

## Monthly Activity Report—Actions

Month of: August 2014

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### **AUGUST 4, 2014 DEVELOPMENT ADVISORY BOARD MEETING**

*Meeting Cancelled*

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### **AUGUST 4, 2014 ZONING ADMINISTRATOR MEETING**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-010** : A Conditional Use Permit to allow the on-site sale and consumption of beer and wine (Type 47 ABC License) in conjunction with a proposed 2,650 square foot restaurant (Chipotle Mexican Grill), within The Marketplace on Grove shopping center, located at 2200 South Grove Avenue, suite 104, within the C3 (Commercial Service 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) (APN: 1051-151-12); **submitted by: Valerie Sacks.**

**Action: The Zoning Administrator adopted a decision approving File No. PCUP14-010 subject to departmental conditions of approval.**

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### **AUGUST 5, 2014 CITY COUNCIL MEETING**

*Meeting Cancelled*

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### **AUGUST 18, 2014 DEVELOPMENT ADVISORY BOARD MEETING**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005**: A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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

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categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.** Planning Commission action is required.

**Action: Continued to the 9/15/2014 meeting.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991):** A Tentative Tract Map to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential.** Planning Commission action is required.

**Action: The Development Advisory Board adopted a decision approving File No. PMTT14-013 (TT18991) subject to departmental conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992):** A Tentative Tract Map to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential.** Planning Commission action is required.

**Action: The Development Advisory Board adopted a decision approving File No. PMTT14-014 (TT18992) subject to departmental conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993):** A Tentative Tract Map to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner 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 Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential.** Planning Commission action is required.

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**Action:** The Development Advisory Board adopted a decision approving File No. PMTT14-015 (TT18993) subject to departmental conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**016 (TT18994):** A Tentative Tract Map to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential.** Planning Commission action is required.

**Action:** The Development Advisory Board adopted a decision approving File No. PMTT14-016 (TT18994) subject to departmental conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-**

**025:** A Development Plan to construct a City of Ontario Fire Department training facility, within a portion of a 4.2-acre partially developed property, located at the southeast corner of Francis Street and Parco Avenue, at 1408 East Francis Street, within the PF (Public Facilities) zoning designation. 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 15332 (In-Fill Development Projects) (APN: 0113-461-10); **submitted by City of Ontario.**

**Action:** The Development Advisory Board adopted a decision approving File No. PDEV14-025 subject to departmental conditions of approval.

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

**REVIEW FOR FILE NOS. PDEV13-030 & PCUP13-040:** A Development Plan and Conditional Use Permit to substantially remodel an existing 3,620-square foot drive-thru restaurant (Carls Jr) on a 0.73-acre parcel of land located at 1445 North Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) and Section 15332 (Infill Development Projects) of the California Environmental Quality Act 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). (APNs: 1008-431-17); **submitted by Carl Karcher Enterprises, Inc.** Planning Commission action is required.

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**Action:** The Development Advisory Board adopted a decision approving File Nos. PDEV13-030 and PCUP13-040 subject to departmental conditions of approval.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE PARCEL MAP, AND VARIANCE REVIEWS FOR FILE NOS. PDEV13-039, PMTT13-018, PVAR14-005 & PVAR14-006:** A

request for approval of several entitlements, include: 1) A Phase Development Plan (File No. PDEV13-039) to construct seven (7) industrial buildings totaling 250,157 square feet and the development of a vehicle storage yard on approximately 15.74 acres of land; 2) A Tentative Parcel Map (File No. PMTT13-018) to subdivide 15.74 acres into 7 new lots; 3) A Variance (File No. PVAR14-005) to reduce the side yard building setback from 10-feet to zero; and 4) A Variance (File No. PVAR14-006) to reduce the rear yard building setback from 10-feet to zero, for property generally located along the northeast corner of Grove Avenue and Belmont Street, for property located within the M2 (Industrial Park) and Business Park land use district of the Grove Avenue Specific Plan. The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the Development Agreement between the City of Ontario & Mission Grove Partners, L.P. (No. 2013-128). All adopted mitigation measures of the related MND 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APN Nos. 0113-332-01 thru 0113-343-27); **submitted by MG Industrial, LLC.** Planning Commission action is required.

**Action:** The Development Advisory Board adopted a decision approving File Nos. PDEV13-039, PMTT13-018, PVAR14-005, and PVAR14-006, subject to departmental conditions of approval.

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

**024:** A Development Plan to construct 143 single-family dwellings and two pocket parks on 37.77 acres of land located at the northeast corner of Turner and Schaefer Avenues, within Planning Area 9 of the West Haven Specific Plan. The environmental impacts of this project were analyzed in the Environmental Impact Report prepared for the West Haven Specific Plan (File No. PSP03-006), which was certified by the City of Ontario City Council on January 16, 2007. This Application introduces no new significant environmental impacts. 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 (APNs: APN: 0218-151-19 and 23); **submitted by Lennar Homes of California, Inc.** Planning Commission action is required.

**Action:** The Development Advisory Board adopted a decision approving File No. PDEV14-024 subject to departmental conditions of approval.

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### **AUGUST 18, 2014 ZONING ADMINISTRATOR MEETING**

*Meeting Cancelled*

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### **AUGUST 19, 2014 CITY COUNCIL MEETING**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003:** A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) (File PDA 14-003) to amend Development Agreement, File No. PDA06-002, updating certain provisions of the existing Development Agreement to conform with the NMC Builders construction agreement. 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 proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P., a Delaware Limited Partnership.** The Planning Commission recommended approval of this project on July 22, 2014 with a vote of 4 to 0 with Gage absent and Gregorek abstaining

**Action:** The City Council introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA14-003).

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004:** A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware Limited Partnership (Esperanza Specific Plan) (File PDA 14-004) to amend Development Agreement, File No. PDA 06-003 updating certain provisions of the existing Development Agreement to conform to the NMC Builders construction agreement and to include the additional development of up to 217 residential units on 27.23 acres of land. The project is located on the northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-11 and

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17); **submitted by GDCI-RCCD L.P. a Delaware Limited Partnership.** The Planning Commission recommended approval of this project on July 22, 2014 with a vote of 4 to 0 with Gage absent and Gregorek abstaining.

**Action: The City Council introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA14-004).**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.**

**PDA14-005:** A Development Agreement by and between the City of Ontario, a California Municipal Corporation, the Anker Family Decedent's Trust, and New Cingular Wireless PCS, LLC, a Delaware Limited Liability Company, for the future removal/relocation of telecommunication equipment from the current/future right-of-way of Grove Avenue, in conjunction with a Development Plan (File No. PDEV13-009), Conditional Use Permit (File No. PCUP13-003), and Variance (File No. PVAR13-004), to allow the continued use of a 65-foot tall monopole telecommunication facility at 13524 South Grove 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. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. (APN: 1052-481-02); **submitted by AT&T Mobility.** The Planning Commission recommended approval of this project on July 22, 2014 with a vote of 5 to 0 with Gage absent.

**Action: The City Council introduced and waived further reading of an ordinance approving the Development Agreement (File No. PDA14-005).**

### **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA14-003:**

A public hearing to consider a Resolution adopting a General Plan Amendment to revise the Mobility Element of The Ontario Plan (Figure M-2) changing the Functional Street Classifications of State Street between Benson and Bon View Avenues from a four lane collector to a two lane collector and Hamner (Milliken) Avenue from 750 feet south of Edison Avenue to Bellgrave Avenue from an eight lane principal arterial to a six lane principal arterial. An Addendum to The Ontario Plan FEIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of the California Environmental Quality Act (APNs: None); **submitted by City of Ontario.** The Planning Commission recommended approval of this project on July 22, 2014 with a vote of 5 to 0 with Gage absent.

**Action: The City Council introduced and waived further reading of an ordinance approving the General Plan Amendment (File No. GPA14-003).**

### **LOCAL LANDMARK DESIGNATION FILE NO. PHP14-005:**

A request for a Local Landmark designation for a 1,648 square foot California Bungalow style residential building, within the R1.5- Single Family Residential zone, located at 410 West E Street (APN: 1048-342-07); **submitted by Cynthia Anne Matranga.** The Planning Commission recommended approval of this project on July 22, 2014 with a vote of 5 to 0 with Gage absent.

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**Action:** The City Council approved a resolution granting the Local Landmark Designation (File No. PDA14-003).

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### **AUGUST 26, 2014 PLANNING COMMISSION MEETING**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005:** A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner 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 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.**

**Action:** Continued to the 9/23/2014 Planning Commission meeting.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991):** A Tentative Tract Map (File No. PMTT14-013) to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential.**

**Action:** The Planning Commission adopted a resolution approving File No. PMTT14-013 (TT18991) subject to conditions of approval.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992):** A Tentative Tract Map (File No. PMTT14-014) to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer 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 Plans (ALUCP) for ONT and Chino Airports. An

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addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-30 and 0218-201-42); **submitted by Brookfield Residential.**

**Action:** The Planning Commission adopted a resolution approving File No. PMTT14-014 (TT18992) subject to conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**015 (TT18993):** A Tentative Tract Map (File No. PMTT14-015) to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential.**

**Action:** The Planning Commission adopted a resolution approving File No. PMTT14-015 (TT18993) subject to conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-**

**016 (TT18994):** A Tentative Tract Map (File No. PMTT14-016) to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner 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 Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential.**

**Action:** The Planning Commission adopted a resolution approving File No. PMTT14-016 (TT18994) subject to conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-**

**024:** A Development Plan to construct 143 single-family dwellings, and two pocket parks and a paseo, on 37.77 acres of land located at the northeast corner of Turner and Schaefer Avenues, within Planning Area 9 of the West Haven Specific Plan. The environmental impacts of this project were analyzed in the Environmental Impact Report prepared for the West Haven Specific Plan (File No. PSP03-006), which was certified by the City of Ontario City Council on January 16, 2007. This Application introduces no new significant environmental impacts. 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

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Airport Land Use Compatibility Plan (APNs: APN: 0218-151-19 and 23); **submitted by Lennar Homes of California, Inc.**

**Action: The Planning Commission adopted a resolution approving File No. PDEV14-024 subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE PARCEL MAP, AND VARIANCE REVIEWS FOR FILE NOS. PDEV13-039, PMTT13-018, PVAR14-005 & PVAR14-006:**

A request for approval of several entitlements, including: 1) a phased Development Plan (File No. PDEV13-039) to construct 7 industrial buildings totaling 250,157 square feet and a vehicle storage yard on approximately 15.74 acres of land; 2) a tentative Parcel Map (File No. PMTT13-018) to subdivide 15.74 acres of land into 7 lots; 3) a variance (File No. PVAR14-005) to reduce the side yard building setback from 10 feet to 0 feet; and 4) a variance (File No. PVAR14-006) to reduce the rear yard building setback from 10 feet to 0 feet. The project site is generally located at the northeast corner of Grove Avenue and Belmont Street, within the M2 (Industrial Park) zoning district and the Business Park land use district of the Grove Avenue Specific Plan. The environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the Development Agreement between the City of Ontario & Mission Grove Partners, L.P. (No. 2013-128). 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 (APN: 0113-332-01 through 0113-343-27); **submitted by MG Industrial, LLC.**

**Action: The Planning Commission adopted resolutions approving File Nos. PDEV13-039, PMTT13-018, PVAR14-005, and PVAR14-006, subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV13-030 & PCUP13-040:**

A Development Plan and Conditional Use Permit to substantially remodel an existing 3,620-square foot drive-thru restaurant (Carls Jr) on a 0.73-acre parcel of land located at 1445 North Mountain Avenue, within the Main Street land use district of the Mountain Village Specific Plan. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) and Section 15332 (Infill Development Projects) of the California Environmental Quality Act 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 (APNs: 1008-431-17); **submitted by Carl Karcher Enterprises, Inc.**

**Action: The Planning Commission adopted resolutions approving File Nos. PDEV13-030 and PCUP13-040 subject to conditions of approval.**