

## Monthly Activity Report—Actions

Month of: December 2015

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### *City Council — December 1, 2015*

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA11-003:** A revision to certain provisions of a comprehensive update to the City of Ontario Development Code (previously reviewed by the Planning Commission on 6/23/2015, and introduced to the City Council on 9/1/2015), as follows: [1] establish consistency with Senate Bill 582, amending Civil Code Section 835, and allow electrified fences in commercial zones up to 10 feet in height, and within industrial zones up to 16 feet in height; [2] allow “architectural and structural metal manufacturing” and “converted paper product manufacturing” as conditionally permitted land uses within the proposed IL (Light Industrial) zoning district; and [3] modify Table 5.02-1 (Land Use Matrix), ensuring that the allowed land uses within the proposed ONT (Ontario International Airport) zoning district are consistent with the allowed land uses in the current M3 (General Industrial) zoning district. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project 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); **City Initiated**. The Planning Commission recommended approval of this item on 10/27/2015, with a vote 5 to 0.

**Action:** The City Council **APPROVED** an ordinance approving File No. PDCA11-003 (second reading of the enacting ordinance).

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-001:** A Mills Act Contract for a 1,600 square foot Craftsman Bungalow style residential building, a designated local landmark, located at 509 East E Street, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-391-13); **submitted by Ryan Castillo**. The Planning Commission recommended approval of this item on 10/27/2015, with a vote 5 to 0.

**Action:** The City Council **APPROVED** a resolution approving File No. PHP15-001.

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-004:** A Mills Act Contract for a 2,484 square foot Spanish Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1258 North Euclid Avenue, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-531-09); **submitted by Armando Villa**. The Planning Commission recommended approval of this item on 10/27/2015, with a vote 5 to 0.

**Action:** The City Council **APPROVED** a resolution approving File No. PHP15-004.

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-005:** A Mills Act Contract for a 2,221 square foot French Eclectic Revival style residential building, a Contributor within the Designated Villa

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Historic District, located at 327 West H Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-07); **submitted by Richard and Jobelle Hernandez**. The Planning Commission recommended approval of this item on 10/27/2015, with a vote 5 to 0.

**Action: The City Council APPROVED a resolution approving File No. PHP15-005.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-007:** A Mills Act Contract for a 1,235 square foot Vernacular style residential building, a Contributor within the designated Rosewood Court Historic District, located at 204 East J Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-071-06); **submitted by Elizabeth Soriano and Edmund Bañuelos**. The Planning Commission recommended approval of this item on 10/27/2015, with a vote 5 to 0.

**Action: The City Council APPROVED a resolution approving File No. PHP15-007.**

**ENVIRONMENTAL ASSESSMENT, ZONE CHANGE REVIEW FOR FILE NO. PZC15-002:** A City initiated request to change the zoning designations on various properties located throughout the City to BP (Business Park), IP (Industrial Park), IL (Light Industrial), and RC (Rail Corridor), and to change the zoning on various M3 (General Industrial) zoned properties to IG (General Industrial) and various other zones in order to make the zoning consistent with The Ontario Plan land use designations of the properties. 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. 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. (APNs: 110-061-01, 110-071-01, 02, 06, 07, 110-072-08 to 11, 16, 25, 110-081-02, 03, 06 to 09, 110-091-05, 07 to 45, 110-101-01, 02, 05, 110-111-01 to 03, 06 to 12, 110-121-03 to 05, 08 to 10, 110-131-01, 06 to 09, 13, 19 to 21, 24, 25, 28, 113-222-01, 113-231-09, 113-251-16, 24, 113-261-17, 113-271-05, 10, 12, 22, 40, 113-371-02, 113-396-01 to 03, 113-431-03, 113-451-31, 113-463-03, 04, 07, 10, 13, 14, 19, 20, 22, 24 to 29, 34 to 36, 113-591-01 to 13, 210-061-16, 210-062-37, 38, 58, 59, 210-191-11, 210-212-02, 210-311-01 to 04, 10 to 12, 210-551-02, 03, 05, 211-242-01, 02, 211-261-01, 211-263-01, 211-272-05, 211-281-05, 211-291-01, 211-321-10, 238-021-02, 238-042-17 to 19, 23 to 25, 27, 28, 30 to 34, 238-044-22, 24, 238-052-12, 35, 49, 238-121-41, 238-152-01, 03, 05 to 07, 09, 15, 33, 34, 238-185-50, 51, 54, 238-241-12 to 17, 1011-101-07 to 10, 1011-111-04, 05, 10, 12 to 23, 1011-112-05, 07 to 10, 12 to 24, 28 to 44, 1011-121-02, 05, 07, 09 to 18, 21 to 26, 1011-122-01 to 08, 11 to 23, 1011-131-02 to 04, 13, 17 to 19, 1011-132-08 to 12, 17 to 19, 21, 1011-133-07, 20 to 23, 1011-134-01, 02, 04 to 06, 10, 12 to 15, 1011-141-06, 07, 11, 13, 14, 16, 17, 27, 30 to 39, 1011-151-01, 03 to 07, 1011-161-01 to 05, 08 to 14, 16, 17, 1011-171-01, 04, 05, 1011-181-04, 05, 09, 10, 1011-182-01, 05, 09, 10, 13, 15, 17, 18, 1011-191-01 to 03, 1011-192-01, 04, 1011-193-01 to 04, 1011-201-02, 05 to 07, 10 to 12, 14 to 26, 1011-211-02, 03, 05 to 07, 09, 10, 12 to 21, 1011-221-01 to 06, 08 to 13, 15, 16, 18 to 20, 1011-231-02 to 05, 07 to 12, 1046-511-01, 02, 04, 05, 17, 18, 1047-132-02,

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1047-143-01, 1049-013-01, 02, 06 to 08, 1049-031-03, 06 to 18, 1049-041-07, 10 to 12, 1049-042-02, 03, 05, 06, 1049-043-01 to 06, 1049-044-01, 04, 05, 08 to 13, 1049-059-15, 16, 18 to 20, 1049-064-06 to 08, 1049-067-03 to 09, 11, 1049-068-02 to 04, 15, 17, 18, 1049-071-01, 05, 07, 08, 1049-081-01, 02, 06 to 08, 10, 11, 13, 1049-082-04 to 06, 1049-083-01, 03, 07 to 09, 11, 13, 1049-091-05, 06, 09 to 12, 1049-093-11 to 22, 1049-095-05, 06, 1049-101-01, 02, 04 to 18, 29 to 40, 1049-102-01 to 24, 1049-111-01, 03 to 08, 1049-121-29, 1049-131-01 to 06, 08, 09, 13 to 20, 1049-141-01 to 03, 18 to 26, 28, 1049-151-01, 02, 04, 06, 07, 09 to 11, 13 to 16, 19 to 25, 38 to 40, 1049-161-10 to 20, 26, 1049-171-01, 1049-172-01 to 03, 05, 06, 1049-181-01, 04, 06 to 13, 1049-182-05 to 07, 1049-192-14, 1049-193-01, 02, 1049-201-03 to 19, 22, 23, 27, 29, 1049-202-06 to 11, 14, 15, 21 to 23, 1049-203-01 to 22, 1049-204-01 to 09, 17, 1049-205-02 to 17, 1049-211-08 to 14, 1049-212-01 to 15, 18 to 26, 1049-213-01 to 14, 20, 21, 1049-221-01 to 04, 1049-231-04 to 12, 24 to 27, 1049-232-21, 1049-233-03 to 13, 16, 1049-252-02, 03, 12, 13, 1049-254-06 to 10, 1049-256-06 to 11, 1049-258-06 to 13, 1049-262-07 to 12, 1049-264-07 to 11, 1049-266-06, 07, 1049-268-09 to 11, 1049-281-01, 02, 04, 1049-292-14 to 25, 1049-294-20, 23 to 29, 1049-301-05, 06, 1049-311-15, 1049-321-01 to 04, 06, 1049-322-01 to 11, 1049-331-01 to 10, 1049-332-01 to 08, 12, 1049-341-03 to 12, 14, 15, 1049-342-01 to 11, 1049-351-01 to 03, 1049-352-01, 1049-353-07 to 14, 1049-354-08 to 12, 1049-361-01 to 06, 1049-362-03 to 05, 07, 08, 10, 11, 1049-363-01 to 08, 1049-364-01 to 04, 1049-371-04 to 07, 1049-372-01 to 12, 1049-374-09 to 13, 1049-381-01, 02, 1049-382-01 to 05, 1049-383-01 to 05, 1049-384-17 to 35, 1049-391-01, 1049-421-01, 02, 04, 1049-431-06, 08, 10 to 17, 1049-442-18, 1049-462-10 to 13, 1049-472-03, 04, 1049-482-01 to 05, 07, 1049-501-04, 05, 10 to 15, 17 to 20, 1049-502-10, 1050-101-01, 27, 1050-111-10, 11, 14 to 24, 1050-121-10, 11, 1050-211-03, 04, 11, 15, 1050-221-06, 07, 09, 10, 1050-431-16, 18 to 25, 1050-441-04, 05, 63, 64, 66, 67, 69 to 72, 1050-451-03, 04, 07, 08, 1050-501-02 to 08, 17 to 22, 1050-511-02, 05, 08 to 10, 1050-521-01 to 08, 10, 11, 13, 15, 1083-352-01); **City Initiated.** The Planning Commission recommended approval of this item on 10/27/2015, with a vote 5 to 0.

**Action:** The City Council **APPROVED** an ordinance approving File No. PZC15-002 (second reading of the enacting ordinance).

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA15-002:** A request to amend Ontario Development Code Section 9-1.3176, Billboard Relocation Agreements, to include an “Interagency Relocation Exception” to permit the relocation of billboards within the City of Ontario, provided the billboards meet certain locational criteria and findings and include the elimination of other billboards within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) (General Rule). 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). City Initiated. The Planning Commission recommended approval of this item on 11/24/2015, with a vote of 7 to 0.

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**Action:** The City Council APPROVED the introduction, and waived further reading of the ordinance approving File No. PDCA15-002 (first reading of the enacting ordinance).

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### *Development Advisory Board — December 7, 2015*

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-019:**

A Development Plan to construct a 55-foot tall Verizon mono-pine telecommunication facility within a 655 square foot lease area, within a 10.6 acre Southern California Easement parcel of land zoned Open Space (OS), generally located south of Fourth Street and East of the I-15 Freeway. 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 15332 (In-Fill Development Projects) of the State CEQA Guidelines (APN: 238-012-22); **submitted by Verizon Wireless.**

**Action:** The Development Advisory Board APPROVED File No. PDEV15-019 subject to departmental conditions of approval.

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:**

A Development Plan to construct 149 single-family homes on approximately 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential.** Planning Commission action is required. Continued from the 11/16/2015 meeting.

**Action:** CONTINUED to the December 21, 2015, meeting.

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### *Zoning Administrator — December 7, 2015*

#### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP15-014:** A Conditional Use Permit to establish a Type 20 ABC License (Off Sale Beer and Wine) in conjunction with an existing 2,009 square foot gas station convenience store (Chevron) located at 1065 West Holt Boulevard within the C3 (Commercial Service) zoning district. The

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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 State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 1011-132-06) **Submitted by Travis Companies.**

**Action: The Zoning Administrator conducted a public hearing, and on 12/23/2015 DENIED File No. PCUP15-014 subject to departmental conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP15-021:** A Conditional Use Permit to establish a Type 41 ABC License (On Sale Beer and Wine – Eating Place) in conjunction with a proposed 2,225 square foot restaurant (Starbucks) located at 960 Ontario Mills Drive, Suite B within the Commercial/Office land use district of the Ontario Mills 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 exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 238-014-04) **Submitted by Starbucks.**

**Action: The Zoning Administrator conducted a public hearing, and on 12/23/2015 APPROVED File No. PCUP15-021 subject to departmental conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP15-023:** A Conditional Use Permit to establish a Type 23 ABC License - Small Beer Manufacturer (Chino Valley Brewing Company) with an ancillary beer tasting room within a 1,609 square foot space in The Pepper Grove Business Center located at 1609 South Grove Avenue, Suite 109, within the Business Park land use designation 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 exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 113-361-08) **Submitted by Matt Maldonado.**

**Action: The Zoning Administrator conducted a public hearing, and on 12/23/2015 APPROVED File No. PCUP15-023 subject to departmental conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP15-024:** A Conditional Use Permit to establish alcoholic beverage sales, including beer and wine for consumption on the premises (Type 41 ABC license), in conjunction with an existing 2,601-square foot coffee house (Starbucks) on approximately 0.9 acres of land located at 2548 South Archibald Avenue within the C1 (Shopping Center) 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

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Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 1083-011-15)

**Submitted by Coffee House Holdings, Inc.**

**Action: The Zoning Administrator conducted a public hearing, and on 12/22/2015 APPROVED File No. PCUP15-024 subject to departmental conditions of approval.**

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### *City Council — December 15, 2015*

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA15-002:** A request to amend Ontario Development Code Section 9-1.3176, Billboard Relocation Agreements, to include an “Interagency Relocation Exception” to permit the relocation of billboards within the City of Ontario, provided the billboards meet certain locational criteria and findings and include the elimination of other billboards within the City. Staff has determined that the application is exempt from the requirements the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) (General Rule). 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). City Initiated. The Planning Commission recommended approval of this item on 11/24/2015, with a vote of 7 to 0.

**Action: The City Council APPROVED an ordinance approving File No. PDCA15-002 (second reading of the enacting ordinance).**

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### *Development Advisory Board — December 21, 2015*

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:**

A Development Plan to construct 149 single-family homes on approximately 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN’s: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential. Planning Commission action is required. ITEM CONTINUED FROM 12/07/15.**

**Action: CONTINUED to the 1/20/2016 meeting.**

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### **ENVIRONMENTAL ASSESSMENT DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP REVIEW**

**FOR FILE NOS. PDEV15-031 & PMTT15-003 (PM 19682):** A Development Plan (File No. PDEV15-031) to construct a 239,400-square foot industrial building on approximately 10.8 acres of land, and a Tentative Parcel Map (File No. PMTT15-003; PM 19682) to subdivide the project site into 2 parcels, located on the west side of Campus Avenue, between Sunkist and California Streets, at 616 East Sunkist Street, within the M3, General Industrial, zoning district (zone change to IL, Light Industrial, currently in process). Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are recommended that will reduce identified effects to a level of nonsignificance; therefore, adoption of a Mitigated Negative Declaration of environmental effects is recommended. 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: 1049-221-01) **Submitted by Commerce Construction Co., LP. Planning Commission/Historic Preservation Commission action is required.**

**Action:** The Development Advisory Board APPROVED decisions approving File Nos. PDEV15-031 and PMTT15-003 (PM 19682) subject to departmental conditions of approval.

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*Zoning Administrator — December 21, 2015*

*Meeting Cancelled*

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*Planning Commission — December 22, 2015*

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:**

A Development Plan to construct 149 single-family homes on 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15); **submitted by Brookfield Residential.** Continued from the 11/24/2015 meeting.

**Action:** CONTINUED to the 1/26/2016 meeting.

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### **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NOS. PGPA15-002 AND PZC15-003:**

A City initiated request to: 1) Change the General Plan land use designation from Business Park to Industrial (Exhibit LU-01) and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes (File No. PGPA15-002) and 2) Rezone from IL (Light Industrial) with Emergency Shelter Overlay to IG (General Industrial) with Emergency Shelter Overlay (File No. PZC15-003) on sixteen properties generally located 260 to 625 feet north of Mission Boulevard between Benson and Magnolia Avenues in order to make the zoning consistent with The Ontario Plan land use designations of the properties. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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. (APNs: 1011-211-07, 1011-211-10, 1011-211-12 thru 21, 1011-221-01 thru 03, and 1011-221-20); **City initiated.** City Council action is required.

**Action: The Planning Commission approved resolutions RECOMMENDING THE CITY COUNCIL APPROVE File Nos. PGPA15-002 and PZC15-003.**

### **ENVIRONMENTAL ASSESSMENT DEVELOPMENT PLAN, TENTATIVE PARCEL MAP, AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV15-031, PMTT15-003 (PM 19682) & PHP15-009:**

A Development Plan (File No. PDEV15-031) to construct a 239,400-square foot industrial building on approximately 10.8 acres of land; a Tentative Parcel Map (File No. PMTT15-003; PM 19682) to subdivide the project site into 2 parcels; and a Certificate of Appropriateness (File No. PHP15-009) for a Tier II historic eligible structure (the existing Sunkist Water Tower) to facilitate the relocation of the structure to the northeasterly corner of the project site to accommodate the construction of the proposed industrial building, located on the west side of Campus Avenue, between Sunkist and California Streets, at 616 East Sunkist Street, within the M3, (General Industrial), zoning district (zone change to IL, Light Industrial, currently in process). Staff finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures are recommended that will reduce identified effects to a level of nonsignificance; therefore, adoption of a Mitigated Negative Declaration of environmental effects is recommended. 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: 1049-221-01) **Submitted by Commerce Construction Co., LP.**

**Action: The Planning Commission APPROVED resolutions approving File Nos. PDEV15-031, PMTT15-003 (PM9682), and PHP15-009, subject to conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA15-003:**

A revision to certain provisions of the comprehensive update to the City of



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Ontario Development Code (introduced by the City Council on 9/1/2015), as follows: [1] add Reference I - Public Art Program, to promote public art and art in public places; [2] add Reference G – Landscape Design and Construction Guidelines; [3] modify Table 5.02-1, Land Use Matrix, to allow “salvage facilities” as a permitted land use within the proposed IG (General Industrial) and IH (Heavy Industrial) zoning districts; and [4] modify Section 5.03.350, Salvage Facilities, to modify the operational and performance standards for salvage facilities. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project 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); **City Initiated**. City Council action is required.

**Action:** The Planning Commission APPROVED a resolution recommending the City Council approve of File No. PDCA15-003.

**LOCAL LANDMARK DESIGNATION FOR FILE NO. PHP15-008:** A request for a Local Landmark designation for a 1,371 square foot, one story, Mediterranean Revival Bungalow style residential building, within the R1 (Single Family Residential) Zoning District located at 428 East Plaza Serena Street. (APN: 1048-072-21); **submitted by Lori Ayala**. City Council action is required.

**Action:** The Planning Commission APPROVED a resolution recommending the City Council approve of File No. PHP15-008.

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