Edison Avenue to the north, Eucalyptus Avenue to the south, Archibald Avenue to the west, and Haven Avenue to the east. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report (EIR) prepared for the Specific Plan. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. (APNs:218-241-06,10,11,13,14,15,16,19,20,22 and 23). **Submitted by Distinguished Homes.** City Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council adopt a resolution certifying the Grand Park Environmental Impact Report, and approved a resolution recommending the City Council approve File No. PSP12-001 (the Grand Park Specific Plan).

DECEMBER 17, 2013 CITY COUNCIL MEETING

FILE NO. PDCA13-005: An ordinance approving an amendment to the City of Ontario Development Code to Conditionally Permit hookah establishments within the C2 (Central Business District Commercial) and C3 (Commercial Service) zoning districts. 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 exempt from the requirements of the California Environmental Quality Act pursuant to § 15061(b)(3) of the California Environmental Quality Act Guidelines. **City Initiated.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council adopted an ordinance approving the Development Code Amendment, File No. PDCA13-005.

CITY INITIATED TIME EXTENSION: An ordinance granting a one-year time extension to any approved development project that is active and due to expire on or before March 1, 2015. **City Initiated.**

Action: The City Council approved introduction and waived further reading of an ordinance approving a one-year time extension to any development project that is active and due to expire on or before March 1, 2015.

FILE NO. PDA13-002: An ordinance approving a Development Agreement Amendment (First Amendment) between the City of Ontario and CV Inland Investments 1, LP, (West Haven SP) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders. The environmental impacts of this

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project were previously considered in the West Haven Specific Plan EIR (SCH # 2004071095), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts (APN: 0218-151-19 and 23). **Submitted by CV Inland Investments 1, LP.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved introduction and waived further reading of an ordinance approving the Development Agreement, File No. PDCA13-002.

FILE NO. PDA13-004: An ordinance approving a Development Agreement between the City of Ontario and JS Bray, LLC, and JA Bray, LLC, for the development of 52 units on 9.43 acres of land within the Countryside Specific Plan, located on the north side of Chino Avenue, 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 (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APNs: 0218-111-54 and 55). **Submitted by Warm Springs NMC, LLC.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved introduction and waived further reading of an ordinance approving the Development Agreement, File No. PDCA13-004.

FILE NOS. PGPA13-002 and PSPA13-001: Resolutions approving: [1] a General Plan Amendment revising Exhibit LU-03 (Future Buildout) and the Land Use Plan contained within the Policy Plan component of The Ontario Plan, changing the land use designation on 14.6 (net) acres of land located at the northeast corner of Riverside Drive and Fern Avenue, from Medium Density Residential to Low-Medium Density Residential; and [2] a Specific Plan Amendment revising the Borba Village Specific Plan, amending the allowed land uses and establishing development standards to accommodate the development of small lot, single-family dwellings on the project site, not to exceed 130 dwelling units. Staff is recommending the adoption of an Addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1051-511-17). **Submitted by FH II, LLC.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council adopted a resolution approving the General Plan Amendment, File No. PGPA13-002; and the City Council adopted a resolution approving the Specific Plan Amendment, File No. PSPA13-001.

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FILE NO. PZC13-001: An ordinance approving a Zone Change on a 5.4-acre parcel of land from R2 (11.1 to 16.0 DU/AC), to R3 (16.1 to 25.0 DU/AC), located at the southwest corner of Philadelphia Street and Cucamonga Avenue, at 1056 East Philadelphia 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APN: 1051-141-03). **Submitted by: SC Colony Limited Partnership.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved introduction and waived further reading of an ordinance approving the Zone Change, File No. PZC13-001.

FILE NO. PZC13-003: An ordinance approving a Zone Change on a 0.57-acre parcel of land from AR (1 to 2 DU/AC), to R2 (11.1 to 16.0 DU/AC), located near the northeast corner of Palmetto Avenue and Phillips Street, at 1229 South Palmetto 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 project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (APN: 1011-551-01). **Submitted by West Ridge Rentals.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved introduction and waived further reading of an ordinance approving the Zone Change, File No. PZC13-003.
