



Monthly Activity Report: Actions

Month of November 2021

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

DEVELOPMENT ADVISORY BOARD MEETING November 1, 2021

Meeting Cancelled

ZONING ADMINISTRATOR MEETING November 1, 2021

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-011: A Conditional Use Permit to establish a 474-square-foot small collection recycling facility on 0.9 acre of land located at 1701 South Mountain Avenue within the CN (Neighborhood Commercial) 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: 1014-191-53) **submitted by Raul Perez Sosa.**

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

CITY COUNCIL/HOUSING AUTHORITY MEETING November 2, 2021

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA20-002: A Development Code Amendment revising certain provisions addressing public hearing notifications, allowed uses within the CS (Corner Store) zoning district, common active open space areas, and off-street parking requirements for small lot infill subdivisions. 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 property 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). Additionally, the Development Code Amendment is located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; **City Initiated. Planning Commission recommended approval of this item on September 28, 2021 with a vote of 7 – 0.**

Action: The City Council introduced and waived further reading of the ordinance approving the Development Code Amendment.



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DEVELOPMENT ADVISORY BOARD MEETING November 15, 2021

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-011 (TTM 18916): A Tentative Tract Map (TTM 18916) to subdivide 11.05 acres of land into 36 numbered lots and two lettered lots to facilitate future residential development, located near the southwest corner of Archibald and Chino Avenues, within Neighborhood 7 of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001), Environmental Impact Report (State Clearinghouse No. 2004071001), certified by the City Council on April 18, 2006. 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: 0218-131-34) **submitted by LHC Ontario Holdings, LLC. Planning Commission action is required.**

Action: The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Tract Map, subject to conditions.

ZONING ADMINISTRATOR MEETING November 15, 2021

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-007: A Conditional Use Permit to establish a five-acre green waste (residential landscape trimmings) compost processing facility and temporary storage yard on 18.5 acres of land located at 8292 East Edison Avenue, within the SP (Specific Plan)/AG (Agriculture Overlay) 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 Project) 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: 0216-311-08 and 0216-311-09) **submitted by Agromin.**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-010: A Conditional Use Permit to establish a banquet facility with ancillary live entertainment and authorize alcoholic beverage sales for consumption on the premises in conjunction with a Caterer's Permit (Type 58 ABC License) within an existing 6,180-square-foot retail building on 11.59 acres of land located at 735 North Milliken Avenue, Suite F, within the Urban Commercial land use district 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



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with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 210-211-43) **submitted by Gabriela Camposeco.**

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-013: A Conditional Use Permit to establish alcoholic beverage sales for consumption off the premises, limited to beer and wine (Type 20 ABC License), within an existing 1,000-square-foot convenience store on 0.12-acre of land located at 656 East D Street within the CS (Corner Store) 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: 1048-534-06) **submitted by Seven's Market.**

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

CITY COUNCIL/HOUSING AUTHORITY MEETING November 16, 2021

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA20-002: A Development Code Amendment revising certain provisions addressing public hearing notifications, allowed uses within the CS (Corner Store) zoning district, common active open space areas, and off-street parking requirements for small lot infill subdivisions. 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 property 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). Additionally, the Development Code Amendment is located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; **City Initiated. Planning Commission recommended approval of this item on September 28, 2021 with a vote of 7 – 0.**

Action: The City Council adopted and waived further reading of the ordinance approving the Development Code Amendment.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-003: A Development Agreement between the City of Ontario and Chino Avenue, LLC, to establish the terms and conditions for the development of Tentative Tract Map No. 20281 (File No. PMTT19-008), a 4.79-acre property located at 9510 East Chino Avenue, within the proposed Neighborhood 3A land use district of the Countryside Specific Plan. The environmental impacts of this project were



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previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001) Environmental Impact Report (State Clearinghouse No. 2004071001), certified by the City Council on April 18, 2006. 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: 0218-111-56) **submitted by Chino Avenue, LLC. The Planning Commission recommended approval of this project on October 26, 2021 with a 7 – 0 vote.**

Action: The City Council introduced and waived further reading of the ordinance approving the Development Agreement.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING November 23, 2021

REVIEW OF THE ONTARIO CONCEPTUAL 'GREAT' PARK MASTER PLAN AND PRELIMINARY PARK DESIGN FOR PHASE 1 FOR FILE NO. PADV21-004:

A request for the approval of the City of Ontario Conceptual 'Great' Park Master Plan and Preliminary Park Design for Phase 1. The Ontario 'Great' Park is approximately 370 acres that extend over 3-1/2 miles in an east-west direction from Haven Avenue to Campus Avenue and has varying widths anticipated between 280 to 1,600 feet. The Conceptual 'Great' Park Master Plan will guide the future phased improvements and development of the 'Great' Park, seeking to provide a major amenity for Ontario residents as a key organizational element of land use development. The 'Great' Park is envisioned to accommodate passive and recreational uses, cultural amenities, outdoor performance venues, gardens, ponds and waterways, a network of trails, bike paths, and greenways. The Conceptual 'Great' Park Master Plan will provide a flexible framework and be used by the City of Ontario as the basis for the review and approval of the future development of the Ontario 'Great' Park. The Preliminary Park Design for Phase 1 of the 'Great' Park encompasses approximately 130 acres of land bordered by Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west. The concept for Phase 1 includes an amphitheater, a central arroyo, meadows, fields as dual-use areas, and a hierarchy of trail systems. (Phase 1 APNs: 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, & 0218-241-47) **submitted by the City of Ontario. City Council action is required.**

Action: The Planning Commission adopted a resolution recommending the City Council approve the Ontario Conceptual 'Great' Park Master Plan and Preliminary Park Design for Phase 1.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-004:

A Development Agreement (File No. PDA21-004) between the City of Ontario and LHC Ontario Holdings, LLC., to establish the terms and conditions for the development of Tentative Tract Map 18916 (File No. PMTT21-011), a 11.05 acre property located near the southwest corner of Archibald and Chino Avenues, within Neighborhood 7 of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001) Environmental Impact Report (State Clearinghouse No. 2004071001) certified by the City Council on April 18, 2006. This application introduces no new significant environmental



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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: 0218-131-34) **submitted by LHC Ontario Holdings, LLC. City Council action is required.**

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

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-011 (TTM 18916): A Tentative Tract Map (TTM 18916) to subdivide 11.05 acres of land into 36 numbered lots and two lettered lots to facilitate future residential development, located near the southwest corner of Archibald and Chino Avenues, within Neighborhood 7 of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001), Environmental Impact Report (State Clearinghouse No. 2004071001) certified by the City Council on April 18, 2006. 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: 0218-131-34) **submitted by LHC Ontario Holdings, LLC.**

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