

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-024:

A Development Plan to construct a 1,050 square foot industrial building on a 0.13-acre parcel of land located at the southeast corner of State Street and Sultana Avenue, at 524 East State Street, within the IL (Light Industrial) zoning district. Staff has determined that 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan; (APN: 1049-231-04) **submitted by Secured Income Group, Inc.**

Action: Adopted a Decision approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-040:

A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district. Staff finds that although the proposed project will not be a significant effect on the environment 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: 1011-382-04) **submitted by Mission Pams Investments, LLC.** Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-042:

A Development Plan to construct 55 single-family homes on approximately 7.07 acres of land within the P7 (single-family detached) residential land use designation of the Edenglen Specific Plan, located within two neighborhoods: the first bounded by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second bounded by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108) that was adopted by the City Council on November 1, 2005 and was prepared pursuant to the requirements of California Environmental Quality Act. 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); (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78) **submitted by Brookcal Ontario, LLC.** Planning Commission action is required.

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Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR MEETING

December 5, 2016

ENVIRONMENTAL ASSESSMENT AND A VARIANCE REVIEW FOR FILE NO. PVAR16-006: A Variance request to deviate from the minimum required side yard setback, from 10 feet to 1.83 feet and 4.83 feet, to accommodate the construction of a 1,548-square foot detached accessory structure, to include a 400-square foot 2-car garage, a 640-square foot second dwelling unit, and 2 patio covers (covering a total of 508 square foot), located at 213 East La Deney Drive, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/Acre). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15305 (Minor Alterations in Land Use Limitations) 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: 1047-352-04) **submitted by Gilbert Lascrain.**

Action: Adopted a Decision approving the Project subject to conditions.

CITY COUNCIL MEETING

December 6, 2016

FILE NO. PDCA16-005: An ordinance approving File No. PDCA16-005, a Development Code Amendment proposing the addition of Reference I, Public Art Program, to the City of Ontario Development Code.

Action: Adopted an Ordinance approving the proposed Development Code Amendment.

DEVELOPMENT ADVISORY BOARD MEETING

December 19, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV16-047: A modification (File No. PDEV16-047) to a previously approved Development Plan (File No. PDEV13-028), introducing three new single-family floor plans that range in size from 2,295 square feet to 2,507 square feet, on 32 lots (Lots 1-7, 9-11, 16-35, 52 and 53) within Tract 18075. The project consist of 8.76 acres of land within Planning Area 12 (Conventional Small Lot) of the Subarea 29 Specific Plan, located at the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009). This Project introduces no new significant environmental impacts. 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

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consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino; (APN: 218-052-02) **submitted by KB Homes Southern California**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR MEETING

December 19, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-022: A Conditional Use Permit to establish a Type 47 ABC License (On-Sale General for Bona Fide Public Eating Place) in conjunction with an existing 140,000 square foot movie theatre (Edwards Ontario Palace), located at 4900 East Fourth Street on 18.69 acres of land within the Commercial/Office 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-014-05) **submitted by Edward Theatre, Inc.**

Action: Adopted a Decision approving the Project subject to conditions.

PLANNING COMMISSION MEETING

December 19, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-042:

A Development Plan to construct 55 single-family homes on 7.07 acres of land within the P7 (single-family detached) residential land use district of the Edenglen Specific Plan, located within two neighborhoods. The first neighborhood is bordered by Tulane Way to the north, Hampton Way to the east, Bradley Lane to the south and Claremont Drive to the west; and the second is bordered by Riverside Drive to the north, the SCE utility easement corridor the east, Heritage Lane to the south and Cambridge Drive to the west. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108), adopted by the City Council on November 1, 2005, and was prepared pursuant to the requirements of California Environmental Quality Act. 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); (APNs: 218-931-01 thru 23, 218-931-75 thru 87 and 218-941-57 thru 78) **submitted by Brookcal Ontario, LLC.**

Action: Adopted a Resolution approving the Project subject to conditions.

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Action: Adopted a Resolution approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-040: A Development Plan to construct a five-story, 68-unit residential apartment complex (Villa Palmetto) on 1.98 acres of land, located at the southwest corner of Mission Boulevard and Palmetto Avenue, within the HDR-45 zoning district. Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration has been prepared for the project. 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); (APNs: 1011-382-04) **submitted by Mission Pams Investments, LLC.**

Action: Adopted a Resolution approving the Project subject to conditions.

CITY COUNCIL MEETING

December 20, 2016

No Planning Department Items Scheduled
