

## Monthly Activity Report—Actions

Month of: November 2015

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### *Development Advisory Board — November 2, 2015*

#### **ENVIRONMENTAL ASSESSMENT FOR THE NEW MODEL COLONY EAST STORM DRAIN OUTLET STRUCTURES AT CUCAMONGA CREEK FLOOD CONTROL CHANNEL:**

Initial Study/Mitigated Negative Declaration for the construction/widening of four bridge structures over the Cucamonga Flood Control Channel at Schaefer Avenue, Edison Avenue, Eucalyptus Avenue and Merrill Avenue. 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.**

**Action:** The Development Advisory Board approved a Decision, which APPROVED a Mitigated Negative Declaration for the construction/widening of four bridge structures over the Cucamonga Flood Control Channel at Schaefer, Edison, Eucalyptus, and Merrill Avenues.

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### *Zoning Administrator — November 2, 2015*

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

**PCUP15-016:** A Conditional Use Permit to establish and operate an organic materials facility (composting of green waste, manure, food materials, fats oils and grease) on a 34.76 acre portion of 37.4 acre parcel of land within the AG\SP (Agriculture Overlay) zoning district located southwest corner of Schaefer Avenue and Campus Avenue at 7435 East Schaefer Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 1053-101-01, -02, and 1053-091-01) **submitted by Harvest Power.** Continued from 10/19/15.

**Action:** Continued to a special meeting scheduled for 11/24/2015.

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

**PCUP15-019:** A Conditional Use Permit (File No. PCUP15-019) request to allow liquor and distilled spirits for off-site consumption (Type 21 ABC License), in conjunction with an existing 3,518 square foot Valero service station with a convenience store located on 0.5 acres of land at 101 N. Vineyard Avenue within the C4 land use designation. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Sections Section 15301 (Class 1-Existing Facilities) and Section 15332 (Class 32-In-Fill Development Projects). 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN 110-092-04) **submitted by Davinder S. Talwar.**

**Action:** The Zoning Administrator approved a Decision, which APPROVED File No. PCUP15-019 subject to departmental conditions of approval.

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**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP15-020:** A Conditional Use Permit request to establish an approximate 9,800 square-foot vocational school for a window glazing training center, on approximately 0.63 acres of land, located at 1481 S. Balboa Avenue, within the M2 (Industrial Park) zone. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 0113-394-12) **submitted by Southern California Glazier’s Training Center.**

**Action:** The Zoning Administrator approved a Decision, which APPROVED File No. PCUP15-020 subject to departmental conditions of approval.

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*City Council — November 3, 2015*

*No Planning Department Items Scheduled*

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*Development Advisory Board — November 16, 2015*

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:** A Development Plan to construct 149 single-family homes on approximately 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act; (APNs: 0218-402-03 & 26; and 0218-392-07, 09 & 15) **submitted by Brookfield Residential.**

**Action:** The Development Advisory Board approved a Decision, which recommended APPROVAL File No. PDEV15-020 subject to departmental conditions of approval.

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*Zoning Administrator — November 16, 2015*

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-022:** A Conditional Use Permit to allow alcohol beverage sales for a Type 41 ABC license (beer and wine) for on premise consumption in conjunction with a 2,976 square foot restaurant in an existing commercial building located at 231 North Euclid Avenue, within the C2 (Central

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Business Commercial) Zoning District. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 1048-565-05) **submitted by Yeast N' Flour.**

**Action: The Zoning Administrator approved a Decision, which APPROVED File No. PCUP15-022 subject to departmental conditions of approval.**

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*City Council — November 17, 2015*

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA11-003:** A revision to certain provisions of a comprehensive update to the City of Ontario Development Code (previously reviewed by the Planning Commission on 6/23/2015, and introduced to the City Council on 8/4/2015), as follows: [1] establish consistency with Senate Bill 582, amending Civil Code Section 835, and allow electrified fences in commercial zones up to 10 feet in height, and within industrial zones up to 16 feet in height; [2] allow “architectural and structural metal manufacturing” and “converted paper product manufacturing” as conditionally permitted land uses within the proposed IL (Light Industrial) zoning district; and [3] modify Table 5.02-1 (Land Use Matrix), ensuring that the allowed land uses within the proposed ONT (Ontario International Airport) zoning district are consistent with the allowed land uses in the current M3 (General Industrial) zoning district. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project introduces no new significant environmental impacts. 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 October 27, 2015, with a vote 5 to 0.

**Action: The City Council APPROVED introduction and waived further reading of an ordinance approving a revision to File No. PDCA11-003.**

### **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.**

**PGPA15-001:** A City initiated request to:

- 1) Change the General Plan land use designation on twelve parcels (File No. PGPA15-001) from:
  - a) Business Park to Industrial on seven parcels generally located on the north side of Brooks Street east of Mountain Avenue (APNs: 101113217-101113219, 101113221, 101114134, 101114137, and 101114139); and

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- b) Neighborhood Commercial to Low Density Residential on three parcels with an Industrial Overlay located at the northeast corner of Park Street and Sultana Avenue (APNs: 104923124-104923126);
  - c) Low Density Residential to Industrial on one parcel generally located between State and Park Streets west of Monterey Avenue (APN: 104923112); and
  - d) Industrial to Open Space-Non Recreation on one parcel generally located on the north side of Philadelphia Street west of Wineville Avenue (APN: 23815215); and
- 2) Modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03).

Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; **City initiated**. The Planning Commission recommended approval of this item on October 27, 2015, with a vote 5 to 0.

**Action: The City Council approved a resolution, which APPROVED File No. PGPA15-001.**

**ENVIRONMENTAL ASSESSMENT, ZONE CHANGE REVIEW FOR FILE NO. PZC15-002:** A City initiated request to change the zoning designations on various properties located throughout the city to BP (Business Park), IP (Industrial Park), IL (Light Industrial), and RC (Rail Corridor), and to change the zoning on various M3 (General Industrial) zoned properties to IG (General Industrial) and various other zones in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 110-061-01, 110-071-01, 02, 06, 07, 110-072-08 to 11, 16, 25, 110-081-02, 03, 06 to 09, 110-091-05, 07 to 45, 110-101-01, 02, 05, 110-111-01 to 03, 06 to 12, 110-121-03 to 05, 08 to 10, 110-131-01, 06 to 09, 13, 19 to 21, 24, 25, 28, 113-222-01, 113-231-09, 113-251-16, 24, 113-261-17, 113-271-05, 10, 12, 22, 40, 113-371-02, 113-396-01 to 03, 113-431-03, 113-451-31, 113-463-03, 04, 07, 10, 13, 14, 19, 20, 22, 24 to 29, 34 to 36, 113-591-01 to 13, 210-061-16, 210-062-37, 38, 58, 59, 210-191-11, 210-212-02, 210-311-01 to 04, 10 to 12, 210-551-02, 03, 05, 211-242-01, 02, 211-261-01, 211-263-01, 211-272-05, 211-281-05, 211-291-01, 211-321-10, 238-021-02, 238-042-17 to 19, 23 to 25, 27, 28, 30 to 34, 238-044-22, 24, 238-052-12, 35, 49, 238-121-41, 238-152-01, 03, 05 to 07, 09, 15, 33, 34, 238-185-50, 51, 54, 238-241-12 to 17, 1011-101-07 to 10, 1011-111-04, 05, 10, 12 to 23, 1011-112-05, 07 to 10, 12 to 24, 28 to 44, 1011-121-02, 05, 07, 09 to 18, 21 to 26, 1011-122-01 to 08, 11 to 23, 1011-131-02 to 04, 13, 17 to 19, 1011-132-08 to 12, 17 to 19, 21, 1011-133-07, 20 to 23, 1011-134-01, 02, 04 to 06, 10, 12 to 15, 1011-141-06, 07, 11, 13, 14, 16, 17, 27, 30 to 39, 1011-151-01, 03 to 07, 1011-161-01 to 05, 08 to 14, 16, 17, 1011-171-01, 04, 05, 1011-181-04, 05, 09, 10, 1011-182-01,

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05, 09, 10, 13, 15, 17, 18, 1011-191-01 to 03, 1011-192-01, 04, 1011-193-01 to 04, 1011-201-02, 05 to 07, 10 to 12, 14 to 26, 1011-211-02, 03, 05 to 07, 09, 10, 12 to 21, 1011-221-01 to 06, 08 to 13, 15, 16, 18 to 20, 1011-231-02 to 05, 07 to 12, 1046-511-01, 02, 04, 05, 17, 18, 1047-132-02, 1047-143-01, 1049-013-01, 02, 06 to 08, 1049-031-03, 06 to 18, 1049-041-07, 10 to 12, 1049-042-02, 03, 05, 06, 1049-043-01 to 06, 1049-044-01, 04, 05, 08 to 13, 1049-059-15, 16, 18 to 20, 1049-064-06 to 08, 1049-067-03 to 09, 11, 1049-068-02 to 04, 15, 17, 18, 1049-071-01, 05, 07, 08, 1049-081-01, 02, 06 to 08, 10, 11, 13, 1049-082-04 to 06, 1049-083-01, 03, 07 to 09, 11, 13, 1049-091-05, 06, 09 to 12, 1049-093-11 to 22, 1049-095-05, 06, 1049-101-01, 02, 04 to 18, 29 to 40, 1049-102-01 to 24, 1049-111-01, 03 to 08, 1049-121-29, 1049-131-01 to 06, 08, 09, 13 to 20, 1049-141-01 to 03, 18 to 26, 28, 1049-151-01, 02, 04, 06, 07, 09 to 11, 13 to 16, 19 to 25, 38 to 40, 1049-161-10 to 20, 26, 1049-171-01, 1049-172-01 to 03, 05, 06, 1049-181-01, 04, 06 to 13, 1049-182-05 to 07, 1049-192-14, 1049-193-01, 02, 1049-201-03 to 19, 22, 23, 27, 29, 1049-202-06 to 11, 14, 15, 21 to 23, 1049-203-01 to 22, 1049-204-01 to 09, 17, 1049-205-02 to 17, 1049-211-08 to 14, 1049-212-01 to 15, 18 to 26, 1049-213-01 to 14, 20, 21, 1049-221-01 to 04, 1049-231-04 to 12, 24 to 27, 1049-232-21, 1049-233-03 to 13, 16, 1049-252-02, 03, 12, 13, 1049-254-06 to 10, 1049-256-06 to 11, 1049-258-06 to 13, 1049-262-07 to 12, 1049-264-07 to 11, 1049-266-06, 07, 1049-268-09 to 11, 1049-281-01, 02, 04, 1049-292-14 to 25, 1049-294-20, 23 to 29, 1049-301-05, 06, 1049-311-15, 1049-321-01 to 04, 06, 1049-322-01 to 11, 1049-331-01 to 10, 1049-332-01 to 08, 12, 1049-341-03 to 12, 14, 15, 1049-342-01 to 11, 1049-351-01 to 03, 1049-352-01, 1049-353-07 to 14, 1049-354-08 to 12, 1049-361-01 to 06, 1049-362-03 to 05, 07, 08, 10, 11, 1049-363-01 to 08, 1049-364-01 to 04, 1049-371-04 to 07, 1049-372-01 to 12, 1049-374-09 to 13, 1049-381-01, 02, 1049-382-01 to 05, 1049-383-01 to 05, 1049-384-17 to 35, 1049-391-01, 1049-421-01, 02, 04, 1049-431-06, 08, 10 to 17, 1049-442-18, 1049-462-10 to 13, 1049-472-03, 04, 1049-482-01 to 05, 07, 1049-501-04, 05, 10 to 15, 17 to 20, 1049-502-10, 1050-101-01, 27, 1050-111-10, 11, 14 to 24, 1050-121-10, 11, 1050-211-03, 04, 11, 15, 1050-221-06, 07, 09, 10, 1050-431-16, 18 to 25, 1050-441-04, 05, 63, 64, 66, 67, 69 to 72, 1050-451-03, 04, 07, 08, 1050-501-02 to 08, 17 to 22, 1050-511-02, 05, 08 to 10, 1050-521-01 to 08, 10, 11, 13, 15, 1083-352-01) **City initiated.** The Planning Commission recommended approval of this item on October 27, 2015, with a vote 5 to 0.

**Action:** The City Council **APPROVED** introduction and waived further reading of an ordinance approving File No. PZC15-002.

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### *Planning Commission — November 24, 2015*

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:**

A Development Plan to construct 149 single-family homes on 20.69 gross acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Edison Avenue between Haven and Turner Avenues. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans

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(ALUCP) for ONT Airport. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act; (APN's: 0218-402-03 & 26 and 0218-392-07, 09 & 15) **submitted by Brookfield Residential.**

**Action: The Planning Commission approved a resolution, which APPROVED File No. PDEV15-020 subject to the departmental conditions of approval.**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA15-002:** A request to amend Section 9-1.3176, Billboard Relocation Agreements, to include an exception for "Interagency Relocation Exception" to relocate billboards within the City of Ontario, provided the billboards meet certain locational criteria and findings and include the elimination of other billboards 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.** City Council action is required.

**Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PDCA15-002.**

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### ***Zoning Administrator — November 24, 2015***

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

**PCUP15-016:** A Conditional Use Permit to establish and operate an organic materials facility (composting of green waste, manure, food materials, fats oils and grease) on a 34.76 acre portion of 37.4 acre parcel of land located at the southwest corner of Schaefer Avenue and Campus Avenue, at 7435 East Schaefer Avenue, within the AG\SP (Agriculture Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 1053-101-01, -02, and 1053-091-01); **submitted by Harvest Power.** Continued from 11/16/2015.

**Action: The Zoning Administrator approved a Decision, which DENIED File No. PCUP15-016.**