

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of February 2017

DEVELOPMENT ADVISORY BOARD MEETING

February 6, 2017

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

February 6, 2017

Meeting Cancelled

CITY COUNCIL MEETING

February 7, 2017

No Planning Department items were scheduled on the 2/7/2017 agenda

CITY COUNCIL MEETING

February 21, 2017

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FOR FILE NO. PZC16-005: A Zone Change on 51 properties in order to make the zoning consistent with the Policy Plan land use designations for the properties, as follows: [1] on 34 properties, from MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) to HDR-45 (High Density Residential – 25.1 to 45.0 DU/Acre), [2] on 16 properties, from MDR-25 (Medium-High Density Residential – 11.1 to 25.0 DU/Acre) to HDR-45 (High Density Residential – 25.1 to 45.0 DU/Acre), and [3] One property, from CN (Neighborhood Commercial) to HDR-45 (High Density Residential – 25.1 to 45.0 DU/Acre) with an ICC (Interim Community Commercial) Overlay district. The affected properties are generally located south of D Street, west of Vine Avenue, north of Vesta Street, and east of San Antonio Avenue. The environmental impacts of this project were previously analyzed in The Ontario Plan Environmental Impact Report (SCH# 2008101140), which was certified by the City Council on January 27, 2010. 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) for ONT Airport; (APNs: 1048-581-01 thru 09, 11-12, 17, 33, 35-36, 39-45, 48-59, 62, and 67-82) **City Initiated**. The Planning Commission unanimously (7 to 0) recommended approval of this item on January 24, 2017.

Action: The City Council introduced and waived further reading of an ordinance approving the Project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-043:

A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan. The proposed 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP) for ONT Airport; (APN: 1008-431-27) **submitted by Kimley-Horn and Associates, Inc.**

Action: The Development Advisory Board approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-046:

A Development Plan to construct a Wendy’s drive-thru restaurant totaling 3,425 square feet on 1.2 acres of land, located at the southwest corner of Holt Boulevard and Melrose Avenue, at 590 East Holt Boulevard, within the Commercial land use district of the Melrose Plaza Planned Unit Development. 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) for ONT Airport; (APN: 1049-092-13) **submitted by Holt Melrose, LLC.**

Action: The Development Advisory Board approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-052:

A Development Plan to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that 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; (APN: 0218-412-04) **submitted by Brookfield Residential.** Planning Commission action is required.

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Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-

010: A Tentative Parcel Map (PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. The environmental impacts of this project were previously analyzed in an addendum to Rich- Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. 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: 0218-211-12 and 0218-211-25) **submitted by GDIC-RCCD2-L.P.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-

011: A Tentative Parcel Map (PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to Rich- Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. 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; (APN: 0218-211-25) **submitted by GDIC-RCCD2-L.P.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the Project subject to conditions.

ZONING ADMINISTRATOR MEETING

February 22, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-020: A request for a modification to a previously approved Conditional Use Permit (File No. PCUP11-016) to: [1] increase the sanctuary area from 1,200 square feet to 2,355 square feet, and; [2] expand the parking lot area, within an existing 6,200 square foot building for a religious

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assembly on 0.47 acres of land, located at 1101 East Holt Boulevard, within the MU-2 (East Holt Mixed-Use) zoning district. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities). 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 1048-471-22 and 1048-471-23) **submitted by Joyful Nations Ministries.**

Action: The Zoning Administrator approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-024: A Conditional Use Permit request to establish a 1,848 square foot educational training center for individuals seeking to obtain state life, health, and liability licenses, within an existing multi-tenant office building on 6.37 acres of land, located at 3286 East Guasti Road, Suite 120, within the Office/Research & Development land use designation of the Centrelake Specific Plan. Staff has determined that 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 (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; (APN: 0210-551-30) **submitted by Mr. Carlos Basurto.**

Action: The Zoning Administrator approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-025: A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine, and distilled spirits, for consumption on the premises (Type 47 ABC License On-Sale General Eating Place), in conjunction with an existing 2,592 square-foot restaurant (5 Star Pizza) on 2.03 acres of land, located at 951 North Haven Avenue, within the Garden 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 (Existing Facilities) 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 Airport Land Use Compatibility Plans (ALUCP) for ONT Airport; (APN: 0210-182-69) **submitted by Five Star Pizza Bar, Inc.**

Action: The Zoning Administrator approved the Project subject to conditions.

PLANNING COMMISSION MEETING

February 28, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-052:

A Development Plan to construct a 163-unit multiple-family townhome and rowtown

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development project consisting of 5 two-story, 14-unit townhome complexes, and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that 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; (APN: 0218-412-04) **submitted by Brookfield Residential.**

Action: The Planning Commission approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND AGREEMENT FOR THE REMOVAL, RELOCATION, AND PLACEMENT OF BILLBOARD SIGNS FOR FILE NO. PSGN17-016: An interagency billboard relocation agreement to remove six billboards and allowing the placement of a new billboard at 1550 N. Palmetto Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15662 (Class 32 - In-fill Development Projects). 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: 110-022-12, 110-131-19, 210-212-60, 1008-261-45, 1011-111-10, and 1011-182-10) **submitted by City of Ontario, San Bernardino County Transportation Authority, and Lamar Central Outdoor, LLC.** City Council action is required.

Action: The Planning Commission recommended the City Council approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-010: A Tentative Parcel Map (File No. PMTT16-010; PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. 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: 0218-211-12 and 0218-211-25) **submitted by GDIC-RCCD2-L.P.**

Action: The Planning Commission approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-011: A Tentative Parcel Map (File No. PMTT16-011; PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. 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; (APN: 0218-211-25) **submitted by GDIC-RCCD2-L.P.**
Action: The Planning Commission approved the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-003: A Development Agreement between the City of Ontario and GDIC-RCC2-L.P., to establish the terms and conditions for the development of Tentative Parcel Maps 19725 (File No. PMTT16-010) and 19741 (File No. PMTT16-011) within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located on the south side of Ontario Ranch Road, between Mill Creek Avenue and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. 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: 0218-211-12 and 0218-211-25) **submitted by GDIC-RCCD2-L.P.** City Council action is required
Action: The Planning Commission recommended the City Council approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-004: An Amendment to The Avenue Specific Plan (File No. PSPA16-004) to change the Land Use Designations for Planning Area 7 from Low Density Residential (2.1 to 5.0 DU/AC) to Low-Medium Density Residential (5.1 to 11.0 DU/AC) and to change Planning Area 11 from Medium Density Residential (11.1 to 25 DU/AC) to Low Medium-Density Residential (5.1 to 11.0 DU/AC) to allow for the transfer of 155 units from Planning Area 11 (225 DU) to Planning Area 7 (287 DU). The project sites are located at the northeast corner of Archibald Avenue and Ontario Ranch Road (Planning Area 7) and the southwest corner of Ontario Ranch Road and New Haven Drive (Planning Area 11). The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition

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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: 0218-201-18; 0218-201-39; 0218-201-42 and 0218-201-43) **submitted by Brookcal Ontario, LLC**. City Council Action is required.

Action: The Planning Commission recommended the City Council approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA16-007: A Development Code Amendment revising provisions of Development Code Chapter 5.0 (Zoning and Land Use) pertaining to Accessory Dwelling Units (formerly referred to as Second Dwellings), to incorporate recent changes in the State's Accessory Dwelling Unit laws (as prescribed in Senate Bill 1069, and Assembly Bills 2299 and 2406). 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 (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; **City Initiated**. City Council action is required.

Action: Continued to the next regular Planning Commission meeting on 3/28/2017.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO.

PHP16-020: A Certificate of Appropriateness to construct a 641 square foot addition and exterior improvements to an existing 917 square foot single family residence, a Contributor to the Rosewood Court Historic District, located at 319 East Rosewood Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). 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; (APN: 1048-063-20) **submitted by Grant Mackay**.

Action: The Planning Commission approved the Project subject to conditions.