

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of April 2018

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**DEVELOPMENT ADVISORY BOARD MEETING**

**April 2, 2018**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**April 2, 2018**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**April 3, 2018**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA05-001:** A Development Agreement Amendment (Second Amendment – File No PDA05-001) between the City of Ontario and Edenglen Ontario, to clarify and update the timing of the construction of public infrastructure, the development impact fee provisions, and the extension of the term of the agreement to serve Tract Map No’s 17392, 17558, 17559, 17560, 17561, 17562, 17563, 17564, 18789, 18790, and 18791, generally located north of Chino Avenue, south of Riverside Drive, east of Mill Creek Avenue, and west of the SCE utility corridor, within Planning Areas 1 through 8 of the Edenglen Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan Environmental Impact Report (SCH# 2004051108) that was adopted by the City Council on November 5, 2005. This project 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: 0218-171-15; 0218-921-07, 08, 16, 19, 22, and 30; 0218-931-01 through 25; 218-931-75 through 89; 0218-932-01 through 21; 0218-933-01 through 17; 0218-934-01 through 24; 0218-935-01- through 04; 0218-935-12 through 19; 0218-935-22 through 38; 0218-941-01 through 39; 0218-941-55 through 93; 0218-951-01 through 70; 0218-952-19 through 82; 0218-954-01 through 42; 0218-955-01 through 42; 0218-956-01 through 58; 0218-961-07 through 88) **submitted by Edenglen Ontario, LLC.** The Planning Commission recommended approval of this item on February 27, 2018 with a vote of 5 to 0.

**Action:** The City Council adopted an ordinance approving the Second Amendment to the Development Agreement, and extending the term of the Development Agreement.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-002:** A Development Agreement (File No. PDA16-002) between the City of Ontario and CVRC Ontario Investments, LLC, for the potential development of up to 480 residential units (File No. PMTT16-004/TT 19966) on 111.10 acres of land within the Residential Single Family district of Planning Areas 2, 3, 4 and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously

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reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (SCH# 2016111009) was adopted by the Ontario City Council on December 5, 2017. This project 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: 218-101-01, 218-101-02, 218-101-07, 218-101-08, 218-102-10, 218-102-11) **submitted by CVRC Ontario Investments, LLC**. The Planning Commission recommended approval of this item on February 27, 2018 with a vote of 6 to 0.

**Action:** The City Council adopted an ordinance approving the Development Agreement.

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**DEVELOPMENT ADVISORY BOARD MEETING**

**April 16, 2018**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT**

**REVIEW FOR FILE NO. PDEV17-033 & PCUP17-015:** A Development Plan (File No. PDEV17-033) and Conditional Use Permit (File No. PCUP17-015) to construct and establish a drive-thru restaurant for Raising Cane's Chicken Fingers, totaling 3,233 square feet on 0.81 acres of land, located at 1437 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1008-431-21) **submitted by Raising Cane's Chicken Fingers**. Planning Commission action is required. Continued from March 19, 2018.

**Action:** The Development Advisory Board continued the applications indefinitely at the request of the applicant.

**ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.**

**PVAR17-008 & PDEV17-055:** A Variance (File No. PVAR17-008) to reduce the: 1) Rear building setback from 15 feet to 10 feet; 2) Front parking setback from 20 feet to 10 feet; and, 3) Setbacks from the building to the parking and drive aisles from 5 feet to 3 feet in conjunction with a Development Plan (File No. PDEV17-055) to construct a 4,100 square-foot commercial building, on 0.46 acres of land, within the Neighborhood Commercial zoning district, located at 1440 E. Fourth Street. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and 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, and was evaluated and found to be consistent with the policies and criteria

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of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0110-202-46) **submitted by Atabak Youssefzadeh**. Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-060:**

A Development Plan (File No. PDEV17-060) to construct 62 single-family homes on 7.65 acres of land located within the Low Density Residential (LDR) district of Planning Area 11 of The Avenue Specific Plan, located on the west side of Haven Avenue and approximately 700 feet south of Ontario Ranch Road. 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. This project 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: 0218-412-02) **submitted by Brookfield Waverly, LLC**. Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-005:**

A Development Plan (File No. PDEV18-005) to construct 60 single-family homes on 8.9 acres of land located at the northeast corner of Parkplace Avenue and Parkview Street, within Planning Area 19 (single-family lane loaded residential district) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on October 17, 2006. This project 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: 0218-014-05) **submitted by KB Home Southern California**. Planning Commission action is required.

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

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**ZONING ADMINISTRATOR MEETING**

**April 16, 2018**

*Meeting Cancelled*

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-007:** A Development Agreement (File No. PDA17-007) between the City of Ontario and Ontario Avenida Property OWNER LLC, for the potential development of up to 176 residential units (File No. PMTT16-003/TT 20012) on 37.47 acres of land, for property generally located north of Ontario Ranch Road and approximately 400 feet west of Turner Avenue, within the Low Density Residential (LDR) district of Planning Area 8A of The Avenue Specific Plan. 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 December 9, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval 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: 0218-201-20, 0218-201-26 and 0218-201-27); **submitted by Ontario Avenida Property Owner LLC.** The Planning Commission recommended approval of this item on March 27, 2018 with a vote of 5 to 0.

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT CODE AMENDMENT AND ZONE CHANGE REVIEW FOR FILE NOS. PDCA18-001 & PZC18-001:** A Development Code Amendment (File No. PDCA18-001) to allow used vehicle automobile dealers in the CR (Regional Commercial) zoning district, subject to the approval of a Conditional Use Permit, and a Zone Change (File No. PZC18-001) from OH (High Intensity Office) to CR (Regional Commercial) on 2.34 acres of land located the terminus of Turner Avenue, south of Interstate 10, at 520 North Turner Avenue. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (SCH# 2008101140), certified by the City of Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001. This project 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: 0210-551-01) **submitted by Carvana, LLC.** The Planning Commission recommended approval of this item on March 27, 2018, with a vote of 6 to 0.

**Action:** The City Council introduced and waived further reading of ordinances approving the Development Code Amendment and the Zone Change.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA18-002:** A Development Code Amendment (File No. PDCA18-002) proposing various modifications, clarifications and updates to certain provisions of the Ontario Development Code, including

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Chapter 2.0, Table 2.02-1 (Review Matrix), Chapter 5.0 (Zoning and Land Use), Chapter 8.0 (Sign Regulations) as it relates to the ONT (Ontario International Airport) zoning designation, generally located north of Mission Boulevard, south of Airport Drive, east of Grove Avenue, and west of Haven Avenue; 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 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 set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated**. The Planning Commission recommended approval of this item on March 27, 2018 with a vote of 4 to 2.

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

**ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN REVIEW FOR FILE NO. PSP16-003 AND WILLIAMSON ACT CANCELLATION FOR FILE NO. PWIL18-002 (#70-159):** A public hearing to consider certification of the Environmental Impact Report, (SCH#2017031048) including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for File No. PSP16-003 and a Specific Plan (Colony Commerce Center East) request (File No. PSP16-003) to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 94 acres of land, which includes the potential development of 2,362,215 square feet of industrial and business park development and a Tentative Cancellation of Williamson Act Contract 70-159. The project site is bounded by Archibald Avenue to the east, the San Bernardino/Riverside County boundary to the south, the Cucamonga Creek Flood Control Channel to the west and Merrill Avenue to the north. 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 both the ONT Airport and Chino Airport Land Use Compatibility Plans (ALUCP). (APNs: 218-311-02, 218-311-03, 218-311-07, 218-311-08, 218-311-10 & 218-311-13); **submitted by CapRock Partners Land & Development Fund I, L.P.** The Planning Commission recommended approval of this item on March 27, 2018 with a vote of 6 to 0.

**Action: The City Council {1} adopted a resolution approving the Environmental Impact Report prepared for Colony Commerce Center East Specific Plan, which includes the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan; {2} introduced and waived further reading of an ordinance approving the Colony Commerce Center East Specific Plan; and {3} adopted a resolution approving a Tentative Cancellation of the Williamson Act Contract.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-005:**

A Development Plan to construct 60 single-family homes on 8.9 acres of land located at the northeast corner of Parkplace Avenue and Parkview Street, within Planning Area 19 (single-family lane loaded residential district) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan EIR, for which an Environmental Impact Report (SCH# 2004011009) was adopted by the City Council on November 7, 2006. This project 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: 0218-014-05) **submitted by KB Home Southern California.**

**Action:** The Planning Commission approved the project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-060:**

A Development Plan to construct 62 single-family homes on 7.65 acres of land located within the Low Density Residential (LDR) district of Planning Area 11 of The Avenue Specific Plan, located on the west side of Haven Avenue and approximately 700 feet south of Ontario Ranch Road. 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. This project introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 0218-412-02) **submitted by Brookfield Waverly, LLC.**

**Action:** The Planning Commission approved the project subject to conditions.

**ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN REVIEW FOR FILE NOS. PGPA16-002 & PSP16-002, AND WILLIAMSON ACT CONTRACT CANCELLATIONS FOR FILE NOS. PWIL17-009 (#73-406) & PWIL18-004 (#70-219):**

A public hearing to consider certification of the Environmental Impact Report (SCH#2017041074), including the adoption of a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations, for the following: 1) A General Plan Amendment (File No. PGPA16-002) to modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 47.06 acres of land from Business Park (0.60 FAR) to Industrial (0.55 FAR) and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; 2) A Specific Plan (File No. PSP16-002 - West Ontario Commerce Center) request to establish land use designations, development standards, design guidelines and infrastructure improvements for approximately 119 acres of land, which includes the potential

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development of up to 2,905,510 square feet of industrial and business park development; and 3) A petition to cancel Williamson Act Contracts 73-406 and 70-219. The project site is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the east, Merrill Avenue to the south, and Carpenter 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. 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: 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13 and 0218-271-18) **submitted by REDA, OLV.** City Council action is required.

**Action:** The Planning Commission recommended the City Council approve the project.

**ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.**

**PVAR17-008 & PDEV17-055:** A Variance (File No. PVAR17-008) to reduce the: 1) Rear building setback from 15 feet to 10 feet; 2) Front parking setback from 20 feet to 10 feet; and, 3) Setbacks from the building to the parking and drive aisles from 5 feet to 3 feet in conjunction with a Development Plan (File No. PDEV17-055) to construct a 4,100 square-foot commercial building, on 0.46 acres of land, within the Neighborhood Commercial zoning district, located at 1440 E. Fourth Street. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0110-202-46) **submitted by Atabak Youssefzadeh.**

**Action:** The Planning Commission approved the project subject to conditions.

**ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NOS. PGPA18-001 & PSPA18-002:**

A General Plan Amendment (File No. PGPA18-001) request to: 1) modify the Land Use Element of The Ontario Plan (General Plan) to change the land use designation shown on the Land Use Plan Map (Exhibit LU-1) for one 2.05 acre parcel located at the southeast corner of Haven Avenue and Francis Street from Office Commercial to Industrial; and 2) modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation change; and a Specific Plan Amendment (File No. PSPA18-002) request to change the California Commerce Center Specific Plan land use designation of the property from Commercial/Food/Hotel to Rail Industrial. Staff is recommending the adoption of an Addendum to an Environmental Impact Report (SCH# 2008101140) certified 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use

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Compatibility Plan (ALUCP). (Related File PSPA18-002) (APN: 0211-281-56); **submitted by SRG Archibald, LLC**. City Council action is required.

**Action: The Planning Commission recommended the City Council approve the project.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA07-001:** A Development Agreement Amendment (Second Amendment) between the City of Ontario and Western Pacific Housing, Inc., File No. PDA07-001, to extend the term of the agreement to serve Tract Map No. 18419. The project is located within the Low Density Residential district of Planning Area 6A of The Avenue Specific Plan, located at the southeast corner of Archibald Avenue and Schaefer Avenue. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on December 9, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval 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 Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-201-15 and 0218-201-44) **submitted by Western Pacific Housing, Inc., DBA: D.R. Horton**. City Council Action is required.

**Action: The Planning Commission recommended the City Council approve the project.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003:** A Development Agreement Amendment (Second Amendment) between the City of Ontario, GDC Investments 6 L.P., and Lennar Homes of California to amend Development Agreement, File No. PDA14-003, to extend the term of the agreement to serve Tract Map No's. 17931, 17932 and 17933. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Esperanza Specific Plan Environmental Impact Report (SCH# 2002061047) that was adopted by City Council on September 2, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P.** City Council Action is required.

**Action: The Planning Commission recommended the City Council approve the project.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004:** A Development Agreement Amendment (Second Amendment) between the City of Ontario, GDC-RCCD, L.P., and Lennar Homes of California to amend Development Agreement, File No. PDA14-004, to extend the term of the agreement to serve Tract Map No's. 17749, 17935, 17936, 18876



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and 18878. The project is located on the northwest and southwest corners of Hamner Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Esperanza Specific Plan Environmental Impact Report (SCH# 2002061047) that was adopted by City Council on September 2, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 0218-332-11 and 17) **submitted by GDC-RCCD, L.P.** City Council Action is required.

**Action: The Planning Commission recommended the City Council approve the project.**

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