

MONTHLY ACTIVITY REPORT—ACTIONS

Month of: February 2008

FEBRUARY 4, 2008 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

FEBRUARY 4, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND VARIANCE REQUEST FOR FILE NO. PVAR07-012: A Variance request to reduce the street side setback along Mountain Avenue, from 20 feet to 9.8 feet, in conjunction with the construction of a 860 square foot residential addition located at 1063 West Yale Street, within the R1 (Low Density Residential) zoning district, at 1063 West Yale Street. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-fill Development). **Submitted by Michael & Aimie Martinez** (APN: 1008-533-14).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP07-050: A Conditional Use Permit request to allow the on-site sale and consumption of beer, wine, and distilled spirits (Type 47 ABC License) within an existing 180-room, full service, Holiday Inn Hotel in the C4 (Airport Related Services) zoning district, located at 2155 Convention Center Way. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Prime Hospitality, LLC** (APN: 110-321-58).

Action: Approved, subject to conditions

FEBRUARY 5, 2008 CITY COUNCIL MEETING

FILE NOS. PDEV06-058 AND PCUP06 037, A DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A FOUR-STORY, 122-ROOM HOTEL: Adopt resolutions approving File No's. PDEV06-058 and PCUP06-037, a Development Plan and Conditional Use Permit to construct and operate a four-story, 122-room hotel on 1.4 acres located on the south side of Shelby Street and on the west side of Haven Avenue, within the Urban Commercial Land Use District of the Ontario Center Specific Plan.

Action: Approved, Subject to conditions

FEBRUARY 19, 2008 CITY COUNCIL MEETING

AN AMENDMENT TO THE RANCON SPECIFIC PLAN (FILE NO. PSPA02-005) AND AN AMENDMENT TO THE CROSSROADS SPECIFIC PLAN (FILE NO. PSPA04-004): A public hearing to adopt a resolution approving an Amendment to the Rancon Specific Plan (File No. PSPA02-005), de-annexing an approximate 20.9-acre portion of the Specific Plan located at the southwest corner of Etiwanda Avenue and Ontario Mills Parkway and a resolution approving an amendment to the Crossroads Specific Plan (File No. PSPA04-004), annexing the 20.9-acre project site and adding "truck stops and travel centers" as a conditionally permitted use within the light industrial land use district.

Action: Approved

FEBRUARY 20, 2008 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA07-007: A Specific Plan Amendment request to change the land use designation of Planning Area 29 from Lane Loaded (minimum lot size 3,150 square feet) to Lane Loaded (minimum lot size 3,150 square feet) and Conventional Single-Family (minimum lot size of 4, 950 square feet) in the Subarea 29 Specific Plan generally located on the south side of Merrill Avenue, west side of Haven Avenue, and north of the Riverside County Line. The environmental impacts of this project were reviewed in conjunction with the Subarea 29 Specific Plan Environmental Impact Report SCH No. 2004011009, certified on October 19, 2006. This application introduces no new significant environmental impacts. **Submitted by**

Brookfield Ontario, LLC (APNs: 0218-321-14, 0218-321-01, 8, 10, 12 & 14; 0218-271-11, 16; 0218-281-02, 6, 9 through 12 & 14 through 16). Planning Commission action required.

Action: Approval, subject to conditions recommend to the Planning Commission

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT07-029

(PM 18826): A Tentative Parcel Map to subdivide 1.55 acres of land currently developed with two commercial buildings, into three (3) parcels within the C3/M3 (Commercial Service/General Industrial) zoning districts, in the General Commercial and General Industrial general plan land use designation, generally located on the south side of Holt Boulevard, east of Brooks Street. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions). **Submitted by Albert & Florence Silverton** (APNs: 1011-141-32 & 33). Planning Commission action required.

Action: Continued to the 3/3/2008 meeting

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REQUEST FOR FILE NOS. PDEV06-063, PCUP06-043 & PVAR07-013:

A Development Plan (**File No. PDEV06-063**) for a proposed 2,900 square foot fast-food Burger King restaurant in conjunction with a Conditional Use Permit (**File No. PCUP06-043**) to operate a drive-thru, and a Variance (**File No. PVAR07-013**) request to reduce the 20-foot setback required along Jurupa Street to 11.5 feet, located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and Interstate-15, within the Light-Industrial land use designation of California Commerce Center Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-fill Development Projects) & 15305 (Minor Alterations in Land Use Limitations). **Submitted by Larry Delpit** (APN: 0238-121-37). Planning Commission action required.

Action: Approval, subject to conditions recommend to the Planning Commission

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV07-046:

A Development Plan to construct a 3,750 square foot commercial building for use as a previously owned automobile dealership, located at 1201 West Holt Boulevard on 0.67 acres of vacant land, within the C3/M3 (Commercial Service / General Industrial) zoning designation. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Ehab Mina** (APN: 1011-121-22).

Action: Approved, subject to conditions

FEBRUARY 20, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND VARIANCE REQUEST FOR FILE NO. PVAR07-009: A Variance request to reduce the interior side setback from 10 feet to 5 feet for a 632 square foot family room addition, on 0.18 acres of land in the RE (Residential Estate) District, located at 851 West Bonnie Brae Court. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-fill Development). **Submitted by Robert & Christi Triay** (APN: 1008-492-19).

Action: Approved, subject to conditions

FEBRUARY 26, 2008 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT07-014 (TT

18551): A Tentative Tract Map (TT 18551) to subdivide 27.26 acres of land into 143 residential lots and 12 lettered lots within Planning Area 7 of The Avenue Specific Plan, located at the northeast corner of Edison Avenue and Archibald Avenue. The environmental impacts of this project were reviewed in conjunction with The Avenue Specific Plan Environmental Impact Report (File No. PSP05-003, SCH No. 2005071109). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. **Submitted by Brookfield Ontario, LLC** (APN: 218-201-18). Continued from the 11/27/2007 meeting.

Action: Continue indefinitely

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA07-007: A Specific Plan Amendment request to change the land use designation of Planning Area 29 from Lane Loaded (minimum lot size 3,150 square feet) to Lane Loaded (minimum lot size 3,150 square feet) and Conventional Single-Family (minimum lot size of 4, 950 square feet) in the Subarea 29 Specific Plan generally located on the south side of Merrill Avenue, west side of Haven Avenue, and north of the Riverside County Line. The environmental impacts of this project were reviewed in conjunction with the Subarea 29 Specific Plan Environmental Impact Report SCH No. 2004011009, certified on October 19, 2006. This application introduces no new significant environmental impacts. **Submitted by Brookfield Ontario, LLC** (APNs: 0218-321-14, 0218-321-01, -8, -10, -12 & -14, 0218-271-11, -16; 0218-281-02, -6, -9 to -12 & -14 to -16). City Council action required.

Action: Recommend City Council approval, subject to conditions

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC07-003: A Zone Change request to amend the zoning designation from P1 (Off-Street Parking) to M3 (General Industrial) for 0.61 acres of land generally located south of Holt Boulevard, north of the terminus of Brooks Street, at 863 West Holt Boulevard. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Albert & Florence Silverton** (APNs: 1011-141-32 & 33). City Council action required.

Action: Continued to the 3/25/2008 meeting

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT07-029 (PM 18826): A Tentative Parcel Map to subdivide 1.55 acres of land currently developed with two commercial buildings, into three (3) parcels within the C3/M3 (Commercial Service/General Industrial) zoning districts, in the General Commercial and General Industrial general plan land use designation, generally located on the south of Holt Boulevard, north and south of the terminus of Brooks Street, at 863 West Holt Boulevard. The environmental impacts of the project were considered in conjunction with the Mitigated Negative Declaration prepared for File No. PZC07-003. All adopted mitigation measures of the related Mitigated Negative Declaration shall be a condition of project approval and are incorporated herein by reference. **Submitted by Albert & Florence Silverton** (APNs: 1011-141-32 & 33).

Action: Continued to the 3/25/2008 meeting

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REQUEST FOR FILE NOS. PDEV06-063, PCUP06-043 & PVAR07-013: A Development Plan (File No. PDEV06-063) for a proposed 2,900 square foot fast-food Burger King restaurant in conjunction with a Conditional Use Permit (File No. PCUP06-043) to operate a drive-thru, and a Variance (File No. PVAR07-013) request to reduce the 20-foot setback required along Jurupa Street to 11.5 feet, located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and Interstate-15, within the Light-Industrial land use designation of California Commerce Center Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-fill Development Projects) & 15305 (Minor Alterations in Land Use Limitations). **Submitted by Larry Delpit** (APN: 0238-121-37).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV06-062 & PCUP06-042: A Development Plan (File No. PDEV06-062) and a Conditional Use Permit (File No. PCUP06-042) to construct and establish a 14,657 square foot religious assembly on 1.37 acres of land, located near the northeast corner of Fourth Street and Mountain Avenue, within the C1 (Neighborhood Commercial) zoning district. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Rodney Lee** (APN: 1008-522-04).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT07-032: A Tentative Parcel Map (PM 17523) to subdivide one 0.47 acre parcel into two single family residential lots, located on southwest corner of Francis Street and San Antonio Avenue, within the R1 (Single Family Residential) zone. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Eduardo Villarruel** (APN: 1050-341-06).

Action: Approved, subject to conditions