

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

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**DEVELOPMENT ADVISORY BOARD MEETING**

**July 3, 2017**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**July 3, 2017**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**July 4, 2017**

*Meeting Cancelled*

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**DEVELOPMENT ADVISORY BOARD MEETING**

**July 17, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-018:**

A Development Plan to demolish an existing 951 square-foot oil service facility and an existing 2,400 square-foot fueling station canopy, and construct a new 2,000 square-foot fueling station canopy with 4 new fueling dispensers on 8.7 acres of land, located at 2455 South Vineyard Avenue, within the CC (Community Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2—Replacement or Reconstruction) 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: 0113-285-12) **submitted by Oil and Water Ontario, LP.**

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

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-**

**001:** A Tentative Tract Map (TT 20076) to subdivide 7.65 acres of land into 62 numbered lots and 29 lettered lots 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); (APN: 0218-412-02) **submitted by Brookcal Ontario, LLC. Planning Commission action is required.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-009:**

A Development Plan approval to construct 330 conventional (104 units) and cluster (226 units) single-family residential dwellings on 48.82 acres of land located within the Low Density Residential district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Turner Avenue. The environmental impacts of this project were previously analyzed in the EIR (SCH#2012061057) prepared for the Grand Park Specific Plan (File No. PSP12-001) and adopted by the City Council on January 21, 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: 0218-241-37, 0218-241-38 and 0218-241-40) **submitted by Lennar Homes of California, Inc. Planning Commission Action Required.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-024:**

A Development Plan approval to construct 88 single-family residential dwellings on 14.35 acres of land located within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. 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: 0218-022-15) **submitted by CalAtlantic Group, Inc. Planning Commission Action Required.**

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PMTT17-007 (TT17624), PDEV17-022 & PVAR17-007:**

A Tentative Tract Map (File No. PMTT17-007/TT 17624) to subdivide 3.47 acres of land into 31 single family lots and common areas, in conjunction with a Development Plan (File No. PDEV17-022) to construct a 31 single family homes (Cluster Product) and a Variance (File No. PVAR17-007) to deviate from the minimum building arterial street setback, along Mission Boulevard, from 30 feet to 5 feet. The project is located on the south side of Mission Boulevard, between San Antonio and Oakland Avenues, within the MDR-11 (Low-Medium Density Residential 5.1 to 11.0 du/ac) zoning district. Staff has determined that the project is categorically exempt from the

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requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, Minor Alterations in Land Use Limitations) and 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); (APNs: 1049-323-06, 1049-323-07, 1049-323-08, 1049-323-12 and 1049-323-13) **submitted by North by Northwest Capital Inc. Planning Commission action is required.**

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

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**ZONING ADMINISTRATOR MEETING**

**July 17, 2017**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-006:** A Conditional Use Permit request to establish and operate an e-liquid manufacturing use within an existing 21,070 square foot industrial building, on 5.41 acres of land, located at 2040 South Lynx Place, within the IG (General Industrial) 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. 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 of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-491-66) **submitted by Ruthless Vapor Corporation.**

**Action:** The Zoning Administrator conducted a public hearing regarding the proposed use. Final action on the application is pending.

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-008:** A Conditional Use Permit to establish alcoholic beverage sales for a Type 47 ABC License (On Sale General- Eating Place) and Live Entertainment (Karaoke), in conjunction with a proposed 2,400-square-foot restaurant and bar (Flair’s Martinis and Wings) on 3.44 acres of land located at 4451 East Ontario Mills Parkway, Suite A, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. The project is categorically exempt from 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-014-10) **submitted by Errol Brown.**

**Action:** The Zoning Administrator conducted a public hearing regarding the proposed use. Final action on the application is pending.

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**CITY COUNCIL MEETING**

**July 18, 2017**

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA17-002:**

An Amendment to the Grove Avenue Specific Plan (File No. PSPA17-002) to: 1) change the land use designation from Business Park to Commercial for approximately 1-acre of land located at the northeast corner of Grove Avenue and Philadelphia Street; 2) amend the Commercial District permitted and conditionally permitted uses to allow restaurants, conditionally permit restaurants with a drive-thru facility and conditionally permit car wash facilities (full and self-service) with the exception of the Commercial corners of Grove Avenue and Philadelphia Street and Grove Avenue and Francis Street where full and self-service car wash facilities will not be permitted; and 3) update all applicable specific plan sections to reflect the proposed amendments. The Grove Avenue Specific Plan is generally located on the east and west sides of Grove Avenue and between Mission Boulevard to the north and the I-60 Freeway to the south. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) prepared in conjunction with File No. PGPA06-001 and adopted by City Council on January 27, 2010. 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: 0113-641-13) **submitted by A&E Leasing, LLC**. The Planning Commission recommended approval of this item on June 27, 2017 with a vote of 6 to 0.

**Action: The City Council approved and waived further reading of a resolution approving the application.**

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**PLANNING COMMISSION MEETING**

**July 25, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-009:**

A Development Plan approval to construct 330 single-family residential dwelling units (104 conventional units and 226 cluster units) on 48.82 acres of land located within the Low Density Residential district of Planning Areas 4, 5 and 6 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Turner Avenue. The environmental impacts of this project were previously analyzed in the EIR (SCH#2012061057) prepared for the Grand Park Specific Plan (File No. PSP12-001) and adopted by the City Council on January 21, 2014. All adopted mitigation measures 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-241-37, 0218-241-38 and 0218-241-40) **submitted by Lennar Homes of California, Inc.**

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-024:**

A Development Plan approval to construct 88 single-family residential dwellings on 14.35 acres of land located within the Conventional Medium Lot Residential district of Planning Area 4 of the Subarea 29 Specific Plan, located at the southeast corner of Archibald Avenue and Parkview Street. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-022-15) **submitted by CalAtlantic Group, Inc.**

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

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-**

**001:** A Tentative Tract Map (TT 20076) to subdivide 7.65 acres of land into 62 numbered lots and 29 lettered lots within the Low Density Residential (LDR) district of Planning Area 11 of The Avenue Specific Plan, located on the west side of Haven Avenue, 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. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-412-02) **submitted by Brookcal Ontario, LLC.**

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

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PMTT17-007 (TT17624), PDEV17-022 & PVAR17-007:**

A Tentative Tract Map (File No. PMTT17-007/TT 17624) to subdivide 3.47 acres of land into 31 single family lots and common areas, in conjunction with a Development Plan (File No. PDEV17-022) to construct a 31 single family homes (Cluster Product) and a Variance (File No. PVAR17-007) to deviate from the minimum building arterial street setback, along Mission Boulevard, from 30 feet to 5 feet and 9 inches. The project is located on the south side of Mission Boulevard, between San Antonio and Oakland Avenues, within the MDR-11 (Low-Medium Density Residential 5.1 to 11.0 du/ac) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Minor Alterations in Land Use Limitations) and 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

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Compatibility Plan (ALUCP); (APNs: 1049-323-06, 1049-323-07, 1049-323-08, 1049-323-12 & 1049-323-13) **submitted by North by Northwest Capital Inc.**

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

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-001:** A public hearing to consider certification of the Colony Commerce Center West Specific Plan Environmental Impact Report, including the adoption of a Statement of Overriding Considerations, and a Specific Plan to establish land use designations, development standards, design guidelines and infrastructure improvements on approximately 123.17 acres of land, which includes the potential development of 2,951,146 square feet of industrial development, on properties bordered by Merrill Avenue to the north, Remington Avenue to the south, Carpenter Avenue to the west, and the Cucamonga Creek Flood Control Channel to the east. 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: 0218-261-24, 0218-292-05, 0218-311-11, 0218-292-12, 0218-292-09, 0218-292-13, 0218-292-10, 0218-292-14); **submitted by Cap Rock-Partners.**

**Action:** The Planning Commission recommended the application be continued to the August 22, 2017 regular meeting.

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