

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

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**DEVELOPMENT ADVISORY BOARD MEETING**  
April 6, 2020

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*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**  
April 6, 2020

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

**PCUP19-014:** A Conditional Use Permit to establish a second floor 504-square foot Accessory Dwelling Unit (ADU) addition to an existing detached garage on 0.206-acre of land located at 926 North San Antonio Avenue, 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 15303 (Class 3, New Construction or Conversion of Small Structures) 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: 1048-032-02) **submitted by Gabriela Cibrian.**

**Action: Approved, subject to conditions.**

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**  
April 7, 2020

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*No Planning Department items are on the agenda*

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**DEVELOPMENT ADVISORY BOARD MEETING**  
April 20, 2020

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-014:**

A Development Plan to construct a gasoline fueling station (Mobil) and 3,500 square foot convenience store on 0.97-acre of land located at the southwest corner of Philadelphia Street and Archibald Avenue, within the Support Commercial land use district of the Archibald Center Specific Plan. 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: 1083-011-20). **Submitted by Atabak Youssefzadeh.**

**Action: Approved, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-062:**

A Development Plan to construct one industrial building totaling 61,130 square feet on 3.12 acres of land located at the southeast corner of East Jurupa Street and South Hudson Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA18-002, a Specific Plan for which the Final Supplement EIR - California Commerce Center (SCH No. 2006061102) was adopted by the Ontario City Council on June 2, 2007, in conjunction with File No. PSPA06-006. 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: 0238-121-30 and 0238-121-31). **Submitted by Newcastle Partners, Inc.**

**Action: Approved, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-013 (PM 20157) AND PDEV19-050:**

A Tentative Parcel Map (File No. PMTT19-013) to subdivide 5 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV19-050) to construct a 104,993 square-foot industrial building, located at the northwest corner of Sunkist Street and Campus Avenue, at 617 East Sunkist Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan Environmental Impact Report (SCH# 2008101140), certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. 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: 1049-232-21) **submitted by Herdman Architecture and Design. Planning Commission action is required.**

**Action: Recommended Planning Commission approval, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-016 (TT 20308) AND PDEV19-054:**

A Tentative Tract Map (File No. PMTT19-016) to subdivide 3.02 acres of land into one numbered lot and two lettered lots for condominium purposes in conjunction with a Development Plan (File No. PDEV19-054) to construct 72 multi-family residential units (Townhomes). The project is located at the southwest corner of Via Alba and Via Villagio, within the Residential land use district of the Piemonte Overlay-Ontario Center Specific Plan. The environmental impacts of this project were previously

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reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. 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 (ALUCP); (APNs: 0210-204-40) **submitted by The New Home Company Southern California LLC. Planning Commission action is required.**

**Action: Recommended Planning Commission approval, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-040:**

A Development Plan to construct one industrial building totaling 211,358 square feet on 9.34 acres of land located at 1610 and 1612 South Cucamonga Avenue, within the IG (General Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by the City Council on January 27, 2010. 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: 1050-201-02) **submitted by Alere Property Group LLC. Planning Commission action is required.**

**Action: Recommended Planning Commission approval, subject to conditions.**

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**ZONING ADMINISTRATOR MEETING**  
**April 20, 2020**

*Meeting Cancelled*

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**CITY COUNCIL/HOUSING AUTHORITY MEETING**  
**April 21, 2020**

*No Planning Department items are on the agenda*

**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING**  
**April 28, 2020**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-040:**

A Development Plan to construct one industrial building totaling 211,358 square feet on 9.34 acres of land located at 1610 and 1612 South Cucamonga Avenue, within the IG (General Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by the City Council on January 27, 2010. 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 (ALUCP); (APN: 1050-201-02) **submitted by Alere Property Group LLC.**

**Action: Approved, subject to conditions.**

**TWENTIETH ANNUAL MODEL COLONY AWARDS FILE NO. PHP20-004:** A request for the Historic Preservation Commission to accept the nominations for the Twentieth Annual Model Colony Awards; **submitted by City of Ontario. City Council presentation of Awards.**

**Action: Approved the 2020 “Model Colony” Award nominations.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-013 (PM 20157) AND PDEV19-050:**

A Tentative Parcel Map (File No. PMTT19-013) to subdivide 5 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV19-050) to construct a 104,993 square-foot industrial building, located at the northwest corner of Sunkist Street and Campus Avenue, at 617 East Sunkist Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by the City Council on January 27, 2010. 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 (ALUCP); (APN: 1049-232-21) **submitted by Herdman Architecture and Design.**

**Action: Approved, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.**

**PSPA19-009:** An Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, to modify the Minimum Parking Requirements (Section 3.3.5.1) to allow tandem parking up to a maximum of 50% of the required parking. The Ontario Center Specific Plan-Piemonte Overlay encompasses 84.43 acres of land, generally located north of Concours Street, south of Fourth

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Street, west of Via Alba, and east of Haven Avenue. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. 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 (ALUCP); (APNs: 0210-204-26, 0210-204-37, 0210-204-40, 0210-531-15, 0210-531-16) **submitted by LCD Residential at Ontario, LLC. City Council action is required.**

**Action: Recommended City Council approval.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NOS. PMTT19-016 (TT 20308) AND PDEV19-054:** A Tentative Tract Map (File No. PMTT19-016) to subdivide 3.02 acres of land into one numbered lot and two lettered lots for condominium purposes in conjunction with a Development Plan (File No. PDEV19-054) to construct 72 multi-family residential units (Townhomes). The project is located at the southwest corner of Via Alba and Via Villagio, within the Residential land use district of the Ontario Center Specific Plan-Piemonte Overlay. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. 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 (ALUCP); (APN: 0210-204-40) **submitted by The New Home Company Southern California LLC.**

**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 (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140), certified by the City Council on January 27, 2010. 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

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International Airport Land Use Compatibility Plan; (APN: 0238-121-75) **submitted by MIG. This item was continued from the March 26, 2020 Planning Commission meeting. City Council action is required.**

**Action: Recommended City Council approval.**

**ENVIRONMENTAL ASSESSMENT AND REVIEW FOR FILE NO. PSPA19-007:** An Amendment to the Parkside Specific Plan (File No. PSPA19-007) to: [1] Reconfigure the residential Planning Areas 1 through 4, and 17 through 19; [2] Reconfigure the Great Park Planning Area 22 (east of the Cucamonga Creek Channel); [3] Revise internal circulation to improve access into the neighborhood commercial Planning Area 19; [4] Update and revise Residential Design Guidelines (Sections 7.1 through 7.6) to introduce new housing types and architectural styles; and [5] Update and revise Landscape Standards (Section 7.7). The environmental impacts of this project were analyzed in an Addendum to the Parkside Specific Plan (File No. PSP03-002) Environmental Impact Report (SCH# 2004011008) certified by the City Council on September 5, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval 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(s): 0218-231-06, 0218-231-08, 0218-231-09, 0218-231-10, 0218-231-11, 0218-231-12, 0218-231-13, 0218-231-14, 0218-231-15, 0218-231-16, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-22, 0218-231-28, 0218-231-30, 0218-231-31, 0218-231-39, 0218-221-09, and 0218-221-10); **submitted by SC Ontario Development Company, LLC. City Council action is required.**

**Action: Continued to the May 26, 2020, Planning Commission meeting.**

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