

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

January 28, 2020

Ontario City Hall
303 East "B" Street, Ontario, California 91764

6:30 PM

WELCOME to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

ROLL CALL

DeDiemar __ Downs __ Gage __ Gregorek __ Reyes __ Ricci __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

PUBLIC COMMENTS

Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

CONSENT CALENDAR ITEMS

All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of December 16, 2019, approved as written.

PUBLIC HEARING ITEMS

For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning/Historic Preservation Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

PLANNING COMMISSION ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA20-001:** A General Plan Amendment (File No. PGPA20-001) to modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change for the approved Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan 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 be updated 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. City Council action is required**

1. CEQA Determination

No action necessary – use of previous Addendum to EIR

2. File No. PGPA20-001 (General Plan Amendment)

Motion to recommend Approval/Denial

C. 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. City Council action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15061(b) (3)

2. File No. PDCA20-001 (Development Code Amendment)

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing): Did not meet this month.
- 2) New Business
- 3) Nominations for Special Recognition

DIRECTOR'S REPORT

- 1) Monthly Activity Report

If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.

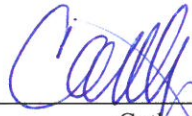
If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission at, or prior to, the public hearing.



I, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, January 24, 2020**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Gwen Berendsen, Secretary Pro Tempore



Cathy Wahlstrom, Planning Director
Planning/Historic Preservation
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION SPECIAL MEETING**

MINUTES

December 16, 2019

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION SPECIAL MEETING**

MINUTES

December 16, 2019

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM

COMMISSIONERS

Present: Chairman Willoughby, Vice-Chairman DeDiemar, Downs, Gage, Gregorek, Reyes, and Ricci

Absent: None

OTHERS PRESENT: Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Graham, Principal Planner Mercier, Senior Planner Batres, Senior Planner Mejia, Associate Planner Chen, Development Administrative Womble, Traffic Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

SPECIAL CEREMONIES – DESIGN AWARD PRESENTATION

Mr. Zeledon described the Ontario Mills – Fashion Alley entrance remodel and explained the specifics, history, and architecture changes in design and openness, that were embraced. He stated Mark Smith and Jocelyn Goobler were present to receive the award.

Mr. Reyes stated this is a smart design with great architecture and all the elements play well together and patrons are excited to come to this area.

Mr. Gage stated he applauded this addition to the mall, and their forward thinking.

Mr. Willoughby stated they were celebrating 23 years and complemented them on the great job they are doing.

Ms. Wahlstrom read the Design Award certificate into the record.

Ms. Jocelyn Goobler stated she is honored to be recognized and appreciates the city's innovation and forward thinking and that other cities are not as receptive to these types of changes. She stated she appreciates the great partnership with the City of Ontario and an honored to be recognized and proud to be a part of this community.

ANNOUNCEMENTS

Ms. Wahlstrom stated there are revised landscape conditions for Item A-03, with a change from 15% to 10% and the developer has agreed to the change.

PUBLIC COMMENTS

No one responded.

CONSENT CALENDAR ITEMS

Mr. Reyes stated he would like to pull Item A-03 from the Consent Calendar.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of November 26, 2019, approved as written.

- A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-021:** A Development Plan to construct a 21,952-square foot industrial building on 0.92-acre of land located at 1613 S. Baker Avenue, within the IG (General Industrial) 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: 0113-414-14) **submitted by Robert Riggio.**

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gregorek, to approve the Consent Calendar including the Planning Commission Minutes of November 26, 2019, as written, and the Development Plan, File No., PDEV19-021, subject to the conditions of approval. The motion was carried 7 to 0, with Downs abstaining from the minutes vote as he was not present at the meeting.

PUBLIC HEARING ITEMS

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-033:** A Development Plan to construct a 79,220 square-foot industrial building on 3.38 acres of land, located at 540 East Maitland Street, within the IL (Light Industrial) 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 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 (ALUCP); (APNs: 1049-501-12, 1049-501-13 and 1049-501-14) **submitted by Lake Creek Industrial,**

LLC.

Associate Planner Chen, presented the staff report. He described the location, surrounding area and current zoning. He described the circulation, parking, landscape, design and architecture. He stated that a notice was mailed to the surrounding residential property owners and no comments were received to date. He stated that staff is recommending the Planning Commission approve File No. PDEV19-033, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification of the fencing and placement of the landscaping, along the railroad to the east, of the project.

Mr. Chen stated that a 10-foot tubular iron fence is proposed, and the landscaping will be located inside the property line.

Mr. Reyes wanted clarification if there would be any block walls around the property.

Mr. Chen stated there would be just the 10-foot tubular iron fencing and then from the 8 dock areas to the gate, approximately 100 feet, there will be a solid 10-foot screen wall, with a 5-foot landscape buffer in front of it.

Mr. Willoughby wanted to know if the parking spaces on the west side of the screen wall, are for the church.

Mr. Chen stated yes that is existing parking for the church.

Mr. Willoughby wanted clarification on the height of the screen wall and landscaping.

Mr. Chen stated that a 10-foot screen wall with 5-foot landscape buffer is proposed.

Ms. Wahlstrom stated page 13 of 16 of the staff report, shows the parking spaces and the landscaping.

Mr. Willoughby wanted to know if the trees on the plans reflect the revised landscape standards.

Ms. Wahlstrom stated that is correct.

Mr. Gage wanted to verify that no comments from the residents or surrounding businesses had been received.

Mr. Chen stated that is correct.

Mr. Gage wanted clarification on the east residential area, regarding the current zoning, future zoning and any impacts the airport would have.

Ms. Wahlstrom stated that in 2011 an Airport Land Use Compatibility Plan was adopted, and during this process impacts to the surrounding area were analyzed. She stated that this location was part of a stable residential area that is impacted by noise from the airport. She stated the residents wanted their zoning to remain residential so improvements could be made to their

property. Therefore, an industrial overlay was added with the 2010 TOP adoption.

Mr. Reyes wanted to know if this residential area is different from the housing to the west.

Ms. Wahlstrom stated that is correct, to the west is medium residential and due to less noise impacts, it was not enough to change the zoning there.

Mr. Willoughby wanted to verify that the west area was across Sultana.

Mr. Wahlstrom stated that is correct and there is the buffer from the railroad spur as well.

PUBLIC TESTIMONY

Ms. Christine Saunders appeared and stated they have worked through issues with staff and appreciates the work that has been done.

Mr. Willoughby asked if the applicant agreed to the conditions of approval, with the landscaping change.

Ms. Saunders stated yes.

Mr. Willoughby wanted to know if they were building it for themselves or as a spec building.

Ms. Saunders stated it was a spec building.

Mr. Reyes wanted to know if anything environmentally historical was found on the property.

Ms. Saunders stated yes in Phase I and Phase 2 that was addressed.

Mr. Reyes wanted to know if there were any conversations with the church regarding the screen wall height and ivy.

Ms. Saunders stated the property owner spoke with the church and talked with the pastor and told him they would paint their side, and he seemed good with it.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Reyes explained the reason he pulled it, is because he feels we need to look at sites in proximity to existing residents and that it was on social media talking about it, and he wanted to get all the facts and hear from staff and make sure there weren't any issues with the church and there would be a tubular wall on the railroad side, so it won't be tagged.

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV19-033, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- B. REQUEST TO RESCIND TENTATIVE TRACT MAP FILE NO. PMTT16-004 (TTM 19966):** Consideration of a request to rescind the approval of File No. PMTT16-004 (TT 19966), a Tentative Tract Map subdividing 111.10 acres of land into 480 numbered lots and 92 lettered lots generally located at the southwest corner of Riverside Drive and Ontario Avenue, within the Residential Single Family district of Planning Areas 2, 3, 4, and 5 of the Armstrong Ranch Specific Plan. Staff has determined that the project does not require any environmental action under California Environmental Quality Act (CEQA); (APNs: 0218-101-01, 0218-101-02, 0218-101-07, 0218-101-08, 0218-102-10, and 0218-102-11) **submitted by CVRC Ontario Investments, LLC.**

Senior Planner Mejia, presented the staff report. She described the location and history of the approval decision for the tract map, that was attached to a development agreement. She explained the condition that terminates the development agreement, regarding the purchase of the property, which CVRC was unable to do. She stated that staff is recommending the Planning Commission approve rescinding the approval for File No. PMTT16-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted clarification that with this map being rescinded should a new tract map be proposed it would be a new design.

Ms. Mejia stated that was correct.

Mr. Willoughby wanted to verify that Planning Area 1 was not part of this project.

Ms. Mejia stated that is correct.

Mr. Willoughby wanted to know if anything was happening on Planning Area 1.

Ms. Mejia stated no.

PUBLIC TESTIMONY

Mr. Mike White appeared and stated he was available to answer any questions.

Mr. Willoughby wanted to clarify that CVRC has elected to not move forward at this time.

Mr. White stated they are just completing the process to get the refund as stated within the Development Agreement.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Downs, to adopt a resolution to approve the rescinding of approval of a Tentative Tract Map, File No., PMTT16-004 (TTM

19966), subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA15-003**: A First Amendment to the Development Agreement (File No. PDA15-003) 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 the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (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. City Council action is required.**

Development Administrative Officer Womble, presented the staff report. He described the location and the amendment regarding the deferred frontage improvements, which requires the right-of-way approval from SCE. He stated the applicant has been doing their due diligence to gain these approvals from SCE, but they don't want to impede the development, so the best option is to modify the agreement. He described the key points of the amendment. He stated that staff is recommending the Planning Commission recommend approval of the Amendment of File No. PDA15-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Ms. DeDiemar wanted to know the possibility of SCE not giving the approvals.

Mr. Womble stated they don't see any issues at this time and the applicant has completed all the steps and are just waiting.

Ms. DeDiemar asked if it is a bureaucratic delay.

Mr. Womble stated yes.

PUBLIC TESTIMONY

Mr. Womble stated that the applicant wanted to be here, but he had a family issue and apologized for not being here tonight.

No one responded.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Gage stated this seems like a reasonable solution.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Development Agreement Amendment, File No., PDA15-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Downs, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet.

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Ms. Wahlstrom stated the Monthly Activity Report is in their packet.

ADJOURNMENT

Mr. Willoughby motioned to adjourn, all agreed. The meeting was adjourned at 7:26 PM.

Secretary Pro Tempore

Chairman, Planning Commission



PLANNING COMMISSION STAFF REPORT

January 28, 2020

FILE NO.: PGPA20-001

SUBJECT: A General Plan Amendment (File No. PGPA20-001) to modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change for the approved Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan 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 will update the Future Buildout Table (Exhibit LU-03) to reflect an additional 925 multi-family units and decrease the non-residential square feet from 1,172,788 to 832,497 square feet; (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **City initiated. City Council action is required.**

PROPERTY OWNER: Craig Development Corporation

RECOMMENDED ACTION: That the Planning Commission consider and recommend City Council approval of File No. PGPA20-001, pursuant to the facts and reasons contained in the staff report and attached resolutions.

PROJECT ANALYSIS:

[1] Background — On June 27, 2019, the Planning Commission recommended City Council approval of an Amendment to the Meredith International Centre Specific Plan to establish a Mixed-Use Overlay district on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district, located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard (depicted in Figure 1: Project Location). Subsequently on December 17, 2019, the City Council approved the Amendment to the Meredith International Centre Specific Plan.

[2] Analysis — The Ontario Plan (TOP) Future Buildout Table (Exhibit LU-

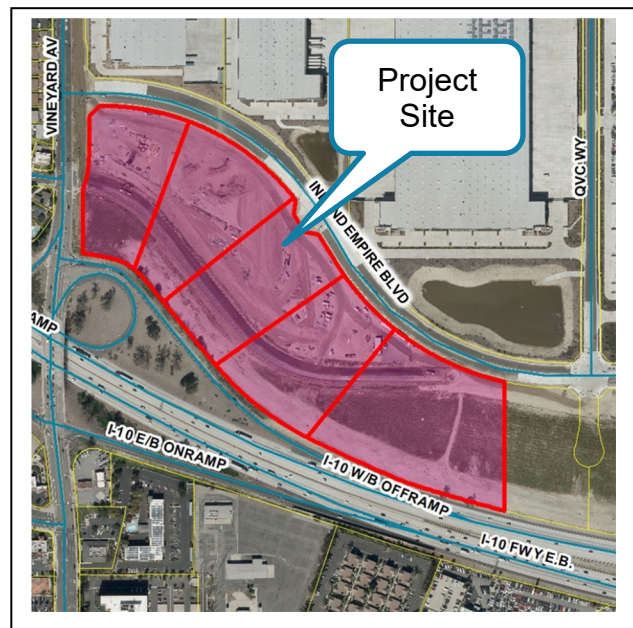


Figure 1: Project Location

Case Planner:	Rudy Zeledon
Planning Director Approval:	
Submittal Date:	01/14/2020

Hearing Body	Date	Decision	Action
DAB	NA	NA	
PC	01/28/2020		Recommend
CC	02/25/2020		Final

03) and its projections are estimates of the future buildout of the Policy Plan (General Plan) in terms of dwelling units, population, non-residential building square footage, and jobs. A key assumption in understanding these projections is that they reflect a theoretical buildout assumption for each general plan land use designation and for the buildout of the entire City rather than reflecting maximum density or intensity. The TOP EIR and Policy Plan Land Use Plan serve as the basis for the Future Buildout Table projections.

The Specific Plan Amendment (“SPA”) to the Meredith International Centre Specific Plan established a Mixed-Use Overlay district that will accommodate up to 925 multiple-family dwellings and 5,000 square feet of retail commercial space within the westerly portion of Planning Area 2 of the Specific Plan. With the approval of the SPA to Meredith International Centre Specific Plan, the Policy Plan Mixed-Use Meredith land use designation density assumptions for residential development increased with the addition of 925 units and the intensity for non-residential decreased (Commercial square feet). The proposed General Plan Amendment will update TOP Policy Plan Future Buildout Table (Exhibit LU-03) to reflect the changes to the assumed density and intensity for the Mixed-Use Meredith section of the Buildout Table. With the addition of the 925 units, the total units for the Mixed-Use Meredith land use designation will increase from 800 to 1,725 residential units and decrease the non-residential square feet from 1,172,788 to 832,497 square feet (Exhibit A, attached to the resolution). In addition, the Policy Plan Buildout Methodology will be revised to indicate the changes to the assumed density and Intensity (Exhibit B, attached to the resolution).

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City’s Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario’s Commercial and Residential Neighborhoods
- Invest in the City’s Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

[2] Vision.

Distinctive Development:

- Commercial and Residential Development

➤ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

[3] Governance.

Decision Making:

▪ Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➤ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

Land Use Element:

▪ Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

➤ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➤ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

▪ Goal LU2: Compatibility between a wide range of uses.

➤ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Housing Element:

▪ Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➤ H2-4 Ontario Airport Metro Center We foster a vibrant, urban, intense and highly amenitized community in the Ontario Airport Metro Center Area through a mix of residential, entertainment, retail and office-oriented uses.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

➤ H5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Community Economics Element:

▪ Goal CE1: A complete community that provides for all incomes and stages of life.

➤ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (925) and density (47 du/ac) specified in the Available Land Inventory.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The project site is located within the Airport Influence Area of the Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were previously reviewed in conjunction with an Addendum, to Meredith International Centre Specific Plan Amendment (File No. PSPA 19-002) Environmental Impact Report (SCH# 2014051020), approved by City Council on December 17, 2019. This Application introduces no new significant environmental impacts.

RESOLUTION NO. PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PGPA20-001, A REQUEST TO MODIFY THE FUTURE BUILDOUT TABLE (EXHIBIT LU-03) TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGE FOR THE APPROVED AMENDMENT (FILE NO. PSPA19-002) TO THE MEREDITH INTERNATIONAL CENTRE SPECIFIC PLAN 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, LOCATED AT THE SOUTHEAST CORNER OF VINEYARD AVENUE AND INLAND EMPIRE BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0110-311-52, 0110-311-53, 0110-311-54, AND 0110-311-55.

WHEREAS, City of Ontario ("Applicant") has filed an Application for the approval of a General Plan Amendment, File No. PGPA20-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 22.39 acres of land generally located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard, within the Planning Area 2 (Urban Commercial) land use district, and is currently vacant; and

WHEREAS, the properties to the north of the project site are within the Planning Area 1 (Industrial) land use district of the Meredith International Centre Specific Plan and are improved with industrial development. The properties to the east are within the Urban Commercial land use district of the Meredith International Centre Specific Plan and are developed with an automobile dealership (Infiniti). The properties to the west are within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district and are developed with single-family residences. Additionally, Interstate 10 borders the project site on the south side; and

WHEREAS, on December 17, 2019, the City Council approved the Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan 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 of the Meredith International Centre Specific Plan. The approved Mixed-Use Overlay District will accommodate up to 925 multi-family dwellings and 5,000 square feet of retail commercial on the westerly 22.4 acres of Planning Area 2 or approximately 51.2 percent of Planning Area 2; and

WHEREAS, Figure LU-03 Future Buildout specifies the likely buildout for Ontario with the adopted land use designations. The proposed changes to Figure LU-01 Official Land Use Plan assumed density/intensity for Meredith Mixed-Use area will require Figure

LU-03 Future Buildout to be modified, as shown in Exhibit A (attached), to be consistent with LU-01 Official Land Use Plan. In addition, the Policy Plan the Buildout Methodology table will be revised to indicate the changes to the assumed density and intensity as shown in Exhibit B (attached); and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 17, 2019, the City Council approved the Amendment (File No. PSPA19-002) to the Meredith International Centre Specific Plan 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 of the Meredith International Centre Specific Plan. The approved Mixed-Use Overlay District will accommodate up to 925 multi-family dwellings and 5,000 square feet of retail commercial on the westerly 22.4 acres of Planning Area 2 or approximately 51.2 percent of Planning Area 2; and

WHEREAS, as the first action on the Project, on December 17, 2019, the City Council adopted an Addendum to a previous Environmental Impact Report prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA

Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of less than significant; and

WHEREAS, on January 28, 2020, the Planning Commission of the City of Ontario conducted a hearing to consider the Addendum to The Ontario Plan (TOP) Environmental Impact Report, the initial study, and the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with an Addendum (File No. PSPA19-002) to the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH# 2014051020), certified by the City Council on April 7, 2015, in conjunction with File Nos. PGPA13-005 and PSPA14-003; and

(2) The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation

measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: Additional Environmental Review Not Required. Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the v was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: Housing Element Compliance. Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the

Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the number of dwelling units (925) and density (47 DU/AC) specified in the Available Land Inventory.

SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as “ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby recommends the City Council conclude as follows:

a. The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan as follows:

H2-4 Ontario Airport Metro Center We foster a vibrant, urban, intense and highly amenitized community in the Ontario Airport Metro Center Area through a mix of residential, entertainment, retail and office-oriented uses.

Compliance: The approved Specific Plan Amendment (File No PSPA19-002) to the Meredith International Centre Specific Plan established a Mixed-Use Overlay district that will accommodate up to 925 multiple-family dwellings and 5,000 square feet of retail commercial space within the westerly portion of Planning Area 2 of the Specific Plan. The proposed General Plan Amendment (File No. PGPA20-001) is an administrative clean up item, that will add an additional 925 multiple-family

dwellings established by the Specific Plan Amendment to the Meredith International Centre Specific Plan are now proposed to be added to The Ontario Plan Policy Plan (General Plan) Future Buildout Table (Exhibit LU-03) to reflect the additional residential units to the Mixed-Use Meredith section of the Buildout Table (Exhibit B, attached to the resolution). The Meredith International Centre Specific Plan is located within Policy Plan Ontario Airport Metro Center (Policy Plan Figure LU-4). The addition of 925 multiple-family dwellings and reduction of the non-residential square feet from 1,172,788 to 832,497 square feet of retail commercial space within the westerly portion of Planning Area 2 of the Meredith International Centre Specific Plan, will implement the intent of the growth area by providing the opportunity for vibrant, urban, intense and highly amenitized community through a mix of residential, entertainment, retail and office-oriented uses.

SECTION 6: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 7: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28th day of January 2020 and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Cathy Wahlstrom
Planning Director and
Secretary to the Planning Commission

Planning Commission Resolution
File No. PGPA20-001
January 28, 2020
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STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC20, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 28, 2020, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

EXHIBIT A:

**File No. PGPA20-001
General Plan Amendment to Future Buildout Table
(Exhibit LU-03)**

(Proposed changes to TOP Exhibit LU-03 follow this page)

LU-03 Future Buildout¹

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Residential						
Rural	529	2.0 du/ac	1,059	4,232		
Low Density ⁶	7,255	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,584	122,244		
Low-Medium ⁶ Density	1,000	8.5 du/ac	8,500	33,976		
Medium Density	1,897	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,200	133,791		
High Density	183	35.0 du/ac	6,415	21,470		
<i>Subtotal</i>	10,865		84,758	315,713		
Mixed Use						
• Downtown	113	<ul style="list-style-type: none"> 60% of the area at 35 du/ac 40% of the area at 0.80 FAR for office and retail 	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	<ul style="list-style-type: none"> 25% of the area at 30 du/ac 50% of the area at 1.0 FAR office 25% of area at 0.80 FAR retail 	428	856	1,740,483	3,913
• Meredith	93	<ul style="list-style-type: none"> 47% of the area at 37.4 du/ac 48% at 0.35 FAR for office and retail uses 5% at 0.75 FAR for Lodging 	1725	3,450	832,497	975
• Transit Center	76	<ul style="list-style-type: none"> 10% of the area at 60 du/ac 90% of the area at 1.0 FAR office and retail 	457	913	2,983,424	5,337
• Inland Empire Corridor	37	<ul style="list-style-type: none"> 50% of the area at 20 du/ac 30% of area at 0.50 FAR office 20% of area at 0.35 FAR retail 	368	736	352,662	768
• Guasti	77	<ul style="list-style-type: none"> 20% of the area at 30 du/ac 30% of area at 1.0 FAR retail 50% of area at .70 FAR office 	465	929	2,192,636	4,103
• Ontario Center	345	<ul style="list-style-type: none"> 30% of area at 40 du/ac 50% of area at 1.0 FAR office 20% of area at 0.5. FAR retail 	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	<ul style="list-style-type: none"> 5% of area at 40 du/ac 20% of area at 0.75 FAR office 75% of area at 0.5 FAR retail 	479	958	5,477,126	7,285
• NMC West/South	315	<ul style="list-style-type: none"> 30% of area at 35 du/ac 70% of area at 0.7 FAR office and retail 	3,311	6,621	6,729,889	17,188
• NMC East	264	<ul style="list-style-type: none"> 30% of area at 25 du/ac 30% of area at 0.35 FAR for office 40% of area at 0.3 FAR for retail uses 	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	<ul style="list-style-type: none"> 50% of the area at 30 du/ac 50% of area at 0.8 FAR retail 	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	<ul style="list-style-type: none"> 18% of the area at 25 du/ac 57% of the area at 0.25 FAR retail 25% of the area at 1.5 FAR office 	185	369	924,234	2,098
<i>Subtotal</i>	1,668		16,054	32,107	34,582,545	71,896

LU-03 Future Buildout¹

Land Use	Acres ²	Assumed Density/Intensity ³	Units	Population ⁴	Non-Residential Square Feet	Jobs ⁵
Retail/Service						
Neighborhood ⁶ Commercial	281	0.30 FAR			3,671,585	8,884
General Commercial	519	0.30 FAR			6,788,695	6,307
Office/Commercial	514	0.75 FAR			16,805,775	37,269
Hospitality	142	1.00 FAR			6,177,679	7,082
<i>Subtotal</i>	1,457				33,443,735	59,542
Employment						
Business Park	1,507	0.40 FAR			26,261,610	46,075
Industrial	6,384	0.55 FAR			152,947,800	134,383
<i>Subtotal</i>	7,891				179,209,410	180,459
Other						
Open Space-Non-Recreation	1,232	Not applicable				
Open Space-Parkland ⁶	950	Not applicable				
Open Space-Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,871	Not applicable				
<i>Subtotal</i>	9,906					
<i>Total</i>	31,786		100,812	347,821	247,235,691	311,896

Notes

- Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
- To view the factors used to generate the number of employees by land use category, access the Methodology report.
- Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

LU-03 Future Buildout¹

Revisions to LU-03 Table:

PGPA No.	City Council Approval Date	Description
09-001	5-15-2012	Tuscana Village – add residential to 41 acre Mixed Use site (18% at 25 du/ac)
12-001	12-18-2012	Soccer Complex Sign - .41 acres from Open Space - Parkland to Industrial
11-002	6-18-2013	TOP Clean-up – 443 properties
13-002	12-17-2013	Borba Village – Change 14.6 acres from MDR to LMDR
13-004	6-16-2014	Edison & Haven – Change 4 acres from Neighborhood Commercial to Medium Density Residential
13-006	6-16-2014	SR60 & Euclid – Change 5.1 acres from General Commercial to Medium Density Residential
14-002	11-18-2014	2014 East Fourth St. – Change 6.11 acres from General Commercial to Low Medium Density Residential
13-007	12-16-2014	SWC Archibald & Eucalyptus – Change 83.88 acres of Office Commercial, Business Park and Industrial to Low Density Residential
14-001	12-16-2014	Northside of Guasti Road near Haven and Milliken – Change 52.36 acres from Industrial to Business Park
13-005	4-7-2015	Southwest corner of Vineyard and Fourth Street (Meredith) – Change 148 acres from Mixed Use to Industrial and to modify the development assumptions for the remaining 93 acres of Mixed Use.
15-001	11-17-15	Twelve industrial related parcels located on Brooks, Sunkist, Park and Philadelphia in order to be consistent with current use (related file PZC15-002)
15-002	2-2-2016	Sixteen industrial parcels located between 260 and 625 feet north of Mission Blvd. and between Benson and Magnolia Avenues to change from Business Park to Industrial.
16-001	5-17-2016	TOP Cleanup - 83 properties
16-006	3-7-2017	TOP Cleanup – 545 properties, eliminate SoCalf (LU-02 and Environmental Resources Element) and modify commercial transitional overlay language
17-001	3-6-18	TOP Cleanup-Approx. 450 properties, Downtown, N of the I-10 Freeway, and throughout the City

LU-03 Future Buildout¹ (Cont.)

16-005	3-6-18	NWC Grove & Mission, IND to BP, IND to ROW, ROW to BP, and BP to ROW, related to PDEV16-009 & PMTT16-007(PM 19721) (related PZC16-003)
18-001	6-19-18	SEC Haven & Francis OC to IND related to PSPA18-002
16-002	6-19-18	SEC Eucalyptus & Carpenter BP to IND
18-005	12-4-18	Establish GP of IND for Loop Rd.
18-009	7-16-19	G St. 1.02 ac GC to LMDR & .46 GC to Hospitality
19-002	9-17-2019	NEC & SEC Wall & Wannamaker – Change 11.9 acres from General Commercial to Industrial
20-001	February 2020 est	Change Assumed Density/Intensity to the Meredith Mixed Use: <ul style="list-style-type: none"> • from 23% to 47% of the area at 37.4 du/ac, and • from 72% to 48% at 0.35 FAR for office and retail uses

EXHIBIT B:

**File No. PGPA20-001
General Plan Amendment to the
Buildout Methodology Table**

(Proposed changes to Buildout Methodology Table to follow this page)

Buildout Methodology

This section provides a description of the assumptions and methods used to project future population, housing, and employment levels for the City of Ontario. The projections themselves are presented on the Future Buildout Projections table (Exhibit LU-03).

Background and Baseline Assumptions

The Future Buildout Projections are estimates of the future buildout of the Policy Plan in terms of dwelling units, population, non-residential building square footage, and jobs. A key assumption in understanding these projections is that they reflect a theoretical buildout of the entire City, rather than what is likely to appear on the ground on an individual parcel. The land use plan serves as the basis for these projections. In the portions of the city which have an overlay designation of Business Park, Industrial or Commercial but the underlying designation is some other designation, the future buildout assumes the properties will be developed under their overlay designation.

Assumed Density/Intensity: Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan because the development of individual parcels or groups of parcels must account for factors such as physical site constraints, more detailed zoning requirements that further limit development potential, and other regulatory constraints. As such, assumed densities and intensities used to calculate buildout are based on this fact; they represent an average level of density/intensity that will likely be achieved at buildout of each land use category.

Acres: Acres are derived from GIS-based calculations for each land use category. The acres are depicted as adjusted gross acres, meaning that the right-of-way for public roads, railroads, and flood control facilities are not included in each land use designation and instead accounted for separately.

Residential Assumptions

Estimations for the buildout of the residential land use designations were calculated using the following assumptions/methods:

Assumed Density/Intensity: The average number of units that will likely be achieved per acre at buildout of the land use designation.

Units: Dwelling unit projections are estimated by multiplying the Acres of each land use designation by the corresponding Assumed Density/Intensity factor. In the Mixed Use land use designation, the percentage of acres assumed to be devoted to residential uses varies by location and is described separately for each mixed use area on the Future Buildout Projections table.

Persons per Household: This factor is used to estimate population at buildout and is based upon the Development Impact Fee report (link to the DIF) that has been adjusted for the 2000 Census. The persons per household factor varies by:

Buildout Methodology (Cont.)

- Land Use Designation and Unit Type: lower density land use designations typically accommodate larger units and a greater number of occupants than higher density designations, which typically accommodate smaller units and fewer occupants. The Medium Density land use designation accommodates a mixture of multi-family attached and single-family detached and attached units. It has been assumed that the Mixed-Use land use designation will accommodate fewer occupants per unit because this type of unit typically attracts singles, retirees, and young couples.
- Area: The Old Model Colony (OMC), which was developed earlier, accommodates a different size and type of medium density unit than the New Model Colony (NMC), which was developed later, and the persons per household factor has been adjusted accordingly.

The following persons per household factors were utilized to estimate future population:

Land Use Category	Assumed Unit Type(s) (% of Mixture)	Persons Per Household (area)
Rural, Low Density, and Low-Medium Density	Single-family detached (100% of units)	3.997 (citywide)
Medium Density	Single-family attached (75% of units in OMC)	3.997 (OMC)
	Single-family detached (25% of units in OMC)	3.278 (OMC)
	Multi-family attached (100% of units in NMC)	3.347 (NMC)
High Density	Multi-family attached	3.347 (citywide)
Mixed Use	Multi-family and Single-family attached	2.0 (citywide)
Notes: OMC = Old Model Colony NMC = New Model Colony		

Buildout Methodology (Cont.)

Population: Population is determined by multiplying the projected number of dwelling units by the persons per household factor.

	Population/Acre
Rural Residential	7.994
Low Density Residential	15.99 OMC 17.99 NMC
Low Medium Density Residential	33.97
Medium Density Residential	68.71 OMC 73.63 NMC
High Density Residential	117.15
Mixed Use	Varies - 2 person/unit

Non-Residential Assumptions

Estimations for the buildout of the Retail/Service and Employment related land use designations were calculated using the following assumptions/methods:

Assumed Density/Intensity: The average Floor Area Ratio (FAR) that will likely be achieved at buildout of the land use designation. In the Mixed Use land use designation, the FAR assumed to be devoted to non-residential uses varies by location and is described for each mixed use area on the Future Buildout Projections table (link to Future Buildout Secondary Page - 01c_BuildoutSecondaryPage.doc).

Floor Area Ratio (FAR): Indicates the total building square footage on a given lot divided by the lot area of the same lot. Building square footage includes all habitable structures on the lot and does not include garages. Click here (link to FAR definition and example page) for an example. In the Mixed Use land use designation, the FAR assumed to be devoted to non-residential uses varies by location and is described in each mixed use area.

Non-Residential Square Footage: Non-residential square footage projections are calculated by multiplying the acres of each non-residential land use designation by the corresponding FAR and by 43,560 (square feet in an acre).

Employees/1000 SF Factor: This factor indicates the number of employees per 1,000 square feet and is used to estimate the number of jobs in each land use category. These factors were derived from the Employment Density Study, Summary Report October 31, 2001, prepared for the Southern California Association of Governments by Natelson and Associates.

The Employees/1000 SF Factor varies by business type with offices accommodating a greater number of employees per square foot than industrial uses. In addition, the Neighborhood Commercial land use category is typically less intensive and accommodates fewer employees per square foot than other retail and service uses. The

Buildout Methodology (Cont.)

following Employees/1000 SF Factors were utilized to estimate future jobs and are divided into non-mixed use and mixed use land use categories:

Non-Mixed Use Land Use Categories

Land Use Category	Assumed Job Type (% of Mixture)	Employees/1,000 Sq. Ft.	Employees per Acre
Neighborhood General	Non-Office (80%)	2.310	24.15
	Office (20%)	2.860	7.47
General Commercial	Non-Office (90%)	0.718	8.44
	Office (10%)	2.860	3.74
Office/Commercial	Non-Office (30%)	0.718	7.04
	Office (70%)	2.860	65.41
Hospitality	Non-Office (80%)	0.718	25.02
	Office (20%)	2.860	24.92
Business Park	Non-Office (50%)	0.650	5.66
	Office (50%)	2.860	24.92
Industrial	Non-Office (90%)	0.650	14.02
	Office (10%)	2.860	6.85

Mixed Use Land Use Category

Buildout Methodology (Cont.)

Mixed Use Area	Assumed Job Type (% of Mixture)	Employees/1000 SF	Employees per Acre
Downtown	Non-Office (20%)	0.718	5.00
	Office (20%)	2.860	19.33
Euclid/Francis	Non-Office (50%)	2.310	40.25
East Holt	Non-Office (25%)	0.718	7.82
	Office (50%)	2.860	62.29
Meredith	Non-Office 37%	0.718	6.26
	Office 16%	2.860	62.29
Transit Center (Multi-Modal)	Non-Office (45%)	0.718	14.07
	Office (45%)	2.860	56.06
Inland Empire Corridor	Non-Office (20%)	0.718	2.19
	Office (30%)	2.860	18.69
Guasti	Non-Office (30%)	0.718	9.38
	Office (50%)	2.860	43.60
Ontario Center	Non-Office (20%)	0.718	3.13
	Office (50%)	2.860	62.29
Ontario Mills	Non-Office (75%)	0.718	11.73
	Office (20%)	2.860	18.69
SR 60/Hamner	Non-Office (57%)	0.718	5.35
	Office (25%)	2.860	15.57
NMC West	Non-Office (10%)	0.718	2.19
	Office (60%)	2.860	52.32
NMC East	Non-Office (40%)	0.718	3.75
	Office (30%)	2.860	13.08
Note: Mixed use areas assume a mixture of residential and non-residential uses. Accordingly, the total office and non-office percentages will typically not total 100% to account for the areas devoted to residential uses.			

Buildout Methodology (Cont.)

Jobs: On a citywide basis, each land use category produces both office and non-office types of employment, for example, a shopping center may have a market, video rental store, medical office, and realtor office. We have based our estimations for future jobs on this fact and have adjusted our calculations accordingly. Jobs are calculated by dividing the total square footage of both non-office and office job type by 1,000 and multiplying that result by the appropriate Employee/1000 SF factor.

Buildout Methodology (Cont.)

Synopsis of Future Buildout Assumptions

Designation	Residential Uses	Non-Residential Uses						
	Dwelling Units per Acre	Floor Area Ratio	Office	Commercial	Lodging	Industrial	Mfg.	Warehouse
Rural Residential	2 du/ac	NA						
Low Density Residential	OMC – 4.0 NMC - 4.5	NA						
Low Medium Density Residential	8.5	NA						
Medium Density Residential	OMC - 18 NMC - 22							
High Density Residential	35							
Neighborhood Commercial		0.30	20%	80%				
General Commercial		0.30	10%	90%				
Office-Commercial		0.75	70%	25%	5%			
Hospitality		1.0	20%	30%	50%			
Business Park		0.40	50%			50%		
Industrial		0.55	10%			45%	35%	10%

Mixed Use Buildout Assumptions

Mixed Use Area	Residential Uses		Non-Residential Uses			
	Dwelling Units per Acre	Residential %	Floor Area Ratio	Office	Commercial	Lodging
Downtown	35	60%	0.80	20%	20%	
East Holt	30	25%	1.0	50%		
			0.80		25%	
Euclid/Francis	30	50%	0.80		50%	
Guasti	30	20%	0.70	50%		
			1.0		30%	
Inland Empire	20	50%	0.50	30%		
			0.35		20%	
Meredith	37.4	47%	0.35			
			0.75	16%	32%	5%
Multi-Modal	60	10%	1.0	45%	45%	
NMC East	25	30%	0.35	30%		
			0.30		40%	
NMC West	35	30%	0.70	60%	10%	
Ontario Center	40	30%	1.0	50%		
			0.50		20%	
Ontario Mills	40	5%	0.75	20%		
			0.50		75%	
SR60/Hamner	25	18%	0.50	25%		
			0.30		57%	



PLANNING COMMISSION STAFF REPORT

January 28, 2020

FILE NO.: PDCA20-001

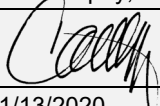
SUBJECT: A Development Code Amendment request to amend Ontario Development Code Section 4.02.010.D.2.f, Billboard Relocation Agreements, Interagency Relocation Exception, to revise the locational criteria and the number of billboards to be eliminated within the City; **City Initiated. City Council action is required.**

RECOMMENDED ACTION: That the Planning Commission consider and recommend approval of File No. PDCA20-001 to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT ANALYSIS:

[1] Background — Going back several decades, the City began prohibiting the construction of new billboard signs. In 2003, the City approved an amendment to the Development Code Sign Section that would allow for the construction of a new billboard as part of a billboard relocation agreement. The intent of the billboard relocation agreement was “to reduce the overall number of legal nonconforming billboards within the city by allowing relocated billboards in more suitable locations and provide more attractive, aesthetically pleasing billboard designs through a Billboard Relocation Agreement.” A further purpose is to reduce or eliminate the City's obligation to pay compensation for the removal of legal nonconforming billboards. Billboard Relocation Agreements are part of the demonstrated commitment of the City of Ontario to improve the aesthetic appearance of the City. The consideration and execution of Billboard Relocation Agreements shall be at the sole discretion of the City of Ontario. The provisions require the removal of at least six existing billboards for every new, relocated billboard sign.

In 2015, the City was involved in several discussions with San Bernardino County Transportation Authority (“SBCTA”), the regional transportation planning agency of which the City is a part, regarding the relocation of billboards necessary to complete freeway improvement projects. Because most cities in the region prohibit new billboards, the ability to relocate billboards is minimal. In cases where billboards cannot be relocated, SBCTA was placed in a position of having to purchase the billboard and compensate the billboard companies for lost revenue potential – these costs can be substantial.

Case Planner:	Scott Murphy, Development Director
Planning Director Approval:	
Submittal Date:	01/13/2020

Hearing Body	Date	Decision	Action
DAB			
PC	01/28/2020		Recommend
CC			Final

To assist SBCTA and other public agencies in relocating billboards, the City Council approved an amendment to the billboard relocation agreement that would allow billboards to be relocated within the City, under very specific criteria, through an “Interagency Relocation Exception.” The exception reads as follows:

Notwithstanding the foregoing, a billboard may be relocated from outside the City to any location within the City pursuant to an agreement, approved at the discretion of the City Council, between the City and another public agency so long as the following findings can be met:

- a) A minimum of six (6) existing, legal nonconforming billboards shall be removed, at least five (5) of which must be currently located within the City; and
- b) The billboard’s relocation is necessitated by work being performed on the same freeway as the planned new site for the billboard; and
- c) The public health, safety, and welfare are not impaired by the relocation.

That amendment provided for a billboard to be relocated to the Mountain/Interstate 10 intersection and the removal of five billboards within the City along Holt Boulevard, Vineyard Avenue, and Mountain Avenue.

[2] Analysis — Recently, the City has been reviewing the plans of the Interstate 10 express lanes project. As part of the freeway widening, a billboard located on the north side of Interstate 10, between the Vineyard Avenue and Fourth Street interchanges, is within the future freeway right-of-way. As part of the freeway widening, SBCTA would be required to relocate the same billboard to the north, outside the future right-of-way or purchase the billboard rights outright at a very high cost. Staff has had discussions with the billboard owner about the potential to relocate the billboard on the same site with a more pleasing design and obtain the removal of additional billboards within the City.

The current language only provides for relocation of billboards located outside of the City to be relocated within the City. However, the Development Code is silent on billboards within the City, relocation of existing billboards within the City would be prohibited. As a result, the language must be revised to address existing billboards within the City. Additionally, staff has determined that the number of older billboards in less desirable areas in the interior of the City (e.g. Holt Boulevard, Mountain Avenue, Mission Boulevard, etc.) has been dramatically reduced, thereby making the six billboard removals unattainable. Therefore, the number of billboards proposed for removal is being reduced to three (3) signs. The Interagency Relocation Exception (Development Code Section 4.02.010.D.2.f) would read as follows:

- (f) Interagency Relocation Exception. Notwithstanding the foregoing, a billboard may be relocated from **inside or** outside the City to any location within the

City pursuant to an agreement, approved at the discretion of the City Council, between the City and another public agency so long as the following findings can be met:

(1) A minimum of ~~six (6)~~ **three (3)** existing, legal nonconforming billboards ~~within the City~~ shall be removed, ~~at least five (5) of which must be currently located within the City;~~

(2) The billboard's relocation is necessitated by work being performed on the same freeway as the planned new site for the billboard; and

(3) The public health, safety, and welfare are not impaired by the relocation.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies

[2] Policy Plan (General Plan)

Land Use Element:

- Goal LU2: Compatibility between a wide range of uses.
 - LU2-5 *Regulation of Uses.* We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.
 - LU2-7 *Inter-jurisdictional Coordination.* We maintain an ongoing liaison with IEUA, LAWA, Caltrans, Public Utilities Commission, the railroads and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.
- Goal LU3: Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project

site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The project site is located within the Airport Influence Area of the Ontario International Airport and has been found to be consistent with the policies and criteria set forth within the Ontario International Airport Land Use Compatibility Plan.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15601(b)(3) (General Rule) of the CEQA Guidelines based on the fact that it is not known whether an interagency billboard relocation agreement will be proposed, where the location of any new relocation might occur, and the total number and locations of billboards proposed for removal as part of such an agreement might be.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING APPROVAL OF 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.

WHEREAS, THE CITY OF ONTARIO ("Applicant") has initiated an Application for the approval of a revision to Development Code, File No. PDCA20-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in 2003, the City recognized the benefit of allowing billboard relocations as a method of achieving an overall reduction in the number of billboards within the City; and

WHEREAS, public agencies occasionally encounter the need to remove a billboard in order to complete necessary public infrastructure; and

WHEREAS, the removal of billboards in order to install necessary infrastructure improvements can be very costly when considering the anticipated future revenue of a billboard; and

WHEREAS, the City understands the public benefit in reducing the costs of public infrastructure; and

WHEREAS, the City recognizes an opportunity to reduce public infrastructure costs while, at the same time, reducing the overall number of billboards located within the City; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the Application is exempt from the requirements of CEQA pursuant to Section 15601(b)(3) (General Rule) based on the fact that it is not known whether an interagency billboard relocation agreement will be proposed, where the location of any new relocation might occur, and the total number and locations of billboards proposed for removal as part of such an agreement might be; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendations to the City Council on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 28, 2020, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. Environmental Determination and Findings. As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The Project is exempt from environmental review pursuant to Section 15601(b)(3) (General Rule) of the CEQA Guidelines; and

b. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

c. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2. Concluding Facts and Reasons. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Section 1, above, the Planning Commission hereby concludes as follows:

a. The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

b. The proposed Development Code Amendment is consistent with the goals and policies of the Development Code; and

c. The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 3. ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 2, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, modifying Section 4.02.010(D)(2)(f) of the Development Code to read as follows:

(f) Interagency Relocation Exception. Notwithstanding the foregoing, a billboard may be relocated from inside or outside the City to any location within the City pursuant to an agreement, approved at the discretion of the City Council, between the City and another public agency so long as the following findings can be met:

(1) A minimum of three (3) existing, legal nonconforming billboards currently located within the City shall be removed.

(2) The billboard's relocation is necessitated by work being performed on the same freeway as the planned new site for the billboard.

(3) The public health, safety, and welfare are not impaired by the relocation.

SECTION 4: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6: **Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28th day of January, 2020, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Cathy Wahlstrom
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. _____ was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 28, 2020, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore



CITY OF ONTARIO

MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Cathy Wahlstrom, Planning Director *CW*

DATE: January 28, 2020

SUBJECT: MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF DECEMBER 2019

Attached, you will find the Planning Department Monthly Activity Report for the month of December 2019. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of December 2019

DEVELOPMENT ADVISORY BOARD MEETING

December 2, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-021:

A Development Plan to construct a 21,952-square foot industrial building on 0.92-acre of land located at 1613 South Baker Avenue, within the IG (General Industrial) 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: 0113-414-14) **submitted by Robert Riggio. Planning Commission action is required.**

Action: Approved subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-033:

A Development Plan to construct a 79,220 square-foot industrial building on 3.38 acres of land, located at 540 East Maitland Street, within the IL (Light Industrial) 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 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); (APNs: 1049-501-12, 1049-501-13 and 1049-501-14) **submitted by Lake Creek Industrial, LLC. Planning Commission action is required.**

Action: Approved subject to conditions.

ZONING ADMINISTRATOR MEETING

December 2, 2019

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP19-020: A modification to a previously approved Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility on a 21.0-acre portion of a 36.5-acre project site, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP(AG) Agricultural Overlay 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 Chino Airport, and was evaluated and found to be an existing land use and is not subject to the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP) and the criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of

City of Ontario Planning Department
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Month of December 2019

Aeronautics, as applicable to Chino Airport; (APN: 1053-391-01) **submitted by Ontario Agricultural Products.**

Action: Approved subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING

December 3, 2019

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-004: A Mills Act Contract for a 2,040 square foot Usonian style single-family residence, designated Local Landmark No. 82 known as the Robert N. Williams House, located at 205 East Sixth Street within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-241-03) **submitted by Darius Long.** The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-007: A Mills Act Contract for a 3,350 square foot Mediterranean Revival style single-family residence, a Contributor within the Armsley Square Historic District known as the Stephen A. Craig House, located at 408 West Armsley Square within the RE-4 (Residential Estate - 2.1 to 4.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-341-09) **submitted by Jason and Maria Lawliss.** The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-008: A Mills Act Contract for a 1,242 square foot Mediterranean Revival style single-family residence, a Contributor within the Rosewood Court Historic District known as the C.E. Pratt House, located at 130 East J Street within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-071-05) **submitted by Peter Bugbee.** The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-010: A Mills Act Contract for a 3,652 square foot American Foursquare style single-family residence, a Contributor within the Euclid Avenue Historic District and Local Landmark No. 40 known as the Captain John P. Robertson House, located at 907 North Euclid Avenue within the LDR-5 (Low Density Residential - 2.1 to 5.0

City of Ontario Planning Department
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DU/Acre) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-043-13) **submitted by John Aylng and Dianne Fife**. The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

DEVELOPMENT ADVISORY BOARD MEETING

December 16, 2019

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 (ALUCP); (APN: 1010-132-05) **submitted by Friends of Family Health Center**.

Action: Continued to the 1/20/2020 meeting.

ZONING ADMINISTRATOR MEETING

December 16, 2019

Meeting Cancelled

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING

December 16, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-021:

A Development Plan to construct a 21,952-square foot industrial building on 0.92-acre of land located at 1613 S. Baker Avenue, within the IG (General Industrial) 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: 0113-414-14) **submitted by Robert Riggio**.

Action: Approved subject to conditions.

City of Ontario Planning Department
Monthly Activity Report—Actions
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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-033:

A Development Plan to construct a 79,220 square-foot industrial building on 3.38 acres of land, located at 540 East Maitland Street, within the IL (Light Industrial) 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 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 (ALUCP); (APNs: 1049-501-12, 1049-501-13 and 1049-501-14) **submitted by Lake Creek Industrial, LLC.**

Action: Approved subject to conditions.

REQUEST TO RESCIND TENTATIVE TRACT MAP FILE NO. PMTT16-004 (TTM 19966):

Consideration of a request to rescind the approval of File No. PMTT16-004 (TT 19966), a Tentative Tract Map subdividing 111.10 acres of land into 480 numbered lots and 92 lettered lots generally located at the southwest corner of Riverside Drive and Ontario Avenue, within the Residential Single Family district of Planning Areas 2, 3, 4, and 5 of the Armstrong Ranch Specific Plan. Staff has determined that the project does not require any environmental action under California Environmental Quality Act (CEQA); (APNs: 0218-101-01, 0218-101-02, 0218-101-07, 0218-101-08, 0218-102-10, and 0218-102-11) **submitted by CVRC Ontario Investments, LLC.**

Action: Approved subject to conditions.

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

A First Amendment to the Development Agreement (File No. PDA15-003) 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 the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (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. City Council action is required.**

Action: Recommended the City Council approve the project.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of December 2019

CITY COUNCIL/HOUSING AUTHORITY MEETING

December 17, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO.

PDCA19-003: A public hearing to consider an urgency ordinance approving an interim Development Code Amendment revising Table 5.02-1 (Land Use Table) and Section 5.03.010 (Accessory Residential Structures) in order to bring the City's current provisions governing accessory dwelling units into compliance with recent changes in State Law; **City Initiated.**

Action: Adopted an urgency ordinance approving the interim Development Code Amendment.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMEMEDMENT FOR FILE NO. PSPA19-002:

A public hearing to consider an amendment to the Meredith International Centre Specific Plan (File No. PSPA19-002) to establish a mixed-use overlay district on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district, located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard. Staff is recommending the adoption of an Addendum to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020) certified by City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be 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: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates.** The Planning Commission voted to recommend approval of this item on 11/26/2019, by a vote of 6 to 0.

Action: Adopted a resolution approving the Specific Plan Amendment.

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: Approved introduction and waived further reading of the proposed ordinance approving the Planned Unit Development.

Monthly Activity Report—New Applications

Month of December 2019

PCUP19-029: **Submitted by RCM Construction, Inc**

A Conditional Use Permit to establish and construct an 850 square foot ADU in conjunction with an attached 850-square foot 4-car garage and 900-square foot RV garage exceeding 16 feet in height (a 21'-10" building height is proposed) on 0.64-acre of land located at 1404 North Euclid Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/acre) zoning district (APN: 1047-351-14). Related File: PHP-19-019. **Planning/Historic Preservation Commission approval required.**

PCUP19-030: **Submitted by Ramila Patel**

A Conditional Use Permit to establish a 1,440 square foot automated car wash ancillary to a gas station and convenience store on 0.87-acre of land located at 2156 South Grove Avenue, within the Commercial land use district of the Grove Avenue Specific Plan (APN: 1050-491-08). Related File: PDEV19-069. **Planning Commission action required.**

PCUP19-031: **Submitted by Tan Ferreira, LLC**

A Conditional Use Permit to establish a contractor's yard with outdoor storage and refueling facilities in conjunction with three existing buildings totaling 15,305 SF on 2.4 acres of land located at 901 South Sultana Avenue, within the IL (Light Industrial) zoning district (APN: 1049-353-14). **Zoning Administrator approval required.**

PCUP19-032: **Submitted by Fast 5 Express LLC**

A Conditional Use Permit to establish a 4,446-square foot carwash on 0.95-acre of land located at the northwest corner of Inland Empire Boulevard and Ontario Mills Parkway, within the Office/Commercial land use district of the Ontario Mills Specific Plan (APNs: 238-041-22 and 238-041-28). Related Files: PDEV19-070 and PVAR19-008. **Planning Commission action required.**

PDEV19-069: **Submitted by Ramila Patel**

A Development Plan to demolish an existing gas station and convenience store, and construct a new fueling station with a 3,449-square foot canopy, 3,927-square foot convenience store, and a 1,440-square foot car wash with 336-square foot equipment room on 0.87-acre of land located at 2156 South Grove Avenue, within the Commercial land use district of the Grove Avenue Specific Plan (APN: 1050-491-08). Related File: PCUP19-030. **Planning Commission action required.**

Monthly Activity Report—New Applications

Month of December 2019

PDEV19-070: **Submitted by fast 5 express**

A Development Plan to construct a 4,446-square foot carwash on 0.95-acre of land located at the northwest corner of Inland Empire Boulevard and Ontario Mills Parkway, within the Office/Commercial land use district of the Ontario Mills Specific Plan (APNs: 238-041-22 and 238-041-28). Related Files: PCUP19-032 and PVAR19-008. **Planning Commission action required.**

PHP-19-019: **Submitted by RCM Construction, Inc**

A Conditional Use Permit to establish and construct an 850 square foot ADU in conjunction with an attached 850-square foot 4-car garage and 900-square foot RV garage exceeding 16 feet in height (a 21'-10" building height is proposed) on 0.64-acre of land located at 1404 North Euclid Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district (APN: 1047-351-14). **Planning/Historic Preservation Commission.**

PHP-19-020: **Submitted by Bethel Congregational Church**

A request for a plaque for Bethel Congregational Church, Local Landmark No. 24, located at 536 North Euclid Avenue (APN: 1048-362-09). **Staff action required.**

PHP-19-021: **Submitted by Gloria Campuzano**

A request for a plaque for the Ontario Laundry Co. building, Local Landmark No. 6, located at 401 North Euclid Avenue (APN: 1048-354-11). **Staff action required.**

PLDG19-001: **Submitted by Shanquana Morgan**

A Lodging House Permit issued to 509 East Sierra Court, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/acre) zoning district (APN: 1048-521-10). **Staff action required.**

PSGN19-125: **Submitted by First Sign**

A Sign Plan for the installation of two internally illuminated wall-mounted signs for HOT POT MINI WORKSHOP, located at 929 North Milliken Avenue, Unit 101, within the Garden Commercial land use district of the Ontario Center Specific Plan (APN: 0210-501-05). **Staff action required.**

PSGN19-126: **Submitted by Image Services Inc**

A Sign Plan for the installation of two internally illuminated wall-mounted signs located at 4150 East Fourth Street, within the Commercial land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-24). **Staff action required.**

Monthly Activity Report—New Applications

Month of December 2019

PSGN19-127: **Submitted by Ferguson HVAC**

A Sign Plan for the installation of a nonilluminated wall-mounted sign for FERGUSON HVAC, located at 4652 East Brickell Street, within the Ontario Mills Specific Plan (APN: 0238-211-46). **Staff action required.** (Approved Subject to Conditions: any additional wall sign(s) at this location shall require submittal of a Sign Program.)

PSGN19-128: **Submitted by Megahertz**

A Sign Plan for the installation of a nonilluminated wall-mounted sign, a monument sign, and 7 directional signs (one “delivery check-in” sign, 4 “customer pickup” signs, and 2 traffic signs) for AMERICAN TIRE DISTRIBUTORS, located at 5100 Ontario Mills Parkway, within the Light Industrial land use district of the Rancon Center Specific Plan (APN: 0238-051-34). **Staff action required.**

PSGN19-129: **Submitted by Speed Quality Signs**

A Sign Plan for the installation of an internally illuminated wall-mounted sign for KIDS EMPIRE, located at 130 West G Street, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-271-19). **Staff action required.**

PSGN19-130: **Submitted by signs of success**

A Sign Plan for the installation of an awning sign and one painted wall sign to read: OPTOMETRIST, located at 419 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-354-08). **Staff action required.**

PTUP19-084: **Submitted by Taylor Morrison of California, LLC**

A Temporary Use Permit for the establishment of a residential tract sales office within the garage of a model home. Related file: PDEV19-039/TT 18065. Term of TUP is 2/28/2020 through 5/31/2021. **Staff action required.**

PTUP19-085: **Submitted by Ontario Convention and Visitors Bureau**

A Temporary Use Permit for the NOEL Committee Holiday Sing-a-Long at the R. Jack Mercer Community Bandstand, located in the Euclid Avenue median, between B Street and D Street. Event to be held on 12/21/2019, 6:00PM to 8:00PM. **Staff action required.**

PTUP19-086: **Submitted by Ontario-Montclair School District**

A Temporary Use Permit for the Ontario-Montclair School District Sixth Annual Cross-Country Event, located at 950 West D Street. Event to be held on 5/8/2020. **Staff action required.**

Monthly Activity Report—New Applications

Month of December 2019

PVAR19-008:

Submitted by Fast 5 Express, LLC

A Variance to deviate from the minimum Development Code standard for building setback along a minor arterial street, from 20 feet to 15 feet, as well as a deviation from the minimum building setback along a local street, from 15 feet to 4 feet, in conjunction with the construction of a 4,446-square foot carwash on 0.95-acre of land located at the northwest corner of Inland Empire Boulevard and Ontario Mills Parkway, within the Office/Commercial land use district of the Ontario Mills Specific Plan (APNs: 0238-041-22 and 0238-041-28). Related Files: PDEV19-070 and PCUP19-032. **Planning Commission action required.**

PVER19-076:

Submitted by Lupe Luevanos

A Zoning Verification for property located at 1905 South San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) zoning district (APN: 1050-351-65). **Staff action required.**