

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of March 2016

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**CITY COUNCIL**

**March 1, 2016**

**FILE NO. PDCA16-001:** A public hearing to consider the introduction and waive further reading of an ordinance approving File No. PDCA16-001, an amendment to Ontario Municipal Code Title 5, establishing Chapter 22 (Property Appearance—Nuisance).

**Action: Introduced and waived further reading of the ordinance.**

**FILE NO. PCUP15-016:** A public hearing to consider the appeal of the Planning Commission’s decision to deny File No. PCUP15-016, a Conditional Use Permit for the establishment and operation of an organic materials facility (composting of green waste, manure, and food materials) within the AG (Agriculture) Overlay zoning district, located at the southwest corner of Schaefer Avenue and Campus Avenue, at 7435 East Schaefer Avenue; and take further actions necessary and consistent with the City Council’s final determination and decision on the matter.

**Action: Continued the public hearing to the 4/6/2016 City Council meeting.**

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**DEVELOPMENT ADVISORY BOARD**

**March 7, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-026:**

A Development Plan to construct a 65,024 square foot industrial building on 3.2 acres of land generally located at the northwest corner of Sunkist Street and Taylor Avenue, within the General Industrial (IG) zoning district. The adoption of a Mitigated Negative Declaration of environmental effects is recommended. 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: 1049-201-29 and 1049-202-22 and 23); **submitted by Panattoni Development Company, Inc.**

**Action: Approve the Project subject to conditions.**

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**ZONING ADMINISTRATOR**

**March 7, 2016**

*Meeting Cancelled*

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**CITY COUNCIL**

**March 15, 2016**

**FILE NO. PDCA16-001:** A hearing to consider adoption and waive further reading of an ordinance approving File No. PDCA16-001, an amendment to Ontario Municipal Code Title 5, establishing Chapter 22 (Property Appearance—Nuisance).

**Action: Approved and waived further reading of the ordinance.**

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**FILE NO. PSPA16-001:** A public hearing to consider a resolution approving an addendum to The Ontario Plan (SCH#2008101140) and Rich-Haven Specific Plan (SCH #2006051081) Environmental Impact Reports, analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164; and adopt a resolution approving an amendment to Rich-Haven Specific Plan (File No. PSPA16-001) pursuant to the facts and reasons contained in the staff report and attached resolution.

**Action: Approved the resolutions.**

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**DEVELOPMENT ADVISORY BOARD**

**March 21, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:**

A Development Plan to construct 149 single-family homes on approximately 14.5 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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, and was prepared pursuant to the requirements of California Environmental Quality Act. 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: 218-444-10 through 17, 218-444-25 through 41, 218-444-43, 218-452-10, 11, 12, 218-462-16 through 25, 218-462-36 through 52, 218-482-25 through 48, 218-483-23 through 48 and 218-503-01 through 44); **submitted by Brookfield Residential.** Planning Commission action is required.

**Action: Recommended the Planning Commission approve the Project subject to conditions.**

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**ZONING ADMINISTRATOR**

**March 21, 2016**

*Meeting Cancelled*

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**PLANNING COMMISSION**

**March 22, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV15-020:**

A Development Plan to construct 149 single-family homes on approximately 14.5 acres of land within Planning Area 10A of The Avenue Specific Plan, generally located south of Schaefer Avenue, north of Ontario Ranch Road between Haven and Turner Avenues. The impacts to 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 and was prepared pursuant to the requirements of California Environmental Quality Act. The proposed project is located

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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: 218-444-10 thru 17, 218-444-25 thru 41, 218-444-43, 218-452-10, 11, 12, 218-462-16 thru 25, 218-462-36 thru 52, 218-482-25 thru 48, 218-483-23 thru 48 and 218-503-01 thru 44); **submitted by Brookfield Residential.**

**Action: Approved the Project subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV15-018 & PCUP15-011:** A Development Plan to construct a 54-foot tall stealth wireless telecommunication facility and a Conditional Use Permit to operate the wireless facility within 500-feet of residentially zoned property, located within an existing 2.68-acre site at 602 N. Virginia Avenue, within the MDR-18 (Medium Density Residential-11.1 to 18.0 DU/Acres) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (Class 32: In-Fill Development Projects) of the State 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 Plan (ALUCP) for ONT. (APN: 1048-451-51); **submitted by Verizon Wireless.**

**Action: Approved the Project subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT, AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA16-001:** A City initiated request to change the General Plan land use designations on 83 properties generally located south of Fourth Street and west of Euclid Avenue, and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03). Staff is recommending the adoption of an Addendum to an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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. (APNs: Various) **City initiated.** City Council action is required.

**Action: Recommended the City Council approve the Project.**

**ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. PZC16-001:** A City initiated request to change the zoning designations on 881 properties generally located south of Fourth Street and west of Euclid Avenue, 127 properties along East Holt Boulevard, and 37 other properties located throughout the City in order to make the zoning consistent with The Ontario Plan land use designations of the properties. The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2008101140)

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adopted by City Council on January 27, 2010 in conjunction with File No. PGPA06-001. 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. (APNs: Various) **City initiated**. City Council action is required.

**Action: Recommended the City Council approve the Project.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-002:** A Development Code Amendment proposing various modifications and clarifications to the following provisions of the Ontario Development Code:

[1] Revise Section 3.02.030 (Amortization and Abatement of Nonconforming Signs), deleting “billboard signs” from the nonconforming sign amortization list (Table 3.02-1: Amortization Period of Certain Classifications of Nonconforming Signs);

[2] Revise Division 5.02 (General Land Use Provisions), Division 5.03 (Standards for certain Land Uses, Activities, and Facilities), and Division 6.01 (District Standards and Guidelines), deleting all references to the CCC zoning district;

[3] Revise Table 5.02-1 (Land Use Matrix), adding “Escape and Exit Rooms” (live interactive adventure, labyrinth, leadership, and strategy games) to the list of allowed land uses in the CC (Community Commercial), CR (Regional Commercial), MU-1 (Mixed Use - Downtown), BP (Business Park), IL (Light Industrial), and IG (General Industrial) zoning districts;

[4] Revise Section 5.03.025 (Alcoholic Beverage Sales) to clarify that the Public Convenience or Necessity determination criteria (Paragraph F.3) only applies to off-premise Alcoholic Beverage Control licenses;

[5] Revise Section 5.03.395 (Temporary and Interim Land Uses, Buildings, and Structures) to clarify that a temporary outdoor sales event may only be allowed in conjunction with a legally established business that has been operated for a period of at least 180 days prior to the event;

[6] Revise Section 6.01.035 (Overlay Zoning Districts) to clarify that within the ICC Overlay District (Paragraph B.5), building alteration or expansion is only allowed in conjunction with an existing, legally established, commercial land use;

[7] Revise Section 8.01.020 (Sign Standards) to combine various Political Sign provisions into a single Subsection (8.01.020.K), and include provisions clarifying the purpose and intent of the Political Sign standards; and

[8] Revise Table 8.01-1 (Sign Regulation Matrix) to clarify timeframes for the issuance of temporary promotional and special event signs and banners.

The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Ontario Plan Environmental Impact Report (SCH# 2008101140) prepared for File No. PDCA11-003, which was adopted by the Ontario City Council (by Resolution No. 2015-095) on September 1, 2015. This Application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario

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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). **City Initiated.** City Council action is required.

**Action: Recommended the City Council approve the Project.**

**CERTIFICATE OF APPROPRIATENESS AND ENVIRONMENTAL ASSESSMENT FOR FILE NO. PHP16-**

**001:** A request for a Certificate of Appropriateness to construct 2 single story, single family residences (approximately 1750 square feet each) with detached garages (441 square feet each) on approximately 0.3 acres of land within the College Park Historic District, located at 326 East Fourth Street (APN: 1048-063-05) and 330 East Fourth Street (APN: 1048-063-06), within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures); **submitted by Kirk and Elena Wallace.**

**Action: Approved the Project subject to conditions of approval.**

**SIXTEENTH ANNUAL MODEL COLONY AWARDS FOR FILE NO. PADV16-001:** A request for the Historic Preservation Commission to accept the nominations for the Sixteenth Annual Model Colony Awards; **submitted by City of Ontario.** City Council presentation of Awards.

**Action: Accepted the recommended candidates for City Council award presentation.**