

Monthly Activity Report—Actions

Month of: March 2015

Development Advisory Board — March 2, 2015

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NO(s). PDEV14-018 AND PVAR15-002: A Development Plan to construct a 25,049-square foot industrial building on 1.23 acres of land, and a Variance to reduce the street side building setback from 20 feet to 10 feet along Baker Avenue, located at the northeast corner of Francis Street and Baker Avenue, within the M2 (Industrial Park) zoning district. The 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 Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN 0113-414-29) **Submitted by Bruce Karish.** Planning Commission action is required.

Action: The Development Advisory Board **RECOMMENDED** the Planning Commission adopt a Mitigated Negative Declaration, and approve File Nos. PDEV14-018 and PVAR15-002, each subject to departmental conditions of approval.

Zoning Administrator — March 2, 2015

Meeting Cancelled

City Council — March 3, 2015

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA07-005: A Development Agreement between the City of Ontario and Stratham Properties, Inc., for the development of up to 196 residential units on 48.73 acres of land within Planning Areas 4 and 8 of the West Haven Specific Plan, located on the northwest corner of Haven Avenue and Chino Avenue and the northwest corner of Haven Avenue and Schafer Avenue. 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 Plan (ALUCP) for ONT. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004071095) prepared for the West Haven Specific Plan (File No. PSP03-006) and adopted by the City Council on January 16, 2007. All adopted mitigation measures of the certified EIR are a condition of approval for the project. (APN: 0218-151-38) **Submitted by Stratham Properties Inc.** The Planning Commission recommended approval of this project on 2/27/2015 with a vote of 7 to 0.

Action: The City Council **APPROVED** an ordinance approving the Development Agreement, File No. PDA07-005, by and between the City of Ontario and Stratham Properties, Inc.

Monthly Activity Report—Actions

Month of: March 2015

Development Advisory Board — March 16, 2015

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA13-005 & PSPA14-003: A request for General Plan Amendment (File No. PGPA13-005) approval, which revises (1) the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) to change the land use on 148 acres of land generally located at the southeast corner of Vineyard Avenue and Fourth Street, from Mixed Use to Industrial, (2) the Policy Plan Future Buildout (Exhibit LU-03) projections for the Meredith growth area to be consistent with the proposed land use changes, and (3) the Generalized and Growth Areas (Exhibit LU-04) to be consistent with the proposed land use changes; and a request for Specific Plan Amendment (File No. PSPA14-003) approval, which modifies the Meredith International Centre Specific Plan, originally adopted in 1981, to realize approximately 3 million square feet of industrial land uses, up to 600 hotel rooms and 1.1 million square feet of commercial land uses, and up to 800 residential units, all on approximately 257.7 acres of land generally located on the north side of Interstate 10 Freeway, between Vineyard and Archibald Avenues. The Specific Plan Amendment also includes planning guidance on land uses, circulation plans, utility and infrastructure plans, development standards and design guidelines, and specific plan implementation. The environmental impacts of this project were reviewed in conjunction with an Environmental Impact Report prepared for the Meredith International Centre Specific Plan Amendment. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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). (APNs: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC.** Planning Commission and City Council action is required.

Action: The Development Advisory Board approved decisions RECOMMENDING the Planning Commission recommend the City Council approve File Nos. PGPA13-005 and PSPA14-003.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT14-028 (PM 19612) & PDEV14-055: A Tentative Parcel Map (File No. PMTT14-028 (PM 19612)) to subdivide approximately 238.5 (gross) acres of land into 22 lots, located within the Meredith International Centre Specific Plan area, generally bordered by Fourth Street and San Bernardino County Flood Control facilities on the north, Cucamonga Channel and Archibald Avenue on the east, Interstate 10 Freeway on the south, and Vineyard Avenue on the west; and a Development Plan (File No. PDEV14-055) to construct 7 industrial buildings totaling approximately 3,010,000 square feet, on an approximate 143-acre portion of the Tentative Parcel Map, generally bordered by Fourth Street on the north, Cucamonga Channel on the east, Inland Empire Boulevard on the south, and Vineyard Avenue on the west, within the Industrial land use

Monthly Activity Report—Actions

Month of: March 2015

district of the Meredith International Centre Specific Plan. City staff is recommending certification of the Meredith International Centre Specific Plan Amendment Draft Environmental Impact Report (SCH No. 2014051020). 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). (APNs: 0110-311-12, 15, 21, 24, 26, 28, 32, 33, 36, 37, 43 & 44; and 0110-321-05 & 25 through 29); **submitted by SRG Acquisition, LLC**. Planning Commission action is required.

Action: The Development Advisory Board approved decisions RECOMMENDING the Planning Commission approve File Nos. PDEV14-055 and PMTT14-028, each subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-049:

A Development Plan to construct a 61,138 square foot industrial building on a 3.12 acres site, on the southeast corner of Jurupa Street and Hudson Avenue, within the Light Industrial land use designation of the California Commerce Center Specific Plan. 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). Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (Class 32-In-Fill Development Projects). (APNs: 238-121-30 & 31); **submitted by Clayton Thom, CNC Motors**.

Action: The Development Advisory Board APPROVED a decision approving File No. PDEV14-049 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18997, AND PLANNED RESIDENTIAL DEVELOPMENT REVIEW FOR FILE NOS. PDEV14-017, PMTT14-009 & PRD14-002:

A Development Plan to construct 114 condominium units and a Tentative Tract Map (TT 18997) to subdivide 7.8 acres of land into a common lot subdivision for condominium purposes in conjunction with Planned Residential Development, at the northwest corner of Euclid Avenue and SR-60, located at 2324 South Euclid Avenue, within the R2- Medium Density Residential (11-18 du/ac) Zoning District. 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). The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts (APN: 1051-061-01); **submitted by South Coast Communities, LLC**. Planning Commission action is required.

Action: The Development Advisory Board approved decisions RECOMMENDING the Planning Commission approve File Nos. PDEV14-017, PMTT14-009, and PRD14-002, each subject to departmental conditions of approval.

Monthly Activity Report—Actions

Month of: March 2015

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA14-002:

An Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) to: 1) increase the residential unit count by 99 units (from 2,293 to 2,392 square feet); 2) revise and update exhibits and language to reflect the proposed housing product type changes and provide consistency with TOP Policy Plan; and 3) revise the Land Use Plan to reflect the Planning Area product changes. The project site is located south of Eucalyptus Avenue, north of the County of Riverside Line (Bellegrave Flood Control Channel), between the Cucamonga Creek Channel and Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. (APNs.: 0218-014-01 thru 07; 0218-014-10 thru 17; 0218-022-01 thru 04; 0218-022-06 thru 12; 0218-033-01 thru 14; 0218-042-01 thru 05; 0218-042-10, 12 and 13; 0218-052-01 thru 05; 0218-052-08 thru 11; 0218-271-11 and 19; 0218-281-06 and 15 thru 17; and 0218-321-13, 17 and 30); **submitted by SL Ontario Development Company, LLC.** Planning Commission action is required.

Action: The Development Advisory Board **RECOMMENDED** the Planning Commission recommend the City Council approve File No. PSPA14-002.

Zoning Administrator — March 16, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-002: A Conditional Use Permit (File No. PCUP15-002) modification to File No. PCUP09-032 to establish revised conditions of approval for alcoholic beverage sales and live entertainment in conjunction with Hamburger Mary's Bar and Grill, located at 3550 East Porsche Way, within the Urban Commercial Land Use designation of the Ontario Center Specific Plan. 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 Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-211-37) **Submitted by Hamburger Mary's Bar and Grille.**

Action: The Zoning Administrator **APPROVED** a decision approving File No. PCUP15-002 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-003: A Conditional Use Permit (File No. PCUP15-003) modification to File No. PCUP05-030 to establish revised conditions of approval for alcoholic beverage sales and live

Monthly Activity Report—Actions

Month of: March 2015

entertainment in conjunction with El Torito Restaurant, located at 3680 East Inland Empire Boulevard, within the Urban Commercial Land Use designation of the Ontario Center Specific Plan. 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 Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-211-48)

Submitted by RM El Torito, LLC.

Action: The Zoning Administrator APPROVED a decision approving File No. PCUP15-003 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-001: A Conditional Use Permit request to establish an online vocational school within an existing 4,992 square foot tenant space, in the Ontario Business Center located at 601 South Milliken Avenue, Unit A, within the Light Industrial land use designation of the California Commerce Center Specific Plan. 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 Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Class 1-Existing Facilities). (APN: 0238-193-13) **Submitted by Consolidated Consulting.**

Action: The Zoning Administrator APPROVED a decision approving File No. PCUP15-001 subject to departmental conditions of approval.

City Council — March 17, 2015

ENVIRONMENTAL ASSESSMENT AND APPEAL OF CONDITIONAL USE PERMIT FOR FILE NO.

PCUP14-025: An Appeal of the Planning Commission’s decision modifying certain conditions of approval related to alcoholic beverage sales and live entertainment, in conjunction with Jazz Café Ontario Restaurant, located at 1133 West Sixth Street, within the Main Street District land use designation of the Mountain Village Specific Plan. 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 Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies). (APN: 1008-431-23) **Submitted by Jazz Café Ontario.**

Action: The City Council DENIED the appeal of the Planning Commission’s action to modify certain conditions of approval pertaining to File No. PCUP14-025.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA15-001: An amendment to the provisions of the Ontario Municipal Code Title 9

Monthly Activity Report—Actions

Month of: March 2015

(Development Code) regarding the location and operation of massage establishments and the offering of massage services. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15060(c), as the project will not result in a direct or reasonably foreseeable indirect physical change in the environment. **City Initiated.** The Planning Commission recommended approval of this item on 2/24/2015 with a vote of 6 to 0 (Downs absent).

Action: The City Council introduced and waived further reading of an ordinance approving the Development Code Amendment, File No. PDCA15-001.

Planning Commission — March 24, 2015

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE TRACT MAP TT 18997, AND PLANNED RESIDENTIAL DEVELOPMENT REVIEW FOR FILE NOS. PDEV14-017, PMTT14-009 & PRD14-002: A Development Plan to construct 114 condominium units and a Tentative Tract Map (TT 18997) to subdivide 7.8 acres of land into a common lot subdivision for condominium purposes in conjunction with Planned Residential Development, at the northwest corner of Euclid Avenue and SR-60, located at 2324 South Euclid Avenue, within the R2- Medium Density Residential (11-18 du/ac) Zoning District. 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). The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration that was prepared pursuant to the requirements of California Environmental Quality Act and approved by the Ontario City Council on July 1, 2014 (File No. PGP13-006). This Application introduces no new significant environmental impacts. (APN: 1051-061-01) **Submitted by South Coast Communities, LLC.**

Action: The Planning Commission **APPROVED** resolutions (1) approving a Development Plan, File No. PDEV14-017, (2) approving a Tentative Tract Map, File No. PMTT14-009, and (3) approving a Planned Residential Development, File No. PRD14-002, each subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NO(s). PDEV14-018 AND PVAR15-002: A Development Plan to construct a 25,049-square foot industrial building on 1.23 acres of land, and a Variance to reduce the street side building setback from 20 feet to 10 feet along Baker Avenue, located at the northeast corner of Francis Street and Baker Avenue, within the M2 (Industrial Park) zoning district. The 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 Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act, staff is recommending the adoption

Monthly Activity Report—Actions

Month of: March 2015

of a Mitigated Negative Declaration of environmental effects for the project. (APN 0113-414-29)
Submitted by Bruce Karish.

Action: The Planning Commission APPROVED resolutions (1) adopting a Mitigated Negative Declaration, (2) approving a Development Plan, File No. PDEV14-018, and (3) approving a Variance, File No. PVAR15-002, subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA14-002:

An Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) to: 1) increase the residential unit count by 99 units (from 2,293 to 2,392); 2) revise and update exhibits and language to reflect the proposed housing product type changes and provide consistency with TOP Policy Plan; and 3) revise the Land Use Plan to reflect the Planning Area product changes. The project site is located south of Eucalyptus Avenue, north of the County Channel Line (Bellegrave Flood Control Channel), between the Cucamonga Creek Channel and Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project. (APN No's.: 0218-014-01 thru 07; 0218-014-10 thru 17; 0218-022-01 thru 04; 0218-022-06 thru 12; 0218-033-01 thru 14; 0218-042-01 thru 05; 0218-042-10, 12 and 13; 0218-052-01 thru 05; 0218-052-08 thru 11; 0218-271-11 and 19; 0218-281-06 and 15 thru 17; and 0218-321-13, 17 and 30)
Submitted by SL Ontario Development Company, LLC. City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council approve an Amendment to the Subarea 29 Specific Plan, File No. PSPA14-002.
