



# Monthly Activity Report: Actions

Month of December 2020

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

## DEVELOPMENT ADVISORY BOARD MEETING December 7, 2020

### **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-019 (TT 20303) AND PDEV19-061:**

A Tentative Tract Map (File No. PMTT19-019/TT 20303) to subdivide 4.63 gross acres of land into a single lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV19-061) to construct 110 multiple-family residential units (townhomes), located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use district (Subarea 15) of the Piemonte Overlay district of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. 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); (APN: 0210-204-26) **submitted by LCD Residential at Ontario, LLC. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted decisions recommending that the Planning Commission approve Tentative Tract Map No. 20303 (File No. PMTT19-019) and the Development Plan (File No. PDEV19-061), subject to conditions.

## ZONING ADMINISTRATOR MEETING December 7, 2020

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING December 1, 2020

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA18-003:**

A Development Code Amendment proposing to: [1] revise current provisions regarding the regulation of Accessory Dwelling Units, replacing an Urgency Ordinance previously approved by the City Council on January 21, 2020; [2] revise current provisions regarding the MU-1 (Downtown Mixed Use) zoning district, to facilitate the establishment of the Downtown District Plan; [3] establish new provisions regarding the regulation of small lot infill subdivisions, which are proposed to be allowed in Mixed Use zoning districts and the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DUs/Acre), MDR-18 (Medium Density Residential – 11.1 to 18.0 DUs/Acre), MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DUs/Acre), and HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning districts; [4] revise current provisions regarding Massage Services and Massage Establishments, establishing that such uses are subject to Administrative Use Permit issuance and requirements; and [5] modify certain Development Code provisions to



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include various clarifications, including Chapter 2.0 (Administration and Procedures), Chapter 4.0 (Permits, Actions and Decisions), Chapter 5.0 (Zoning and Land Use), Chapter 6.0 (Development and Subdivision Regulations), Chapter 8.0 (Sign Regulations), and Chapter 9.0 (Definitions and Glossary). 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 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). Furthermore, the project site 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.**

**Action: The City Council adopted an ordinance approving the Development Code Amendment (File No. PDCA18-003).**

**ZONE CHANGE REVIEW FOR FILE NO. PZC19-002:** A Zone Change (File No. PZC19-002) on 41.35 acres of land from LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac), CC (Community Commercial), and SP (Specific Plan), to 33.75 acres of IL (Light Industrial) and 7.6 acres of CC (Community Commercial), on property located at the northwest corner of Riverside Drive and Milliken Avenue. Staff prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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: 1083-361-01, 1083-361-04 & 1083-361-07) **submitted by Toscana Square, LLC c/o Orbis Real Estate Partners.**

**Action: The City Council adopted an ordinance approving the Zone Change (File No. PZC19-002).**

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## DEVELOPMENT ADVISORY BOARD MEETING December 21, 2020

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMT20-006 (PM 20267):** A Tentative Parcel Map to subdivide 6.56 acres of land into two parcels located at 1250 West Phillips Boulevard, 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 15315 (Class 15, Minor Land Divisions) 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: 1011-58-115) **submitted by Joseph Shealy. Planning Commission action is required.**

**Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve Tentative Parcel Map No. 20267 (File No. PMT20-006), subject to conditions.**



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## ZONING ADMINISTRATOR MEETING December 21, 2020

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP20-004:** A Conditional Use Permit to establish an 8,566 square foot freestanding banquet facility, to operate in conjunction with an existing hotel (Sheraton Ontario Airport), along with ancillary alcoholic beverage sales for on-premises consumption, including beer, wine, and distilled spirits (Type 47 – On Sale General and Type 58 – Catering ABC licenses), on 1.76 acres of land located at 1801 East D Street, within the CCS (Convention Center Support 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. 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); (APN: 0110-261-11) **submitted by Xi Min Yuan.**

**Action:** The Zoning Administrator adopted a decision approving the Conditional Use Permit (File No. PCUP20-004), subject to conditions.

## CITY COUNCIL/HOUSING AUTHORITY MEETING December 15, 2020

*No Planning Department Items Scheduled for this Meeting*

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING December 22, 2020

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-031:** A Development Plan to construct an industrial building (Building 2) totaling 59,585 square feet on 3.51 acres of land located on the southwest corner of Riverside Drive and Hamner Avenue, within the proposed Business Park land use designation of the Edenglen Specific Plan. On August 25, 2020, the Planning Commission approved File No. PDEV18-031 for Buildings 3, 4, 5 and 6 and recommended that Building 2 be revised and return to the Planning Commission at future date for review. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) EIR (SCH# 2008101140) certified by City Council on January 27, 2010. 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: 0218-171-21 & 218-171-27) **submitted by Ontario CC, LLC.**

**Action: The Planning Commission adopted a resolution approving the Development Plan (File No. PDEV18-031), subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-019 (TT 20303) AND PDEV19-061:**

A Tentative Tract Map (File No. PMTT19-019/TT 20303) to subdivide 4.63 gross acres of land into a single lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV19-061) to construct 110 multiple-family residential units (townhomes), located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use district (Subarea 15) of the Piemonte Overlay district of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA16-003, for which a Mitigated Negative Declaration was adopted by the City Council on May 16, 2017. 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); (APN: 0210-204-26) **submitted by LCD Residential at Ontario, LLC.**

**Action: The Planning Commission adopted resolutions approving the Tentative Tract Map (File No. PMTT19-019/TT 20303) and the Development Plan (File No. PDEV19-016), subject to conditions.**

**ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PGPA18-003 AND PSP-18-001:**

A public hearing to consider certification of the Environmental Impact Report (SCH#. 2019049079), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] A General Plan Amendment (File No. PGPA18-003) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), changing the land use designation on 376.3 acres of land from Business Park (0.6 FAR), Office Commercial (0.75 FAR) and General Commercial (0.4 FAR), to Business Park (0.6 FAR) and Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [2] A Specific Plan (File No. PSP18-001 – Merrill Commerce Center) to establish the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 8,455,000 square feet of Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the east, and Grove Avenue to the west. 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). The project site is also 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; (APNs: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02;



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1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06), **submitted by Merrill Commerce Center East LLC & Merrill Commerce Center West LLC. City Council action is required.**

**Action: The Planning Commission adopted resolutions recommending the City Council approve the General Plan Amendment (File No. PGPA18-003) and the Specific Plan (File No. PSP18-001).**

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