

Monthly Activity Report—Actions

Month of: October 2015

Development Advisory Board — October 5, 2015

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Tentative Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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: 210-501-23); submitted by OA Partners, LLC. **Planning Commission action is required. Continued from the 9/21/2015 meeting.**

Action: The Development Advisory Board approved a Decision recommending the Planning Commission APPROVE File No. PMTT15-002 (Tentative Parcel Map No. 19646) subject to the departmental conditions of approval.

Zoning Administrator — October 5, 2015

Meeting Cancelled

City Council — October 6, 2015

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-001: A request to change the zoning on 3 parcels, totaling 1.4 acres, from R1 (Single Family Residential) to HDR-45 (High Density Residential) and to change 11 parcels, totaling 3.25 acres, from R2 (Medium Density Residential) to HDR-45 (High Density Residential), located on Fourth Street between Baker and Corona Avenues from 1673 to 1733 E. Fourth Street. 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 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: 0108-551-01, 06-09, 34-35, and 44-50); **submitted by Dayu Capital, Inc. and City Initiated.** The Planning Commission conducted a public hearing on August 25, 2015, and voted unanimously (6-0) to recommend the City Council approve this application.

Action: The City Council approved a resolution approving an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), adopted by City Council on January 27, 2010, and APPROVED the introduction of an ordinance approving a Zone Change (File No. PZC15-001) from R1 (Single Family Residential) to HDR-45 (High Density Residential),

Monthly Activity Report—Actions

Month of: October 2015

and from R2 (Medium Density Residential) to HDR-45 (High Density Residential), to create consistency between the Official Zoning Map and the Policy Plan Land Use Map designation of High Density Residential.

Development Advisory Board — October 19, 2015

Meeting Cancelled

Zoning Administrator — October 19, 2015

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP15-016: A Conditional Use Permit to establish and operate an organic materials facility (composting of green waste, manure, food materials, fats oils and grease) on a 34.76 acre portion of 37.4 acre parcel of land located at the southwest corner of Schaefer Avenue and Campus Avenue, at 7435 East Schaefer Avenue, within the AG\SP (Agriculture Overlay) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: 1053-101-01, -02, and 1053-091-01); **submitted by Harvest Power.**

Action: The Zoning Administrator **CONTINUED** File No. PCUP15-016 to the next regular meeting on 11/2/2015.

City Council — October 20, 2015

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC15-001: A request to change the zoning on 3 parcels, totaling 1.4 acres, from R1 (Single Family Residential) to HDR-45 (High Density Residential) and to change 11 parcels, totaling 3.25 acres, from R2 (Medium Density Residential) to HDR-45 (High Density Residential), located on Fourth Street between Baker and Corona Avenues from 1673 to 1733 E. Fourth Street. 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 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: 0108-551-01, 06-09, 34-35, and 44-50); **submitted by Dayu Capital, Inc. and City Initiated.** The Planning Commission conducted a public hearing on August 25, 2015, and voted unanimously (6-0) to recommend the City Council approve this application.

Monthly Activity Report—Actions

Month of: October 2015

Action: The City Council approved an ordinance, which APPROVED File No. PZC15-001, a Zone Change (File No. PZC15-001) from R1 (Single Family Residential) to HDR-45 (High Density Residential), and from R2 (Medium Density Residential) to HDR-45 (High Density Residential), to create consistency between the Official Zoning Map and the Policy Plan Land Use Map designation of High Density Residential.

STREET NAME CHANGE FOR FILE NO. PADV15-005: Proposed street name changes within the southern portion of the City to include: [1] A street name change from Milliken Avenue to Hamner Avenue, between Riverside Drive and Bellegrave Avenue; and [2] A street name change from Edison Avenue to Ontario Ranch Road, between Carpenter Avenue and Turner Avenue. **City Initiated.**

Action: The City Council approved a resolution, which APPROVED the proposed street name changes.

Planning Commission — October 27, 2015

RESOLUTION OF DENIAL FOR CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-028: A Conditional Use Permit to establish a metal salvage and scrap yard recycling facility on a 2.38 acre site, located at 901 South Sultana Avenue, within the M3 (General Industrial) 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: 1049-353-14); **submitted by Star Scrap Metal.**

Action: The Planning Commission approved a resolution, which DENIED File No. PPCUP14-028.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT15-002: A Parcel Map (PM 19646) to subdivide a 1.85 acre parcel of land into a single parcel for condominium purposes, located at 921 North Milliken Avenue, within the Garden Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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: 210-501-23); **submitted by OA Partners, LLC.**

Action: The Planning Commission approved a resolution, which APPROVED File No. PMTT15-002 (PM 19646) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA11-003: A revision to certain provisions of a comprehensive update to the City of Ontario

Monthly Activity Report—Actions

Month of: October 2015

Development Code (previously reviewed by the Planning Commission on 6/23/2015, and introduced to the City Council on 8/4/2015), as follows: [1] establish consistency with Senate Bill 582, amending Civil Code Section 835, and allow electrified fences in commercial zones up to 10 feet in height, and within industrial zones up to 16 feet in height; [2] allow “architectural and structural metal manufacturing” and “converted paper product manufacturing” as conditionally permitted land uses within the proposed IL (Light Industrial) zoning district; and [3] modify Table 5.02-1 (Land Use Matrix), ensuring that the allowed land uses within the proposed ONT (Ontario International Airport) zoning district are consistent with the allowed land uses in the current M3 (General Industrial) zoning district. The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and Mitigation Monitoring Program, certified by the City of Ontario City Council on January 27, 2010. This project 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); **City Initiated. City Council action is required.**

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt an ordinance approving File No. PDCA11-003.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO.

PGPA15-001: A City initiated request to:

1) Change the General Plan land use designation on twelve parcels (File No. PGPA15-001) from:

a) Business Park to Industrial on seven parcels generally located on the north side of Brooks Street east of Mountain Avenue (APNs: 101113217-101113219, 101113221, 101114134, 101114137, and 101114139);

b) Neighborhood Commercial to Low Density Residential on three parcels with an Industrial Overlay located at the northeast corner of Park Street and Sultana Avenue (APNs: 104923124-104923126);

c) Low Density Residential to Industrial on one parcel generally located between State and Park Streets west of Monterey Avenue (APN: 104923112); and

d) Industrial to Open Space-Non Recreation on one parcel generally located on the north side of Philadelphia Street west of Wineville Avenue (APN: 23815215).

2) 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 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.; **City initiated.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PGPA15-001.

Monthly Activity Report—Actions

Month of: October 2015

ENVIRONMENTAL ASSESSMENT, ZONE CHANGE REVIEW FOR FILE NO. PZC15-002: A City initiated request to change the zoning designations on various properties located throughout the city to BP (Business Park), IP (Industrial Park), IL (Light Industrial), and RC (Rail Corridor), and to change the zoning on various M3 (General Industrial) zoned properties to IG (General Industrial) and various other zones in order to make the zoning consistent with The Ontario Plan land use designations of the properties as follows:

1) C1, Shopping Center to BP, Business Park 104651101, 104651117-18, 104714301, 104925213, 104926811, 104934114-15

2) C1, Shopping Center to IL, Light Industrial 101118104-05, 101118205, 101118213

3) C3, Commercial Service to BP, Business Park 11006101, 11007101-02, 1107106-07, 101117101, 104925203, 104925212, 104925406-10, 104926207-12, 104926407-11, 104926606-07, 104926809-10, 104929214-25, 104929420, 104929423-29, 104931115, 104932101-04, 104932106, 104932201-11, 104933101-10, 104933201-08, 104933212, 104934103-12

4) C3, Commercial Service to IP, Industrial Park 101111104, 101111110, 101112102, 101112113, 101112117-18, 101112124, 101112126, 101113102-04, 101113119, 101113208-12, 101114106, 101114128, 101114111, 101114113, 101114135-36, 104910118, 104910138, 104914125, 104914128

5) C3, Commercial Service to IP, Industrial Park with ICC, Interim Community Commercial Overlay 101111121, 101114107

6) PF, Public Facility to BP, Business Park 11007225

7) C3, Commercial Service and M3, General Industrial to IP, Industrial Park 101111105, 101111118, 101111120, 101112121-22, 101113117, 101114116, 101114130, 104910104-16, 104910139

8) C3, Commercial Service and M3, General Industrial to IP, Industrial Park with ICC, Interim Community Commercial Overlay 101112105

9) C3, Commercial Service and M1, Limited Industrial to IP, Industrial Park 104910140, 104913102-06, 104913108-09, 104913113-16, 104913118-20, 104914118-20, 104914123-24

10) C3, Commercial Service to IL, Light Industrial 101117104, 101118109-10, 104925606-11, 104925806-13, 104934201-11

11) C3, Commercial Service, M3, General Industrial and P1, Off-Street Parking to IP, Industrial Park 101114132

12) C3, Commercial Service and M3, General Industrial to BP, Business Park 11013120

13) Right of Way to RC, Rail Corridor 1011151021, 104651104-05

14) M1, Limited Industrial to BP, Business Park 11012108-10, 11013101, 11013106-09, 11013113, 11013119, 11013124-25, 11013128, 104651102, 104713202

15) M1, Limited Industrial to IP, Industrial Park 104913101, 104614101-03, 104914121-22, 104914126

16) M2, Industrial Park to IL, Light Industrial 11345131, 11346303-04, 11346307, 11346310, 11346313-14, 11346319-20, 11346322, 11346324-29, 11346334-36, 11359101-13, 21006116, 21006237-38, 21006258-59, 21031101-04, 21031110-12, 104937409-13, 104938301-05, 104939101, 104942101-02, 104942104, 104943106, 104943108, 104943110-17, 104944218, 104946210-13, 104947203-04, 104948201-05, 104948207, 105010101, 105010127, 105011110-11, 105011114-24, 105012110-11, 105021103-04, 105021111, 105021115, 105022106-07, 105022109-10, 105043116, 105043118-25, 105044104-05, 105044163-64, 105044166-67,

Monthly Activity Report—Actions

Month of: October 2015

105044169-72, 105045103-04, 105045107-08, 105050102-08, 105050117-22, 105051102, 105051105, 105051108-10, 105052101-08, 105052110-11, 105052113, 105052115

17) M3, General Industrial to IG, General Industrial 11327110, 11327122, 11327140, 21126301, 21128105, 21132110, 23802102, 23804218-19, 23804223-25, 23804227-28, 23804230-34, 23804422, 23805212, 23805249, 23812141, 23815201, 23815203, 23815205-07, 23815209, 23815233-34, 23818550-51, 23818554, 23824112-17, 101111205, 101111207-10, 101111212-24, 101111228-44, 101112201-08, 101112211-23, 101113217-19, 101113221, 101113307, 101113320-23, 101113401-02, 101113404-06, 101113410, 101113412-15, 101114114, 101114117, 101114127, 101114131, 101114133-34, 101114137-39, 101119101, 101120102, 101120105-07, 101120110-12, 101120114-26, 101123102-05, 101123107-12, 104903103, 104903106-12, 104903114-16, 104904110-12, 104904202, 104904205-06, 104904301-04, 104904306, 104904401, 104904404-05, 104904409-10, 104905918-20, 104906406, 104906803-04, 104906818, 104907101, 104907105, 104907108, 104908101-02, 104908106-08, 104908111, 104908205-06, 104908301, 104908303, 104908308-09, 104908311, 104908313, 104911101, 104911103-07, 104915101-02, 104915104, 104915106-07, 104915109-11, 104915113-16, 104915119-25, 104915138-40, 104916110-20, 104916126, 104917201-03, 104917205-06, 104918101, 104918104, 104918106-13, 104918205-06, 104919301-02, 104920103-19, 104920122-23, 104920127, 104920206-11, 104920214-15, 104920221-23, 104920301-22, 104920401-09, 104920417, 104920502-14, 104920517, 104921108-14, 104921201-15, 104921218-26, 104921301-14, 104921320-21

18) C4, Airport Commercial Service to BP, Business Park 11007208-11, 11007216, 11008102-03, 11008106-09, 11009105, 11009107-45, 11010101-02, 11011101-03, 11011106-12, 11012103-05

19) M1, Limited Industrial and M3, General Industrial to IL, Light Industrial 104950117-19

20) M1, Limited Industrial to IL, Light Industrial with ES, Emergency Shelter Overlay 101121106

21) M1, Limited Industrial to RC, Rail Corridor 11010105, 11323109, 11326117, 11337102, 104910224, 104911108, 104912129, 104913117,

22) M3, General Industrial to UC, Utilities Corridor 11327112, 23804424, 23815215,

23) M3, General Industrial and P1, Off-Street Parking to IL, Light Industrial 104923127, 104923221, 104923316

24) R2, Medium Density Residential to IL, Light Industrial 104928101-02

25) M2, Industrial Park to RC, Rail Corridor 11339601-02, 11343103, 21123101

26) M2, Industrial Park to BP, Business Park 104938417-35

27) NC, Neighborhood Commercial to BP, Business Park 104925202

28) M3, General Industrial to IL, Light Industrial 101116101-05, 101116108-14, 101116116-17, 101117105, 101118201, 101118209-10, 101118215, 101118217-18, 101119102-03, 101119201, 101119204, 101119301-04, 104909105-06, 104909109-12, 104909311-22, 104909505-06, 104922101-04, 104923104-12, 104923303-12, 104928104-06, 104935101-03, 104935201, 104935307-14, 104935408-12, 104936101-06, 104936203-05, 104936207-08, 104936210-11, 104936301-08, 104936401-04, 104937104-07, 104937201-12, 104938101-02, 104938201-05, 104950104-05, 104950110-15, 104950120, 104950210

29) M3, General Industrial to IL, Light Industrial with ES, Emergency Shelter Overlay 101121107, 101121110, 101121112-21, 101122101-03, 101122120

Monthly Activity Report—Actions

Month of: October 2015

30) M3, General Industrial to IP, Industrial Park 101111112-17, 101111119, 101111122-23, 101112107, 101112109-12, 101112114-16, 101112123, 101112125, 101113113, 101113118, 104910101-02, 104910117, 104910129-37, 104910201-23

31) P1, Off-Street Parking to IL, Light Industrial 104923313

32) M3, General Industrial to LDR-5, Low Density Residential 104923124-26

33) M3, General Industrial to MU-1, Downtown Mixed Use 104906703-09, 104906711, 104906815

34) M3, General Industrial to OH, High Intensity Office 21019111, 21055102-03

35) M3, General Industrial to RC, Rail Corridor 11322201, 11325116, 11325124, 11327105, 11339603, 21021202, 21055105, 21124201-02, 21127205, 21129101, 23804217, 23805235, 101110107-10, 101115103-07, 104901301-02, 104901306-08, 104903113, 104903117-18, 104904107, 104904203, 104904305, 104904408, 104904411-13, 104905915-16, 104906407-08, 104906802, 104906817, 104907107, 104908110, 104908113, 104908204, 104908307, 104917101, 104918207, 104919214, 104920515-16, 108335201

36) OS, Open Space to BP, Business Park 11013121

37) P1, Off-Street Parking to IG, General Industrial 104920129

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. **City initiated.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt an ordinance approving File No. PZC15-002.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-001: A Mills Act Contract for a 1,600 square foot Craftsman Bungalow style residential building, a designated local landmark, located at 509 East E Street, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-391-13); **submitted by Ryan Castillo.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-001.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-004: A Mills Act Contract for a 2,484 square foot Spanish Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1258 North Euclid Avenue, within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-531-09); **submitted by Armando Villa.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-004.

Monthly Activity Report—Actions

Month of: October 2015

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-005: A Mills Act Contract for a 2,221 square foot French Eclectic Revival style residential building, a Contributor within the Designated Villa Historic District, located at 327 West H Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-07); **submitted by Richard and Jobelle Hernandez.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-005.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP15-007: A Mills Act Contract for a 1,235 square foot Vernacular style residential building, a Contributor within the designated Rosewood Court Historic District, located at 204 East J Street within the R1-Single Family Residential Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-071-06); **submitted by Elizabeth Soriano and Edmund Bañuelos.** City Council action is required.

Action: The Planning Commission APPROVED a resolution recommending the City Council adopt a resolution approving File No. PHP15-007.
