

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of December 2018

DEVELOPMENT ADVISORY BOARD MEETING

December 3, 2018

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

December 3, 2018

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-032: A Conditional Use Permit (File No. PCUP18-032) to establish alcoholic beverage sales, including beer, wine, and distilled spirits (Type 47, on-sale general for bona-fide public eating place), for consumption on the premises within an existing 9,000 square-foot restaurant (Boiling World) on 3.44 acres of land within the Parkway Plaza shopping center, located at 4431 East Ontario Mills Parkway, within the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP) (APN: 0238-014-10); **submitted by Boiling World Inc.**

Action: The Zoning Administrator approved the project subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING

December 4, 2018

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE

NO. PDCA18-004: A Development Code Amendment to increase the allowable building/structure height from 55 feet to 80 feet within the IH (Heavy Industrial) zoning district. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140), certified by the City of Ontario City Council on January 27, 2010. This project introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). **City Initiated.** The Planning Commission recommended approval of this item on October 23, 2018, with a vote of 6 to 0.

Action: The City Council approved and waived further reading of the ordinance.

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ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA18-005, AND ZONE CHANGE REVIEW FOR FILE NO. PZC-18-002: A General Plan (Policy Plan) Amendment (PGPA18-005) and Zone Change (File No. PZC-18-002) for 2.4 acres of land to [1] modify The Ontario Plan (TOP) Exhibit LU-01- Land Use Plan to establish a land use designation of Industrial (0.55 FAR); [2] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [3] establish a zoning designation of IG (General Industrial) to bring the property zoning into consistency with the Policy Plan. The project site is located within North Loop Circle, generally west of Etiwanda Avenue and south of the Interstate 10 Freeway, and currently does not have a land use designation, zoning designation, or APN assigned to the parcel. Staff is recommending the adoption of an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) certified by City Council on January 27, 2010. This project introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: N/A) **City-initiated**. The Planning Commission recommended approval of this item on October 23, 2018, with a vote of 6 to 0.

Action: The City Council adopted a resolution approving the General Plan Amendment and introduced and waived further reading of an ordinance approving the Zone Change.

DEVELOPMENT ADVISORY BOARD MEETING

December 17, 2018

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO. PMTT16-013 (TM 20050): A one-year Time Extension of the expiration date for the approval of File No. PMTT16-013, a Tentative Tract Map (TM 20050) to subdivide 3.47 acres of land for condominium purposes, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay 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) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by 1902 Euclid Property LLC**. Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

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ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NOS. PDEV17-034 & PCUP17-026: A Development Plan (File No. PDEV17-034) to construct a phased commercial development on 2.6 acres of land, composed of a 4,662 square foot commercial car wash (Phase 1) and two multi-tenant retail buildings composed of 9,500 square feet (Phase 2), in conjunction with a Conditional Use Permit (File No. PCUP17-026) to establish the car wash use, for property located along the northwest corner of Holt Boulevard and Grove Avenue, within the East Holt Mixed-Use (MU-2) zoning district. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, 1048-472-21) **submitted by Elba Inc.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-030:

A Development Plan to construct a 43,300 square-foot industrial building on 2.4 acres of land located within the area surrounded by Loop Drive (west of North Etiwanda Avenue and south of Interstate 10), within the IG (General Industrial) zoning district. 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **submitted by Acacia Real Estate Group Inc.**

Action: The Development Advisory Board approved the project subject to conditions.

ZONING ADMINISTRATOR MEETING

December 17, 2018

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-005: A Conditional Use Permit to establish a 464-square foot Small Collection Facility within an existing shopping center (Vineyard Plaza) on 8.1 acres of developed land located on the northwest corner of Fourth Street & Vineyard Avenue, at 1875 East Fourth Street, within the CN (Neighborhood Commercial) zoning district. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be

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consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 0110-301-21 and 0110-301-22); **submitted by Jose Ponce.**

Action: The Zoning Administrator approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-031: A Conditional Use Permit to establish: [1] alcoholic beverage sales, including beer, wine, and distilled spirits (Type 48 On Sale General for Public Premises ABC License), for consumption on the premises; [2] live entertainment (karaoke and DJ); [3] dancing; and [4] pool tables, located at 750 N. Archibald Avenue, Suites F, G, and H (the existing Spectators Sports Bar proposes to relocate from Suite B), within the Garden Commercial land use district of the Ontario Festival Specific Plan. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0110-431-10) **submitted by Spectators Sports Bar, Inc.**

Action: The Zoning Administrator approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP18-033: A Conditional Use Permit to establish a 2,554 square-foot crematorium on 2.13 acres of land located at 1445 W. Brooks Street, within the IG (General Industrial) zoning district. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 1011-112-35) **submitted by Adolfo L. Oseguera.**

Action: The Zoning Administrator approved the project subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING December 17, 2018

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP EXTENSION REVIEW FOR FILE NO.

PMTT16-013 (TM 20050): A one-year Time Extension of the expiration date for the approval of File No. PMTT16-013, a Tentative Tract Map (TM 20050) to subdivide 3.47 acres of land for condominium purposes, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DUs/acre) and EA (Euclid Avenue) Overlay 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) of the CEQA Guidelines.

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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: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by 1902 Euclid Property LLC.**

Action: Meeting adjourned to 1/22/2019.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW

FOR FILE NOS., PMTT18-006 AND PDEV18-014: A Tentative Parcel Map No. 19904 (File No. PMTT18-006) to subdivide approximately 85 acres of land into nine numbered lots and six lettered lots, and a Development Plan (File No. PDEV18-014) to construct nine industrial buildings totaling 1,685,420 square feet, for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park (Planning Area 1) and Industrial (Planning Area 2) land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003) Environmental Impact Report (SCH# 2017031048) certified by City Council on May 1, 2018. This project introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with both policies and criteria of the Ontario International Airport Land Use Compatibility Plans (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by Colony Commerce Ontario East LP, a Delaware Limited Partnership.** Continued from the 11/27/2018 meeting.

Action: Meeting adjourned to 1/22/2019.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.

PDA18-002: A Development Agreement (File No. PDA18-002) between the City of Ontario and Colony Commerce Ontario East LP, a Delaware Limited Partnership, to establish the terms and conditions for the development of a Tentative Parcel Map No. 19904 (File No. PMTT18-006), for property located along the southwest corner of Merrill Avenue and Archibald Avenue within the Business Park (Planning Area 1) and Industrial (Planning Area 2) land use designations of the Colony Commerce Center East Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Colony Commerce Center East Specific Plan (File No. PSP16-003) Environmental Impact Report (SCH# 2017031048) certified by City Council on May 1, 2018. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with both policies and criteria of the Ontario International Airport Land Use Compatibility Plans (ALUCP). The project site is also located within the Airport Influence area of

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Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics. (APNs: 0218-311-02, 0218-311-03, 0218-311-08, 0218-311-10) **submitted by Colony Commerce Ontario East LP, a Delaware Limited Partnership.** Continued from the 11/27/2018 meeting. City Council Action is required.

Action: Meeting adjourned to 1/22/2019.

CITY COUNCIL/HOUSING AUTHORITY MEETING

December 18, 2018

ZONE CHANGE REVIEW FOR FILE NO. PZC-18-002: A Zone Change on 2.4 acres of land to establish a zoning designation of IG (General Industrial) to bring zoning into consistency with the Policy Plan on property located within North Loop Circle, generally west of Etiwanda Avenue and south of the Interstate 10 Freeway. **City-initiated.** The Planning Commission recommended approval of this item on October 23, 2018, with a vote of 6 to 0.

Action: The City Council approved and waived further reading of the ordinance.
