

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of January 2020

DEVELOPMENT ADVISORY BOARD MEETING

January 6, 2020

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

January 6, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING

January 7, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING

January 21, 2020

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT FOR FILE NO. PUD19-001:

A public hearing to consider a Planned Unit Development to establish development standards, design guidelines and infrastructure requirements on 0.36-acre of land located at the northwest corner of Euclid Avenue and E Street (110 West E Street and 511 North Euclid Avenue), within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. 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: 1048-355-09 and 10) **submitted by Hannibal Petrossi**. The Planning Commission voted to recommended approval of this item on 11/26/2019, by a vote of 6 to 0.

Action: Adopted and waived further reading of the proposed ordinance approving the Planned Unit Development.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA15-003:

A First Amendment to the Development Agreement between the City of Ontario and BrookCal Ontario, LLC, modifying requirements for the commencement and completion of the Deferred Frontage Improvements associated with Tract Map 18937 (File No. PMTT17-002) located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an amendment to The Avenue Specific Plan (File No. PSPA13-003), for which an addendum to the EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for

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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; (APNs: 0218-972-01, -02 through -81; 0218-973-01, -02 through -16; 0218-974-01, -02 through -93; and 0218-975-01, -02 through -52) **submitted by BrookCal Ontario, LLC.** The Planning Commission recommended approval of this item on December 16, 2019, with a vote of 7 to 0.

Action: Approved introduction and waived further reading of the proposed ordinance approving the Development Agreement Amendment.

ENVIRONMENTAL ASSESSMENT AND EXTENSION OF URGENCY ORDINANCE FOR FILE NO.

PDCA19-003: A public hearing to consider and adopt a 10-month and 15-day extension of the previously approved urgency ordinance that adopted an interim Development Code Amendment to bring the City’s current regulations governing accessory dwelling units into compliance with recent changes in State law (Senate Bill 13, Assembly Bill 68 and Assembly Bill 881) and the requirements of Government Code Section 65852.2, as amended. The urgency ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines (the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code, as set forth in Section 21080.17 of the Public Resources Code); **City Initiated.**

Action: Adopted and waived further reading of the proposed ordinance approving the extension.

DEVELOPMENT ADVISORY BOARD MEETING

January 22, 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-066:

A Development Plan to construct an 8,600-square foot medical office building on 0.918-acre of land generally located at the southeast corner of Begonia Avenue and Fourth Street, at 1129 West Fourth Street, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, Infill 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; (APN: 1010-132-05) **submitted by Friends of Family Health Center. This project was continued from December 16, 2019.**

Action: Approved subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-001:

A Development Plan to construct a stealth wireless telecommunications facility (Verizon

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Wireless) and an equipment enclosure totaling 348 square feet on approximately 5 acres of land (Creekside Park) located at 3151 East Riverside Drive, within the OS-R (Open Space-Recreational) 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, Infill Development projects) of the CEQA Guidelines. 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; (APN: 1083-151-02) **submitted by Verizon Wireless.**

Action: Approved subject to conditions.

ZONING ADMINISTRATOR MEETING

January 22, 2020

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP19-024: A Conditional Use Permit to establish a Type 20 ABC license (Off-Sale Beer and Wine) in conjunction with an existing 1,170 SF convenience store (Extra Mile) and fueling station (Chevron) on 1.03 acres of land located at 4880 East Motor Lane, within the Light Industrial land use district of the California Commerce Center 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 238-121-71) **submitted by Chevron USA.**

Action: Approved subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP19-025: A Conditional Use Permit to establish a Type 20 ABC license (Off-Sale Beer and Wine) in conjunction with an existing 1,170 SF convenience store (Extra Mile) and fueling station (Chevron) on 1.08 acres of land located at 1780 South Grove Avenue within the Commercial District of the Grove Avenue Specific Plan (APN: 1050-181-16). 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 and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; **submitted by Chevron USA.**

Action: Approved subject to conditions.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA20-001: A General Plan Amendment modifying the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, to include revising the Future Buildout Table (Exhibit LU-03) to be consistent with the land use change previously approved in conjunction with File No. PSPA19-002, an Amendment to the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district on 22.39 acres of land within a portion of the Planning Area 2 (Urban Commercial) land use district. The proposed modification to the Future Buildout Table (Exhibit LU-03) will reflect the addition of 925 multiple-family units to the Meredith Mixed Use District (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55). The environmental impacts of this project were previously reviewed in conjunction with an Addendum, to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH# 2014051020), approved by City Council on December 17, 2019. 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; (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by City of Ontario. City Council action is required.**

Action: Recommended the City Council approve the project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA20-001: A request to amend Ontario Development Code Section 4.02.010.D.2.f, Billboard Relocation Agreements, Interagency Relocation Exception, to revise the locational criteria and the number of billboards to be eliminated 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). 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; **City Initiated. City Council action is required.**

Action: Recommended the City Council approve the project.
