

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

DEVELOPMENT ADVISORY BOARD MEETING
March 2, 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-053:

A Development Plan to construct a 940-square foot addition to an existing 82,347 square foot automobile dealership (Mercedes Benz) on 8.17 acres of land located at 3787 East Guasti Road, within the Auto land use designation of the Ontario Gateway Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-005, for which an Environmental Impact Report (SCH#2006091039) was certified by City Council on June 19, 2007. 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: 210-212-55) **submitted by Jones Ontario Acquisition, LLC.**

Action: Approved, subject to conditions

ZONING ADMINISTRATOR MEETING
March 2, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
March 3, 2020

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) (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 January 28, 2020, with a vote of 7 to 0.

Action: Introduced and waived further reading of an ordinance approving the Development Code Amendment.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA20-001: A General Plan Amendment to modify the Future Buildout Table (Exhibit LU-03) to

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be consistent with the land use designation change for the approved Amendment to the Meredith International Centre Specific Plan (File No. PSPA19-002) that established a Mixed-Use Overlay district on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district. The proposed modification to the Future Buildout Table (Exhibit LU-03) will update the Buildout Table to reflect the addition of the 925 multi-family units. 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 (ALUCP); (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by City of Ontario**. The Planning Commission recommended approval of this item on January 28, 2020, with a vote of 7 to 0.

Action: Adopt a resolution approving the General Plan Amendment.

DEVELOPMENT ADVISORY BOARD MEETING
March 16, 2020

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050): A one-year Time Extension for a previously approved Tentative Tract Map for condominium purposes (TT 20050), subdividing 3.47 acres of land, located at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) 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; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by 1902 Euclid Property LLC. Planning Commission action is required.**

Action: Recommended Planning Commission approval, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP EXTENSION REVIEW FOR FILE NO. PMTT17-006 (TT 19832): A one-year Time Extension for a previously approved Tentative Tract Map for condominium purposes (TT 19832), subdividing a 2.7 acre site located at 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

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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: Recommended Planning Commission approval, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV19-020 AND PCUP19-018: A Development Plan (File No. PDEV19-020) and Conditional Use Permit (File No. PDEV19-018) to construct a 65-foot tall stealth wireless telecommunication facility (monopine) on 1.9 acres of land generally located on the south side of Riverside Drive, approximately 180 feet west of Sultana Avenue, at 7247 East Riverside Drive, within the SP(AG) (Specific Plan/Agriculture Overlay) 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 State 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: 1052-071-05) **submitted by AT&T. Planning Commission action is required.**

Action: Recommended Planning Commission approval, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE FOR FILE NOS.

PDEV19-056 AND PVAR19-007: A Development Plan (File No. PDEV19-056) to construct one industrial building totaling 71,800 square feet on 3 acres of land in conjunction with a Variance (File No. PVAR19-007) to reduce the south property line building setback from 25 feet to 5 feet, located on the west side of Milliken Avenue, approximately 300 feet north of Greystone Drive, within the Light Industrial land use district of the Bridgestone/Firestone Industrial Park Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and 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: 1083-351-09) **submitted by David L. Ball. Planning Commission action is required.**

Action: Recommended Planning Commission approval, subject to conditions.

ZONING ADMINISTRATOR MEETING
March 16, 2020

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-039: A Conditional Use Permit to establish a 491-square foot addition to an existing place

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of worship (Prayer and Praise Ministries Church of God in Christ) on 0.34-acre of land located at 130 West Phillips Street, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. 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 (ALUCP); (APN: 1049-552-10) **submitted by Dorothy Porter. This project was continued from February 19, 2020.**

Action: Continued to an unspecified meeting date. Public notification will be provided prior to the new hearing date.

CITY COUNCIL/HOUSING AUTHORITY MEETING
March 17, 2020

HOUSING ELEMENT ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV20-001: Housing Element Annual Progress Report for Calendar Year 2019. The Housing Element Annual Report is Categorically Exempt from California Environmental Quality Act (CEQA), as amended in accordance with Section 15306 (Information Collection).

Action: Adopted a resolution authorizing staff to transmit the 2019 Housing Element Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING **March 24, 2020**

Meeting Cancelled

SPECIAL PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
March 26, 2020

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050): A one-year Time Extension for a previously approved Tentative Tract Map for condominium purposes (TT 20050), subdividing 3.47 acres of land, located at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) 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

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Compatibility Plan; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by 1902 Euclid Property LLC.**

Action: Approved one-year time extension.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP EXTENSION REVIEW FOR FILE NO. PMTT17-006 (TT 19832): A one-year Time Extension for a previously approved Tentative Tract Map for condominium purposes (TT 19832), subdividing a 2.7 acre site located at 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.**

Action: Approved one-year time extension.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-020 AND PCUP19-018: A Development Plan (File No. PDEV19-020) and Conditional Use Permit (File No. PCUP19-018) to construct a 65-foot tall stealth wireless telecommunication facility (monopine) on 1.9 acres of land generally located on the south side of Riverside Drive, approximately 180 feet west of Sultana Avenue, at 7247 East Riverside Drive, within the SP(AG) (Specific Plan/Agriculture Overlay) 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 State 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: 1052-071-05) **submitted by AT&T.**

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE FOR FILE NOS. PDEV19-056 AND PVAR19-007: A Development Plan (File No. PDEV19-056) to construct one industrial building totaling 71,800 square feet on 3 acres of land in conjunction with a Variance (File No. PVAR19-007) to reduce the south property line building setback from 25 feet to 5 feet, located on the west side of Milliken Avenue, approximately 300 feet north of Greystone Drive, within the Light Industrial land use district of the Bridgestone/Firestone Industrial Park Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and 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

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found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1083-351-09) **submitted by David L. Ball.**

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.

PSPA19-004: An Amendment to the 95.35-acre Toyota Ontario Business Park Specific Plan, revising the current land use district covering Planning Area 1, from Office/Research and Development (“Office/R&D”) to Industrial Mixed Use, allowing for warehouse, distribution, and manufacturing land uses on the site in conjunction with the currently allowed Office/R&D land uses. Additionally, the Amendment will update the Specific Plan’s landscape palette to conform to current California friendly landscape practices. The Specific Plan area is generally located south of Jurupa Street, east of Milliken Avenue, north of Francis Street, and west of the I-15 freeway. The environmental impacts of this project were analyzed in an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts and all previously adopted mitigation measures are a condition of project approval. 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: 0238-121-75) **submitted by MIG. City Council action is required.**

Action: Continued to the 4/28/2020 Planning Commission meeting.

SPECIAL CITY COUNCIL/HOUSING AUTHORITY MEETING
March 31, 2020

No Planning Department items on the agenda
