

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

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**DEVELOPMENT ADVISORY BOARD**

**December 4, 2017**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR**

**December 4, 2017**

*Meeting Cancelled*

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**CITY COUNCIL**

**December 5, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-003:** A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 48 single family and 217 multi-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land for property 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. The environmental impacts of 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. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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: 0218-201-18) **submitted by Brookcal Ontario, LLC.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-001:** 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 within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. 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: 218-241-32) **submitted by Loyola Properties 1, LP.**

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

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

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**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002:** A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, for File No. PSP15-002, a Specific Plan (Armstrong Ranch) request to establish land use designations, development standards, and design guidelines for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site. The project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west. 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: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) **submitted by CVRC Ontario Investments, LLC.**

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

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**DEVELOPMENT ADVISORY BOARD**

**December 18, 2017**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NO'S. PMTT17-006 (PM 19832) AND PDEV17-020:** A Tentative Parcel Map (File No. PMTT-17-006 (PM 19832) to subdivide a 2.7 acre site for common lot condominium purposes in conjunction with a Development Plan (File No. PDEV17-020) to construct a two-story retail and medical office building totaling 37,074 square feet located on the northeast corner of Euclid Avenue and Riverside Drive, within the CN (Neighborhood Commercial) zoning district. 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); (APN: 1051-614-08) **submitted by Creative Design Associates.** Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-029:** A Development Plan to construct a 121,878 square foot addition to an existing 138,638-square foot industrial building, for a total of 260,516 square feet on 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in

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

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conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008. This Application 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: 0238-021-66) **submitted by Eric Cohen**. Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-032:**

A Development Plan (File No. PDEV17-032) to construct an unmanned telecommunications facility (monoecalyptus) totaling 946 square feet (22' x 43') of proposed lease area on 124.18 acres of developed land located at 13568 S. Hamner Avenue, within the SP (AG) zoning district. 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), with conditions; (APNs: 0218-171-10, 0218-171-17) **submitted by AT&T Mobility, Donna Rosa**. Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-048:**

A Development Plan (File No. PDEV17-048) to construct a 42,060 square foot aircraft hangar, office, shop and ancillary uses on 5.0 acres of land located at the northwest corner of Vineyard Avenue and Avion Street, within the ONT (Ontario International Airport) zoning district. The environmental impacts of this project were reviewed and found to be 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 by the Ontario International Airport Authority. 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); (APNs: 113-251-11 and 113-251-10) **submitted by JRMA**.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-053:**

A Development Plan (File No. PDEV17-053) to construct 82 conventional single-family homes on 12.67 acres of land located within the Conventional Small Lot Residential district of Planning Area

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

---

23 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Parkview Street. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. 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); (APNs: 0218-014-06 and 0218-014-07) **submitted by Tri Pointe Homes**. Planning Commission action is required.

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

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**ZONING ADMINISTRATOR**

**December 18, 2017**

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

**PCUP17-030:** A Conditional Use Permit (File No. PCUP17-030) to modify an existing Conditional Use Permit (File No. PCUP14-018) for a Type 47 license, to allow for the sale and service of alcoholic beverages within the auditoriums of an existing 131,384 square-foot AMC Movie Theater, on 14.68 acres of land located at 4549 Mills Circle, within the Regional Commercial land use district of the Ontario Mills 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-014-19) **submitted by American Multi-Cinema, Inc.**

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

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**PLANNING COMMISSION**

**December 18, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-029:**

A Development Plan to construct a 121,878 square foot addition to an existing 138,638-square foot industrial building, for a total of 260,516 square feet on 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008. This Application introduces no new significant environmental

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

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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: 0238-021-66) **submitted by Eric Cohen.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-053:**

A Development Plan (File No. PDEV17-053) to construct 82 conventional single-family homes on 12.67 acres of land located within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Parkview Street. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. 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); (APNs: 0218-014-06 and 0218-014-07) **submitted by Tri Pointe Homes.**

**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. Continued from 11/28/2017 PC meeting.**

**Action: The Planning Commission recommended the City Council deny the application.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-032:**

A Development Plan (File No. PDEV17-032) to construct an unmanned telecommunications facility (monoecalyptus) totaling 946 square feet (22' x 43') of proposed lease area on 124.18 acres of developed land located at 13568 S. Hamner Avenue, within the SP (AG) zoning district. 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

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

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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), with conditions; (APNs: 0218-171-10 and 0218-171-17); **submitted by AT&T Mobility.**

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

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**CITY COUNCIL**

**December 19, 2017**

*No Planning Department Items Scheduled*

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