

Monthly Activity Report—Actions

Month of: November 2014

DECEMBER 1, 2014 DEVELOPMENT ADVISORY BOARD MEETING

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

021: A Tentative Tract Map (TT 18999) to subdivide 66.87 gross acres of land into 5 numbered lots and 9 lettered lots, within the Multi-Family Attached and Single-Family Detached Residential districts of Planning Areas 1 thru 4 of the Parkside Specific Plan, located at the northwest corner of Archibald Avenue and Eucalyptus Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport and is considered to be an “Existing Land Use” and is therefore not subject to the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to the Parkside Specific Plan EIR (SCH#2004011008) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35 and 37); **submitted by Lewis Operating Corp.** Planning Commission action is required.

Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File No. PMTT14-021 (TT 18999) subject to departmental conditions of approval.

DECEMBER 1, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-017:

A Conditional Use Permit request to establish a hookah lounge at an existing 1,725 square foot commercial tenant space, within a commercial shopping center located at 2448 South Vineyard Avenue Unit # 103, within the C3 (Commercial Service) Zone. 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines (APN: 0216-401-63); **submitted by Jimmy Hwang.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-017 subject to departmental conditions of approval.

DECEMBER 2, 2014 CITY COUNCIL MEETING

AN ORDINANCE APPROVING THE PROHIBITION OF THE CULTIVATION OF MARIJUANA WITHIN THE CITY OF ONTARIO:

That the City Council consider and adopt an ordinance approving a Development Code Amendment, amending Title 9 of the Ontario Municipal Code, to prohibit the cultivation of marijuana within the City.

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AN ORDINANCE APPROVING A ZONE CHANGE REQUEST FROM C3 (COMMERCIAL SERVICE DISTRICT) TO R1.5 (LOW-MEDIUM DENSITY RESIDENTIAL - 5.1-11 DU/AC) FOR 6.11 ACRES OF LAND LOCATED AT 2041 EAST 4TH STREET: That the City Council consider and adopt an ordinance approving a Zone Change (File No. PZC14-003) from C3 (Commercial Service District) to R1.5 (Low-Medium Density Residential) for property located at 2041 East 4th Street (APN: 0110-441-10).

Action: The City Council approved an ordinance approving the Zone Change (File No. PZC14-003).

AN ORDINANCE APPROVING A ZONE CHANGE FROM AR (AGRICULTURAL RESIDENTIAL) TO R1 (SINGLE-FAMILY RESIDENTIAL) FOR FORTY-FOUR SINGLE-FAMILY RESIDENTIAL PROPERTIES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF FRANCIS STREET AND SAN ANTONIO AVENUE: That the City Council consider and adopt an ordinance approving a Zone Change (File No. PZC14-004) from AR (Agricultural Residential) to R1 (Single-Family Residential) for forty-four properties in order to provide consistency with the Policy Plan (General Plan) of The Ontario Plan land use designations, for properties generally located at the southwest corner of Francis Street and San Antonio Avenue, bound by Francis Street to the north, Spruce Street to the south, San Antonio Avenue to the east, and Redwood Avenue to the west (APNs: 1050-341-01, 1050-341-04 thru 05, 1050-341-09 thru 35, 1050-342-01 thru 07, 1050-624-15, 1050-631-09 thru 12, 1050-631-14, and 1050-631-38).

Action: The City Council approved an ordinance approving the Zone Change (File No. PZC14-004).

DECEMBER 9, 2014 SPECIAL CITY COUNCIL MEETING

No Planning Department Items Listed on the Agenda

DECEMBER 15, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PRD14-001, PMTT14-008 AND PDEV14-016: A request for certain entitlements for 6.11 acres of land located at 2041 East 4th Street to include: 1) A Planned Residential Development to develop the site as one land use complex and establish development standards that depart from the base zone (R1.5 Low-Medium Density Residential) allowing for reduced lot sizes, lot coverages and setbacks; 2) A Tentative Tract Map (TT 18984) to subdivide the site into 55 numbered lots and 2 lettered lots; and 3) A Development Plan for the construction of 55 single family detached homes, private/common open space areas and recreational amenities. The proposed project is located within the Airport Influence Area of

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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 environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for File Nos. PGPA14-002 and PZC14-003, and adopted by Ontario City Council on November 18, 2014 (APN: 0110-441-10); **submitted by Warmington Residential**. Planning Commission action is required.

Action: The Development Advisory Board adopted decisions recommending the Planning Commission approve File Nos. PRD14-001, PMTT14-008, and PDEV14-016, subject to the departmental conditions of approval.

DECEMBER 15, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-027: A Conditional Use Permit to establish a HVAC (Heating, Ventilating, and Air Conditioning) equipment recycling facility (Hoppie Recycling, Inc.) within 3,672 square feet of an existing industrial building on 1.34 acres of land, located at 1341 West Brooks Street, Unit D, within the M3 (General Industrial) zoning 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 the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines (APN: 1011-122-01); **submitted by Hoppie Recycling Inc.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-027 subject to departmental conditions of approval.

DECEMBER 16, 2014 CITY COUNCIL MEETING

A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT (FILE NO. PGPA13-007) TO REVISE THE LAND USE ELEMENT OF THE ONTARIO PLAN-POLICY PLAN, EXHIBITS LU-01 OFFICIAL LAND USE PLAN AND LU-03 FUTURE BUILDOUT TO: (1) CHANGE THE LAND USE DESIGNATION FOR 83.88 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF EUCALYPTUS AVENUE AND ARCHIBALD AVENUE FROM OFFICE COMMERCIAL, BUSINESS PARK AND INDUSTRIAL TO LOW DENSITY RESIDENTIAL (2.1 – 5 DU/AC); AND (2) MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES (APN: 0218-271-11 AND 19):

That the City Council adopt a resolution approving an addendum to the Subarea 29 Specific Plan Environmental Impact Report (SCH #2004011009) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines Section 15164; and adopt a resolution approving General Plan Amendment (File No. PGPA13-007) revising the Land Use Element of the Policy Plan

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(General Plan), Exhibits LU-01 Official Land Use Plan and LU-03 Future Buildout table.

Action: The City Council approved a resolution approving the General Plan Amendment (File No. PGPA13-007).

A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT TO REVISE THE LAND USE ELEMENT OF THE ONTARIO PLAN-POLICY PLAN, EXHIBITS LU-01 LAND USE PLAN AND LU-03 FUTURE BUILDOUT TO: (1) CHANGE THE LAND USE DESIGNATION FROM OFFICE COMMERCIAL TO BUSINESS PARK FOR 27 PARCELS TOTALING APPROXIMATELY 52 ACRES GENERALLY LOCATED ON THE NORTH SIDE OF GUASTI ROAD BETWEEN HAVEN AND MILLIKEN AVENUES; AND (2) MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES; AND A ZONE CHANGE REQUEST FROM M3 (GENERAL INDUSTRIAL) TO M1 (LIMITED INDUSTRIAL) TO CREATE CONSISTENCY BETWEEN THE ZONING AND THE PROPOSED GENERAL PLAN LAND USE DESIGNATION AMENDMENT:

That the City Council adopt a resolution approving an addendum to The Ontario Plan (TOP) Environmental Impact Report (SCH #2008101140) adopted by City Council on January 27, 2010; adopt a resolution approving a General Plan Amendment (File No. PGPA14-001) revising the Land Use Element of the Policy Plan (General Plan), Exhibits LU-01 Official Land Use Plan and LU-03 Future Buildout table to change the land use designation from Office Commercial to Business Park for 27 parcels totaling approximately 52 acres generally located on the north side of Guasti Road between Haven and Milliken Avenues; and introduce and waive further reading of an ordinance approving a Zone Change (File No. PZC14-001) from M3 (General Industrial) to M1 (Limited Industrial) to create consistency between the zoning and the proposed General Plan land use designation amendment.

Action: The City Council approved a resolution approving the General Plan Amendment (File No. PGPA14-001), and introduced and waived further reading of an ordinance approving the Zone Change (File No. PZC14-001).

DECEMBER 15, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-001: A Zone Change request to change 0.58 acres of land from C1 (Shopping Center Commercial) to R2 (Medium Density Residential) and to change .48 acres of land from C1 (Shopping Center Commercial) to NC (Neighborhood Commercial), located on the west side of Euclid Avenue, north of Elm Street from 1420 to 1442 S. Euclid 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. 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. This Application introduces no new significant

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environmental impacts. (APN: 1050-051-01 thru 05); **submitted by Johnathan Ma and City of Ontario. City Council action is required.** This item is continued from the 11/25/2014 meeting.

Action: The Planning Commission adopted a resolution recommending the City Council approve the zone change (File No. PZC14-001).

ENVIRONMENTAL ASSESSMENT AND PARCEL MAP REVIEW FOR FILE NO. PMTT14-020: A Parcel Map (PM 19552) to subdivide a 0.20-acre parcel of land into a single parcel for condominium purposes, located on the west side of Euclid Avenue, approximately 450 feet north of Elm Street, at 1420 South Euclid Avenue, within the C1 (Neighborhood Commercial) and EA (Euclid Avenue) Overlay zoning districts. 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 (APN: 1050-051-01); **submitted by Johnathan Ma.**

Action: The Planning Commission adopted a resolution approving the Tentative Parcel Map (File No. PMTT14-020) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC14-005: A Zone Change request to change the zoning on 23.96 acres of land: 1) from AR (Agricultural-Residential) to HDR-45 (High Density Residential 25.1 to 45.0 du/ac) for properties generally located on the east side of Benson Avenue south of Mission Boulevard and west side of Oaks Avenue south of Mission Boulevard and west side of Magnolia Avenue south of Mission Boulevard; 2) from R2 (Medium Density Residential) to HDR-45 for properties located near the southwest corner of Mission Boulevard and Oaks Avenue; 3) from C1 (Shopping Center Commercial) to HDR-45 for properties located on the south side of Mission Boulevard west of Palmetto Avenue; and 4) from C3 (Commercial Service) to HDR-45 for properties generally located on the south side of Mission Boulevard between Benson Avenue and Oaks Avenue and at the southwest corner of Mission Boulevard and Magnolia 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. 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. This Application introduces no new significant environmental impacts. (APN: 1011-361-01 thru 05, 07 thru 12, 15, 19 thru 32, 1011-371-12 thru 16, 1011-382-04 and 1011-382-65); **Submitted By: Linda Lui and City of Ontario.** City Council action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve the zone change (File No. PZC14-005).

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ENVIRONMENTAL ASSESSMENT, PLANNED RESIDENTIAL DEVELOPMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PRD14-001, PMTT14-008 AND PDEV14-016:

016: A request for certain entitlements for 6.11 acres of land located at 2041 East 4th Street to include: 1) A Planned Residential Development to develop the site as one land use complex and establish development standards that depart from the base zone (R1.5 Low-Medium Density Residential) allowing for reduced lot sizes, lot coverages and setbacks; 2) A Tentative Tract Map (TT 18984) to subdivide the site into 55 numbered lots and 2 lettered lots; and 3) A Development Plan for the construction of 55 single family detached homes, private/common open space areas and recreational amenities. 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 environmental impacts of this project were previously analyzed in a Mitigated Negative Declaration (MND) prepared for the related applications File Nos. PGPA14-002 and PZC14-003, and adopted by Ontario City Council on November 18, 2014. (APN: 0110-441-10) **submitted by: Warmington Residential.**

Action: The Planning Commission adopted resolutions approving the Planned Residential Development (File No. PRD14-001), Tentative Tract Map (File No. PMTT14-008), and Development Plan (PDEV14-016), subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-007:

A Development Agreement Amendment (Second Amendment) between the City of Ontario and SC Ontario Development Company, LLC (File PDA 14-007) to amend Development Agreement, File No. PDA05-002, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project site is located at the northwest corner of Archibald Avenue and Eucalyptus Avenue, within the Multi-Family Attached and Single-Family Detached Residential districts of Planning Areas 1 thru 4 of the Parkside Specific Plan. The project is located within the Airport Influence Area of the Ontario International Airport (ONT) and Chino Airport and is considered to be an “Existing Land Use” and is therefore not subject to the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35 and 37); **submitted by SC Ontario Development Company, LLC.** City Council action is required.

Action: The Planning Commission adopted a resolution recommending the City Council approve the Development Agreement (File No. PDA14-007).

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

021: A Tentative Tract Map (TT 18999) to subdivide 66.87 gross acres of land into 5 numbered lots and 9 lettered lots, within the Multi-Family Attached and Single-Family Detached Residential

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districts of Planning Areas 1 thru 4 of the Parkside Specific Plan, located at the northwest corner of Archibald Avenue and Eucalyptus Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport. The project is considered an “Existing Land Use” as defined by the Ontario International Airport (ONT) Airport Land Use Compatibility Plan (ALUCP) for ONT and the Chino Airport ALUCP that relied upon the Riverside County ALUCP. Therefore, the proposed project is not subject to the policies and criteria of the ALUCP for ONT and Chino Airports. The environmental impacts of this project were previously analyzed in the EIR (SCH#2004011008) prepared for the Parkside Specific Plan (File No. PSP03-002) and adopted by the City Council on September 7, 2006. All adopted mitigation measures of the certified EIR shall be a condition of approval for the project and are incorporated herein by reference. (APN: 0218-231-12, 14, 17-22, 25-30, 33, 35, 37, and 39); **submitted by SC Ontario Development Company, LLC.**

Action: The Planning Commission adopted a resolution approving the Tentative Tract Map (File No. PMTT14-021) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP TT 18713

FOR FILE NOS. PDEV14-019 & PMTT14-012: A Development Plan to retain two existing single family homes and to construct four new single family homes on approximately 1.63 acres of partially developed land generally located by the southwest corner of Francis Street and San Antonio Avenue, a historic eligible site, at 1816 & 1834 S. San Antonio in conjunction with Tentative Tract Map (TT 18713) to subdivide the subject site into six single family lots within the R1 (Single Family Residential) Zoning District. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (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: 1050-341-05); **submitted by Pio & J Designers.** This item is continued from the 11/25/2014 meeting.

Action: The Planning Commission adopted a resolution approving the Development Plan (File No. PDEV14-019) and Tentative Tract Map (File No. PMTT14-012) subject to the departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO.

PHP14-009: A Certificate of Appropriateness to retain two existing single family homes and to construct four new single family homes on approximately 1.63 acres of partially developed land generally located by the southwest corner of Francis Street and San Antonio Avenue, a historic eligible site, at 1816 & 1834 South San Antonio in conjunction with Tentative Tract Map (TT 18713) to subdivide the subject site into six single family lots within the R1 (Single Family Residential) Zoning District. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. The proposed project is located within the

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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: 1050-341-05); **submitted by Pio & J Designers**. This item is continued from the 11/25/2014 meeting.

Action: The Planning Commission adopted a resolution approving the Certificate of Appropriateness (File No. PMTT14-009) subject to the departmental conditions of approval.
