

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

CITY COUNCIL

September 6, 2016

No Planning Department Items Listed on the Agenda

DEVELOPMENT ADVISORY BOARD

September 7, 2016

Meeting Cancelled

ZONING ADMINISTRATOR

September 7, 2016

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD

September 19, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV15-017, PCUP15-009 AND PVAR15-003:

A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500 feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height, from 55 feet to 65 feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1011-141-06) **submitted by Verizon Wireless. Planning Commission action is required.**

Action: Adopted a Decision recommending the Planning Commission adopt Resolutions approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-009, PMTT16-007 (PM 19721) & PVAR16-001:

A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV16-009) to construct a 52,400-square foot industrial building and a Variance (PVAR16-001) to deviate from the minimum building setback requirements of the Development Code, from 20 feet to 10 feet, located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California

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Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15304 (Class 4, Minor Alterations to Land), 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan; (APNs: 1049-382-05 and 1049-172-01) **submitted by Fullmer/MG, LLC**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-020:

A Development Plan to construct an addition to an existing 426,406-square foot commercial building (Mathis Brothers Furniture) on approximately 19.23 acres of land, including a freestanding 8,000-square foot retail furniture store, and an attached 25,748-square foot addition to the existing building, for a total of 460,154 square feet, located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report No. 88-2, Certified by the City Council on March 19, 1991. 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 (ALUCP); (APNs: 0210-205-12 and 0210-205-13) **submitted by Mathis Properties California, LLC**.

Action: Adopted a Decision approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-022 & PCUP16-013:

A Development Plan (PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store in conjunction with a Conditional Use Permit (PCUP16-013) to establish and operate the drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of the Exchange Specific Plan. Staff has determined that 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-012-26) **submitted by Empire Design Group, Inc**. Planning Commission action is required.

Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

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ZONING ADMINISTRATOR

September 19, 2016

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP16-014: A Conditional Use Permit request to establish a 9,468 square foot towing facility in conjunction with outdoor vehicle storage, on approximately 1.75 acres of land, located at 1101 East California Street, within the IG (General Industrial) zoning district. Staff has determined that the project is categorically exempt from the 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1049-172-05) **submitted by Airport Mobil, Inc.**

Action: Adopted a Decision approving the Project subject to conditions.

CITY COUNCIL

September 20, 2016

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO.

PDCA16-004: A request to add Chapter 18 to Title 6 of the Ontario Municipal Code and amend the Ontario Development Code Section 9.01 (Definitions) and Table 5.02-1 (Land Use Table) to regulate personal, medical, and commercial use of marijuana. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the 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 ONT Airport Land Use Compatibility Plan (ALUCP); City initiated. The Planning Commission recommended approval of this item on August 23, 2016 with a vote of 7 to 0.

Action: Introduced and waived further reading of an ordinance approving File No. PDCA16-004.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA16-004: A General Plan Amendment to: (1) modify Figures M-1 (Mobility Element System) and M-3 (Multipurpose Trails and Bikeway Corridor Plan) to add a parallel bike route to Holt Boulevard, from Benson to Haven Avenues, extend and modify the San Antonio Bike Corridor to extend from the southern to the northern city limits, modify planned facilities in Ontario Ranch to be consistent with Streetscape Master Plan, and modify various existing planned facilities; (2) modify Figure M-5 (Truck Routes) to eliminate Holt Boulevard as a designated truck route from Benson to Grove Avenues; (3) modify Figure M-2 (Functional Roadway Classification Plan) to note locations of all grade separations regardless of whether they are existing or proposed; (4) modify Figures M-1 (Mobility Element System) and M-4 (Transit Plan) to revise the Bus Rapid Transit (BRT) Corridor on Holt Boulevard, east of Vineyard Avenue, to be consistent with the alignment approved by Omnitrans; and (5) add a Complete Streets Policy to the Mobility Element pursuant

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to AB1358. Staff has determined that the project is categorically exempt from the 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 (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.** The Planning Commission recommended approval of this item on August 23, 2016, with a vote of 7 to 0.

Action: Adopted a resolution approving File No. PGPA16-004.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:

An Amendment to The Exchange Specific Plan to establish the IP (Industrial Park) land use development standards, regulations, and design guidelines, on 10.59 acres of land located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 0238-012-19) **submitted by Orbis Real Estate Partners.** The Planning Commission recommended approval of this item on August 23, 2016 with a vote of 7 to 0.

Action: Adopted a resolution approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and introduced and waived further reading of an ordinance approving File No. PSPA16-002.

PLANNING COMMISSION

September 27, 2016

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-022 & PCUP16-013:

A Development Plan (File No. PDEV16-022) to construct an 880-square foot carwash for an existing 3,746-square foot Arco service station and AM/PM convenience store in conjunction with a Conditional Use Permit (File No. PCUP16-013) to establish and operate the drive-thru carwash on 1.11 acres of land, located at 5020 East Fourth Street, within the Freeway Commercial land use designation of The Exchange Specific Plan. Staff has determined that 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-012-26) **submitted by Empire Design Group, Inc.**

Action: Adopted Resolutions approving the Project subject to conditions.

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ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV16-009, PMTT16-007 (PM 19721) & PVAR16-001: A Tentative Parcel Map (File No. PMTT16-007/PM 19721) to merge 2.8 acres of land into a single parcel, in conjunction with a Development Plan (File No. PDEV16-009) to construct a 52,400-square foot industrial building and a Variance (File No. PVAR16-001) to deviate from the minimum building setback requirements of the Development Code, from 20 feet to 10 feet, located at the northwest corner of Grove Avenue and Mission Boulevard, at 1173 and 1176 East California Street, within the IG (General Industrial) and IL (Light Industrial) zoning districts. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land), Section 15305 (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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-382-05 and 1049-172-01) **submitted by Fullmer/MG, LLC.**

Action: Adopted Resolutions approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV15-017, PCUP15-009 AND PVAR15-003: A Development Plan (File No. PDEV15-017) to construct a 65-foot tall monopine telecommunication tower within a 400-square foot lease area on 0.64-acres of developed land, in conjunction with a Conditional Use Permit (File No. PCUP15-009) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR15-003) to exceed the maximum allowable telecommunication tower height from 55-feet to 65-feet, located at 967 West Holt Boulevard, within the IP (Industrial Park) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1011-141-06) **submitted by Verizon Wireless.**

Action: Adopted resolutions approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving the Project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005: A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) of the 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 ONT Airport Land Use Compatibility Plan (ALUCP); **City initiated.** City Council action is required.

Action: Continued File No. PDCA16-005 to the next regular meeting on 10/25/2016.