



Monthly Activity Report: Actions

Month of April 2022

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DEVELOPMENT ADVISORY BOARD MEETING April 4, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-029: A hearing to consider a Development Plan to construct an industrial building totaling 15,132 square feet on 1.24 acres of land located at 5742 Ontario Mills Parkway, within the Light Industrial land use district of the Crossroads Business Park Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PDEV11-010 and PMTT11-010, for which a Mitigated Negative Declaration was adopted by the Planning Commission on June 26, 2012. 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: 0238-021-84) **submitted by Bill Fox.**

Action: The Development Advisory Board adopted a decision approving the Development Plan.

ZONING ADMINISTRATOR MEETING April 4, 2022

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-017: A Conditional Use Permit to establish a two-story 998 square foot Accessory Dwelling Unit (ADU), with a portion above a proposed 420 square foot two-car garage and exceeding 16 feet in height on 0.172-acres of land, located at 715 East Philadelphia Street, within the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1050-531-02) **submitted by Xin Wang.**

Action: The Zoning Administrator adopted a decision approving the Conditional Use Permit.

CITY COUNCIL/HOUSING AUTHORITY MEETING April 5, 2022

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD22-001: A Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.86-acre of land located at 125 West Emporia Street, within MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) 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



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International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1049-059-14) **submitted by RWSS Development LLC. Planning Commission recommended approval of this project on February 22, 2022 with a 7-0 vote.**

Action: The City Council introduced and waived further reading of the Ordinance adopting the Planned Unit Development (File No. PUD22-001).

DEVELOPMENT ADVISORY BOARD MEETING April 18, 2022

ENVIRONMENTAL ASSESMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-005: A hearing to consider a Development Plan to construct the Ontario 'Great' Park Phase 1 (Preliminary Park Design) on 130 acres of land, bounded by Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west, within the Great Park land use district of the Grand Park Specific Plan. Staff has prepared an Addendum to the Grand Park Specific Plan Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. 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: 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, and 0218-241-47) **submitted by the City of Ontario.**

Action: The Development Advisory Board adopted a decision approving the Development Plan.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMT21-014: A hearing to consider Tentative Tract Map No. 20449, subdividing 35.65 gross acres of land into 92 numbered lots and 55 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on southeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed-Use District Planning Area 9A (Regional Commercial and Stand-Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This application is consistent with the previously adopted Environmental Impact Reports and introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-211-01) **submitted by BrookCal Ontario LLC. Planning Commission Action is required.**

Action: The Development Advisory Board adopted a decision approving the Tentative Tract Map.

ZONING ADMINISTRATOR MEETING



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April 18, 2022

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
April 19, 2022

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-009: A public hearing to consider a Conditional Use Permit to establish and operate a limited-service, 4-story, 128-room hotel on 1.83-acres of land, on property located at 5060 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA guidelines. The proposed project is located within the Airport Influence 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: 0238-012-30) **submitted by Roger Barbosa. The Planning Commission recommended approval of this item on February 22, 2022 with a vote of 7 to 0.**

Action: Continued to 5/3/2022 City Council meeting.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-001: An Amendment to the Piemonte Overlay at Ontario Center Specific Plan, [1] revising the overlay boundary to add approximately 24.9 acres, comprising of the property located at 4000 Ontario Center Parkway, to the overlay area, [2] changing the land use designation on approximately 4.9 acres of land from Office and Entertainment/Retail to Mixed Use, in an area bounded by Fourth Street to the north, Concourse Street and Ontario Center Parkway to the south, Via Alba to the east, and the Camden Landmark Apartment and vacant land to the west, [3] establish development standards and design guidelines for the Mixed Use land use area within the Piemonte Overlay at Ontario Center Specific Plan. An Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 89041009) has been prepared. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0210-204-12, 0210-204-13, 0210-204-14, 0210-204-15, 0210-204-17, 0210-204-18, 0210-204-20, 0210-204-21, 0210-204-22, 0210-204-23, 0210-204-23, 0210-204-24, 0210-204-25, 0210-204-26, 0210-204-28, 0210-204-36, 0210-204-37, 0210-204-37, 0210-204-38, 0210-204-39, 0210-204-40, 0210-204-41, 0210-531-06, 0210-531-07, 0210-531-08, 0210-531-09, 0210-531-10, 0210-231-11, 0210-231-12, 0210-231-13, 0210-231-14, 0210-231-15, 0210-231-16, 0210-205-01); **City initiated. Planning Commission recommended approval of this project on March 22, 2022 with a 5-0 vote.**

Action: The City Council: [1] adopted a Resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); and [2] adopted a resolution approving the Specific Plan Amendment, File No. PSPA21-001.



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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING April 26, 2022

GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402: A request for a determination of General Plan consistency pursuant to Government Code Section 65402, to determine that the sale of approximately 2.13 acres of land, between the City of Ontario and Ontario D Block, LLC, for properties located at 404, 416 and 414 North Euclid Avenue and 401 and 418 North Lemon Avenue, is consistent with The Ontario Plan Policy Plan (General Plan); (APNS: 1048-363-02, 1048-363-03, 1048-363-04, and 1048-363-05). **City Initiated.**

Action: The Planning Commission adopted a resolution approving a determination of General Plan consistency pursuant to Government Code Section 65402.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-014: A public hearing to consider a Development Agreement between the City of Ontario and BrookCal Ontario, LLC, to establish the terms and conditions associated with the development of Tentative Tract Map No. 20449 (File No. PMTT21-014), a 35.65 gross acre property located at the southeast corner of Haven Avenue and Ontario Ranch Road, within Planning Area 9A (Residential & Commercial) land use district of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an Addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This application is consistent with the previously adopted environmental impact reports and introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-211-01) **submitted by BrookCal Ontario LLC. City Council action is required.**

Action: The Planning Commission adopted resolutions: [1] recommending the City Council approve the use of the Addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and the Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140); and [2] recommending the City Council approve the Development Agreement between the City of Ontario and BrookCal Ontario, LLC.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-014: A public hearing to consider Tentative Tract Map No. 20449, subdividing 35.65 gross acres of land into 92 numbered lots and 55 lettered lots for residential and commercial uses, public/private streets, landscape neighborhood edges and common open space purposes for a property located on southeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed-Use District Planning Area 9A (Regional Commercial and Stand-Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Rich Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 2006051081) and an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This application is consistent with the previously adopted Environmental Impact Reports and introduces no new significant environmental impacts. The

proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-211-01) **submitted by BrookCal Ontario LLC.**

Action: The Planning Commission adopted a resolution approving the Tentative Tract Map, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA22-003: A public hearing to consider certain clarifications and revisions to the City of Ontario Development Code, addressing the following:

- Time extension limits for discretionary projects (Development Code Section 2.02.025.B.2.c).
- Public notification requirements for Minor Variances (Development Code Section 2.03.010).
- Administrative exception provisions (Development Code Sections 4.02.020 and 4.03.050, and Tables 2.02-1 and 2.03-1).
- Specific plan minor amendments provisions (Development Code Section 4.02.080).
- Housing and reasonable accommodations provisions (Development Code Sections 4.02.035 and 4.03.055, and Tables 2.02-1 and 2.03-1).
- Accessory dwelling units (ADUs), adding the requirements of Assembly Bill 345 related to the separate conveyance of ADUs (Development Code Section 5.03.010).
- Minimum useable rear yard area for single-family dwellings (Development Code Section 5.03.011).
- Banquet facilities in conjunction with commercial structures on historic properties (Development Code Section 5.03.067).
- Retail sales events and other similar business events (Development Code Section 5.03.395 and Table 8.01-1).
- Conversion of garages to accommodate accessory dwelling units (Development Code section 6.01.010).
- Definition for "garage" (Development Code Section 9.01.010.G).
- Single-family two-unit projects and urban lot splits, rescinding Urgency Ordinance No. 3200 and adopting permanent standards (Development Code Sections 5.03.403 and 6.08.060, and Tables 2.02-1 and 2.03-1).
- Certain allowed land use descriptions (Development Code Table 5.02-1).

The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The proposed Development Code Amendment affects properties 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; **City Initiated. City Council action is required.**

Action: The Planning Commission adopted a resolution recommending the City Council approve the Development Code Amendment.