

## Monthly Activity Report—Actions

Month of: November 2013

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### **NOVEMBER 4, 2013 DEVELOPMENT ADVISORY BOARD MEETING**

*Meeting cancelled*

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### **NOVEMBER 4, 2013 ZONING ADMINISTRATOR MEETING**

*Meeting cancelled*

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### **NOVEMBER 5, 2013 CITY COUNCIL MEETING**

*No Planning Department items scheduled for this meeting*

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### **NOVEMBER 18, 2013 DEVELOPMENT ADVISORY BOARD MEETING**

**ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, PLANNED RESIDENTIAL DEVELOPMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PZC13-001, PRD13-001, PDEV13-014 & PMTT13-008 (TT 18909)**: A request (File No. PZC13-001) to change the zoning designation of a 5.4-acre parcel from R1 (1 to 5.0 du/ac) to R3 (16.1 to 25.0 du/ac), a Planned Residential Development (File No. PRD13-001) to establish development and design criteria, a Development Plan (File No. PDEV13-014) to construct 139 multi-family dwelling units, and a Tentative Tract Map (File No. PMTT13-008, TM 18909) to subdivide the project for condominium purposes, located at the southwest corner of Philadelphia Street and Cucamonga Avenue, at 1056 East Philadelphia 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 effects for the project. (APN: 1051-141-03); submitted by SC Colony Limited Partnership, Planning Commission action is required.

**Action:** The Development Advisory Board recommended that the Planning Commission approve File Nos. PDEV13-014 and PMTT13-008 subject to the departmental conditions of approval.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-003**: A Tentative Tract Map (TT18810) to subdivide 9.43 acres of land into 52 single family lots and 2 lettered lots, within Neighborhood 4 (RD 5,000) of the Countryside Specific Plan, located on the north side of Chino Avenue, approximately 995 feet east of Archibald Avenue. The proposed project is located within the Airport Influence Area of the Ontario International

## Monthly Activity Report—Actions

Month of: November 2013

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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 Countryside Specific Plan EIR (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 218-111-54 and 55). **Submitted by Richland Communities, Inc.** Planning Commission action required.

**Action:** The Development Advisory Board recommended that the Planning Commission approve File No. PMTT13-003 subject to the departmental conditions of approval.

### **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN FOR FILE**

**NOS. PMTT13-009 (TT 18911) & PDEV13-017:** A request for approval of certain entitlements to facilitate the development of 130 small lot, single-family dwellings on 17.44 gross acres of land generally located at the northeast corner of Riverside Drive and Fern Avenue, including: [1] a Tentative Tract Map to subdivide the project site into 130 numbered lots for development with single-family dwellings at a density of 8.86 dwellings per acre, and 3 lettered lots to accommodate private streets and common recreation amenities; and [2] a Development Plan to construct 130 small lot, single-family dwellings and common recreation amenities on the project site. Staff is recommending the adoption of an addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1051-511-17). **Submitted by FH II, LLC.** Planning Commission action is required.

**Action:** The Development Advisory Board recommended that the Planning Commission approve File Nos. PMTT13-009 (TT 18911) and PDEV13-017 subject to the departmental conditions of approval.

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### **NOVEMBER 18, 2013 ZONING ADMINISTRATOR MEETING**

*Meeting cancelled*

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### **NOVEMBER 18, 2013 PLANNING COMMISSION MEETING**

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FOR FILE NO. PZC13-003:** A request to change zoning of a single 0.57-acre parcel from AR (Agricultural Residential) to R2 (Multi-family Residential), located near the northeast corner of Palmetto Avenue and Phillips Street, at 1229 South Palmetto 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

## Monthly Activity Report—Actions

Month of: November 2013

---

policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) (APN: 1011-551-01). **Submitted by West Ridge Rentals.** City Council action is required.

**Action:** The Planning Commission adopted a resolution recommending the City Council approve File No. PZC13-003.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-002:** A Development Agreement Amendment (First Amendment) between the City of Ontario and CV Inland Investments 1, LLP, (West Haven SP) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders. The environmental impacts of this project were previously considered in the West Haven Specific Plan EIR (SCH # 2004071095), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts (APN: 0218-151-19 and 23). **Submitted by CV Inland Investments 1, LLP.** City Council action is required. Continued from the 10/22/2013 meeting.

**Action:** The Planning Commission adopted a resolution recommending the City Council approve File No. PDA13-002.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA13-005:** A request to amend the Development Code to Conditionally Permit hookah establishments within the C2 (Central Business District) and C3 (Commercial Service) land use designations. 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 has determined that the project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines. **City Initiated.** City Council action is required.

**Action:** The Planning Commission adopted a resolution recommending the City Council approve File No. PDCA13-005.

**ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, PLANNED RESIDENTIAL DEVELOPMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PZC13-001, PRD13-001, PDEV13-014 & PMTT13-008 (TT 18909):** A request to change the zoning designation (**File No. PZC13-001**) from R1 (1 to 5.0 du/ac) to R3 (16.1 to 25.0 du/ac), a Planned Residential Development (**File No. PRD13-001**) to establish development and design criteria, a Development Plan (**File No. PDEV13-014**) to construct 139 multi-family dwelling units, and a Tentative Tract Map (**File No. PMTT13-008, TM 18909**) to subdivide the project for condominium purposes for a 5.4-acre parcel, located at the southwest corner of Philadelphia Street and Cucamonga Avenue, at 1056 East Philadelphia Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was

## Monthly Activity Report—Actions

Month of: November 2013

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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 effects for the project. (APN: 1051-141-03) **Submitted by: SC Colony Limited Partnership.** City Council action is required.

**Action:** The Planning Commission adopted a resolution recommending the City Council approve File No. PZC13-001, and adopted resolutions approving File Nos. PRD13-001, PDEV13-014, and PMTT13-008 (TT 18909) subject to the departmental conditions of approval.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA13-004:** A Development Agreement between the City of Ontario and Warm Springs NMC, LLC, for the development of 52 units on 9.43 acres of land within the Countryside Specific Plan, located on the north side of Chino Avenue, west of Archibald 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. An addendum to the Countryside Specific Plan EIR (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APNs: 0218-111-54 and 55). **Submitted by Warm Springs NMC, LLC.** City Council action is required.

**Action:** The Planning Commission adopted a resolution recommending the City Council approve File No. PDA13-004.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-003:** A Tentative Tract Map (TT18810) to subdivide 9.43 acres of land into 52 single family lots and 2 lettered lots, within Neighborhood 4 (RD 5,000) of the Countryside Specific Plan, located on the north side of Chino Avenue, approximately 995 feet west of Archibald Avenue. 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 Countryside Specific Plan EIR (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 218-111-54 and 55); **submitted by Richland Communities, Inc.**

**Action:** The Planning Commission adopted a resolution adopting an Addendum to the Countryside Specific Plan EIR (SCH#2004071001), and a resolution approving File No. PMTT13-003 (TT 18810) subject to the departmental conditions of approval.

**ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NOS. PGPA13-002 & PSPA13-001:** A request for approval of certain entitlements to facilitate the development of 130 small lot, single-family dwellings on 17.44 gross acres of land generally located at the northeast corner of Riverside Drive and Fern Avenue, including: [1] a General Plan Amendment revising the Land Use Plan contained within the Policy Plan component of The Ontario Plan, amending the land use designation on the project site from Medium Density Residential (11.1 to 25.0 du/ac) to Low-Medium Density

## Monthly Activity Report—Actions

Month of: November 2013

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Residential (5.1 to 11.0 du/ac); and [2] a Specific Plan Amendment revising the Borba Village Specific Plan to accommodate the development of small lot, single-family dwellings at a maximum density of 11.0 dwellings per acre, not to exceed 130 dwelling units. Staff is recommending the adoption of an addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1051-511-17). **Submitted by FH II, LLC.** City Council action is required.

**Action:** The Planning Commission adopted a resolution recommending the City Council adopt an Addendum to a previous Mitigated Negative Declaration adopted by the City Council on February 10, 2004, in conjunction with File No. PGPA03-002, and approve resolutions recommending the City Council approve File Nos. PGPA13-002 and PSPA13-001.

### **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN FOR FILE**

**NOS. PMTT13-009 (TT 18911) & PDEV13-017:** A request for approval of certain entitlements to facilitate the development of 130 small lot, single-family dwellings on 17.44 gross acres of land generally located at the northeast corner of Riverside Drive and Fern Avenue, including: [1] a Tentative Tract Map to subdivide the project site into 130 numbered lots for development with single-family dwellings at a density of 8.86 dwellings per acre, and 3 lettered lots to accommodate private streets and common recreation amenities; and [2] a Development Plan to construct 130 small lot, single-family dwellings and common recreation amenities on the project site. Staff is recommending the adoption of an addendum to a previous Mitigated Negative Declaration adopted by the Ontario City Council on February 10, 2004, in conjunction with File No. PGPA03-002. 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 1051-511-17). **Submitted by FH II, LLC.**

**Action:** The Planning Commission adopted resolutions approving File Nos. PMTT13-009 (TT 18911) and PDEV13-017 subject to the departmental conditions of approval.

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### ***NOVEMBER 19, 2013 CITY COUNCIL MEETING***

**FILE NO. PDA13-001:** A Development Agreement between the City of Ontario and Warm Springs NMC, LLC, for the development of 190 units on 40 acres of land within the Subarea 29 Specific Plan, located at the southeast corner of Archibald and Eucalyptus Avenues; 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

## Monthly Activity Report—Actions

Month of: November 2013

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Land Use Compatibility Plan (ALUCP) for ONT and Chino Airport. An addendum to the Subarea 29 Specific Plan EIR (SCH#200411009) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APNs: 0218-281-15 and 16). **Submitted by Warm Springs NMC, LLC.**

**Action: The City Council approved introduction and waived further reading of an ordinance approving the Development Agreement, File No. PDA13-001.**

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