



# Monthly Activity Report: Actions

Month of July 2021

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

## CITY COUNCIL/HOUSING AUTHORITY MEETING July 6, 2021

### **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE**

**NO. PUD21-001:** An Amendment to the Emporia Family Housing Planned Unit Development to expand the project boundary area from approximately 2.80 acres of land to 4.95 acres of land, establish minimum building setbacks, modify minimum parking requirements, allow on-street loading, and update the planting palette. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and 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: 1049-051-04, 1049-054-02, 1049-054-03, 1049-054-04, 1049-054-06, 1049-059-06, and 1049-059-07) **submitted by The Related Companies of California, LLC.**

**Action:** The City Council adopted the ordinance approving the Amendment to the Emporia Family Housing Planned Unit Development.

## DEVELOPMENT ADVISORY BOARD MEETING July 7, 2021

*Meeting Cancelled*

## ZONING ADMINISTRATOR MEETING July 7, 2021

*Meeting Cancelled*

## DEVELOPMENT ADVISORY BOARD MEETING July 19, 2021

### **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT FOR**

**FILE NOS. PDEV20-010 AND PCUP20-008:** A Development Plan (File No. PDEV20-010) to construct a 3,306 square foot convenience store, a 953 square foot carwash and fueling station, and a Conditional Use Permit (File. No. PCUP20-008) to establish alcoholic beverage sales, including beer, wine, and distilled spirits (Type 21, Off-Sale General, ABC License) on 0.97-acre of land located at the southeast corner of Holt Boulevard and Grove Avenue, within the BP (Business Park) 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, Infill



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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; (APNs: 0110-131-01 and 0110-131-19) **submitted by Amer Chris Sabbah. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted decisions recommending the Planning Commission approve the Development Plan and Conditional Use Permit, subject to conditions.

### **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV20-017 AND PCUP20-014:**

A Development Plan (File No. PDEV20-017) and Conditional Use Permit (File No. PCUP20-014) to construct and establish a 60-foot tall stealth (AT&T) wireless telecommunications facility (mono-eucalyptus) with a 1,040 square foot equipment enclosure/lease area on 1.77 acres of land, located on the east side of Oaks Avenue, approximately 500 feet south of Phillips Street, within the AR-2 (Residential-Agricultural – 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1014-121-04) **submitted by AT&T. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted decisions recommending the Planning Commission approve the Development Plan and Conditional Use Permit, subject to conditions.

### **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV20-029 AND PCUP20-019:**

A Development Plan (File No. PDEV20-029) and Conditional Use Permit (File No. PCUP20-019) to construct and establish an outdoor tractor/trailer storage facility on 3.44 acres of land, located at 5601 East Santa Ana Street, within the UC (Utility Corridor) 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: 238-081-64) **submitted by EPD Solutions. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted decisions recommending the Planning Commission approve the Development Plan and Conditional Use Permit, subject to conditions.

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## ZONING ADMINISTRATOR MEETING July 19, 2021

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-039:** A Conditional Use Permit to establish a 491-square foot addition to an existing place of worship (Prayer and Praise Ministries Church of God in Christ) on 0.34-acre of land located at 130 West Phillips Street, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The



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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: 1049-552-10) **submitted by Dorothy Porter.**

**Action: The Zoning Administrator conducted a public hearing for this Conditional Use Permit and is preparing the final decision.**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP20-015:** A Conditional Use Permit (File No. PCUP20-015) to establish a restaurant with live entertainment (DBA: Barrel House Saloon) in conjunction with alcoholic beverage sales (Type 47 ABC License; Beer, Wine & Distilled Spirits) on 1.73 acres of land, located at 3660 East Porsche Way, within the Urban Commercial land use designation of the Ontario Center Specific Plan. 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: 0210-211-44) **submitted by Ryan Maderios.**

**Action: The Zoning Administrator adopted a decision approving the Conditional Use Permit, subject to conditions.**

## CITY COUNCIL/HOUSING AUTHORITY MEETING July 20, 2021

**A RESOLUTION CERTIFYING THE GROVE AVENUE CORRIDOR FINAL ENVIRONMENTAL IMPACT REPORT:** The consideration of a resolution of the City Council of the City of Ontario, certifying the Grove Avenue Corridor Final Environmental Impact Report (State Clearinghouse No. 2014101071) and adopting a Mitigation Monitoring Program for the widening of Grove Avenue from four to six lanes, between Fourth Street and State Street/Airport Drive; **City Initiated.**

**Action: The City Council adopted the Resolution approving the adoption of the 2021 City of Ontario Local Guidelines for Implementing the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) and the California Environmental Quality Act Guidelines (California Code of Regulations §§ 15000 et seq.).**

**A RESOLUTION ADOPTING LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT:** A resolution of the City Council of the City of Ontario, amending and adopting local guidelines for implementing the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the California Environmental Quality Act Guidelines (California Code of Regulations Section 15000 et seq.); **City Initiated.**

**Action: The City Council adopted the resolution certifying the Grove Avenue Corridor Project Final Environmental Impact Report (State Clearinghouse No. 2014101071) and adopting a Mitigation Monitoring Program**



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**AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV18-022 AND PCUP18-021:** An appeal of the Planning Commission's approval of a Development Plan (File No. PDEV18-022) to construct a 6,870 square-foot industrial building, in conjunction with a Conditional Use Permit (File No. PCUP18-021) to establish and operate a towing service on 3.1 acres of land located at 580 East Belmont Street, within the IL (Light 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); (APNs: 1049-491-01, 1049-491-02 and 1049-491-03) **submitted by Four Sisters Enterprises LLC. The Planning Commission approved this item on May 25, 2021, with a vote of 5 to 1.**

**Action:** This item was continued to the August 17, 2021 City Council meeting.

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA20-003:** An Amendment to the California Commerce Center Specific Plan, changing the land use designation on 10.64 acres of land from Commercial/Food/Hotel to Light Industrial, to be consistent with The Ontario Plan Policy Plan (General Plan) Industrial (0.55 FAR) land use designation, located at the northeast corner of Haven Avenue and Airport Drive, within the California Commerce Center Specific Plan. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140). This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0211-222-66) **submitted by Vogel Properties, Inc. The Planning Commission recommended approval of this item on June 22, 2021 with a vote of 6-0.**

**Action:** The City Council adopted resolutions approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and approving the Specific Plan Amendment.

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING July 27, 2021

**AN APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT FOR FILE NO. PCUP21-002:** An appeal of the Zoning Administrator's approval of a Conditional Use Permit to establish and construct a second floor 574 square foot Accessory Dwelling Unit (ADU) above an existing covered patio exceeding 16 feet in height on 0.245-acre of land located at 1515 South San Antonio Avenue, within the RE-2 (Rural Estate—0 to 2.0 DU/Acre) 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



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Use Compatibility Plan (ALUCP); (APN: 1050-031-44) **submitted by Won Jun Choi. The Zoning Administrator approved this item on May 17, 2021.**

**Action:** The Planning Commission adopted a resolution upholding the Zoning Administrators decision and approving the Conditional Use Permit, subject to conditions.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT FOR**

**FILE NOS. PDEV20-010 AND PCUP20-008:** A Development Plan (File No. PDEV20-010) to construct a 3,306 square foot convenience store, a 953 square foot carwash and fueling station in conjunction with a Conditional Use Permit (File. No. PCUP20-008) to establish alcoholic beverage sales for a Type 21 ABC License (Off-Sale General) on 0.97 acres of land located on the southeast corner of Holt Boulevard and Grove Avenue, within the Business Park 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; (APNs: 0110-131-01 and 0110-131-19) **submitted by Amer Chris Sabbah.**

**Action:** The Planning Commission adopted resolutions approving the Development Plan and Conditional Use Permit, subject to conditions.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT REVIEW**

**FOR FILE NOS. PDEV20-017 AND PCUP20-014:** A Development Plan (File No. PDEV20-017) and Conditional Use Permit (File No. PCUP20-014) to construct and establish a 60-foot tall stealth (AT&T) wireless telecommunications facility (mono-eucalyptus) with a 1,040 square foot equipment enclosure/lease area on 1.71 acres of land located on the east side of Oaks Avenue, approximately 500 feet south of Phillips Street, within the AR-2 (Residential-Agricultural – 0 to 2.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 3 (Class 15303, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1014-121-04) **submitted by AT&T.**

**Action:** The Planning Commission adopted resolutions approving the Development Plan and Conditional Use Permit, subject to conditions.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, AND CONDITIONAL USE PERMIT FOR**

**FILE NOS. PDEV20-029 AND PCUP20-019:** A Development Plan (File No. PDEV20-029) and Conditional Use Permit (File No. PCUP20-019) to construct and establish an outdoor trailer truck storage facility on 3.44 acres of land located at 5601 East Santa Ana Street, within the Utility Corridor (UC) 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) 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: 238-081-64) **submitted by EPD Solutions.**



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**Action: The Planning Commission adopted resolutions approving the Development Plan and Conditional Use Permit, subject to conditions.**

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