

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of September 2019

CITY COUNCIL/HOUSING AUTHORITY MEETING

September 3, 2019

MUNICIPAL CODE AMENDMENT: An amendment to the City of Ontario Municipal Code, revising Section 4-6.1009 to add provisions prohibiting the overnight parking of large commercial vehicles in residential zoning districts. The proposed Municipal Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project introduces no new significant environmental impacts. 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.**
Action: The City Council approved and waived further reading of an ordinance approving the above-described amendment to City of Ontario Municipal Code Section 4-6.1009.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA17-001: A Development Agreement Amendment (First Amendment – File No. PDA17-001) between the City of Ontario and Ronald and Kristine Pietersma Family Trust and Loyola Properties I L.P., to modify certain provisions related to the second installment of the Phase 2 Water Participation Fee, for Tentative Parcel Map 19787 (File No. PMTT16-021), within the High Density Residential (Planning Areas 7 and 8) land use designation of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Grand Park Specific Plan, for which an Environmental Impact Report (SCH#2012061057) certified by the City Council on February 4, 2014. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-241-32) **submitted by RCCD, Inc. The Planning Commission recommended approval of this item on July 23, 2019, with a vote of 5 to 0.**

Action: The City Council approved and waived further reading of an ordinance approving File No. PDA17-001.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-028:

A Development Plan to demolish an existing community center and pool and construct a 12,154 square foot community center (Anthony Munoz Community Center), a 1,500 square foot pool house, pool and parking lot on 3.58 acres of land located at 1240 West Fourth Street (Anthony Munoz Park) within the OS-R (Open Space – Recreation) 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); (APN: 1008-541-01) **City Initiated. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-035:

A Development Plan to construct a 2,999-square foot fast food restaurant with drive-thru (Carl's Jr.) on a 0.55-acre pad within the previously approved New Haven Market Place shopping center, located at the southwest corner of Haven Avenue and Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan Environmental Impact Report (SCH# 2005071109) certified by the City Council on December 19, 2006. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-392-26) **submitted by Tait and Associates.**

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

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-

007: A Tentative Tract Map (TM 20198) to subdivide 9.57 acres of land into 18 single-family lots, located at 1103 South Benson, within the AR-2 (Residential-Agriculture - 0 to 2.0 DU/Acre) 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: 1011-431-01 and 1011-521-06) **submitted by TK Management Services 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 AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-006:

A Development Plan for the construction of a three-story, 88-unit apartment complex on 3.5 acres of land located south of Sixth Street and west of the San Bernardino County Flood Control channel, at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) 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: 1047-432-22 and 1047-443-01) **submitted by SC Property Fund LLC. Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING

September 4, 2019

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP19-016: A Conditional Use Permit (File No. PCUP19-016) request to establish a private college (San Joaquin Valley College) consisting of 12,700 square feet within an existing 2-story (26,000 square foot) office building on a 1.75 acre property located at 4550 Ontario Mills Parkway, within the Commercial/Office land use district of California Commerce Center North / Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. Staff has determined that 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 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: 0238-041-37) **submitted by Kimberly Boone Associates on behalf of San Joaquin Valley College**

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

DEVELOPMENT ADVISORY BOARD MEETING

September 16, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-035:

A Development Plan to construct a three-unit apartment building on 0.102-acre of land located at 418 East Transit Street, within the MU-1 (Downtown Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA)

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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). (APN: 1049-067-04); **submitted by Richard Southerland. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-002 (PM 20126): A Tentative Parcel Map to subdivide 0.47 acre of land into two single-family residential lots located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1050-341-06) **submitted by Fernando Valenzuela. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-001 AND PDEV19-003: A Variance (File No. PVAR19-001) to exceed the maximum fence height within a portion of the street landscape setback area, from 3 feet to 6 feet, and a Development Plan (File No. PDEV19-003) to construct a 2,886-square foot industrial building on 0.18 acre of land located at the southeast corner of Ontario Boulevard and Bon View Avenue, at 902 East Ontario Boulevard, 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 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: 1049-193-01 and 1049-193-02) **submitted by HDC Construction, Inc. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR19-006 AND PDEV19-018: A Variance (File No. PVAR19-006) to reduce the front drive aisle setback from 20 feet to 2.5 feet, in conjunction with a Development Plan (File No. PDEV19-018) to construct a 3,033-square foot fast-food restaurant with drive-thru, on 0.34 acre of land located

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at 624 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and Section 15332 (Class 32, Infill 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); (APN: 1048-591-30) **submitted by Holt-San Antonio LLC. 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. PDEV19-008:

A Development Plan to construct 432 conventional single-family homes on 86.64 acres of land located south of Eucalyptus Avenue, between Archibald Avenue and Cucamonga Creek Channel, and north of Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (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; (APN: 0218-271-22) **submitted by LS-Ontario LLC. 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. PDEV19-013:

A Development Plan (File No. PDEV19-013) to construct a 33,408 square foot commercial building on 3.96 acres of land, located at 1623 and 1625 East Holt Boulevard, within the BP (Business Park) 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 Developments) of the CEQA Guidelines. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0110-081-03 and 0110-081-10) **submitted by Holt Boulevard, LLC. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-022:

A Development Plan to construct a 124,777 square foot industrial building on 5.47 acres of land, located at 1650 South Vineyard Avenue, within the IG (General 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 City Council on January 27, 2010. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-394-31) **submitted by Vineyard Avenue Industrial, LLC. Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING

September 16, 2019

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING

September 17, 2019

FILE NO. PADV19-005: The submittal of an SB 2 Planning Grant from the State of California administered through the Housing and Community Development Department. Funds will be awarded on a non-competitive basis and will be used to develop Objective Design and Development Standards to assist in the acceleration of streamlined residential development projects.

Action: The City Council adopted a resolution approving the submittal of a State Senate Bill 2 (SB 2) Planning Grant and authorized the City Manager to accept the non-competitive award and execute any and all related grant documents.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.

PDA19-002: A Development Agreement between the City of Ontario and SLV LC Center, LLC; HCW LC Center, LLC; Strack Farms Land, LLC; RHV Edison Avenue, LLC; MV Edison Avenue, LLC; and EPC Holdings 938, LLC, to establish the terms and conditions for the development of Tentative Tract Map 20157 (PMTT18-002), for property located at the southeast corner of Mill Creek Avenue and

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Old Edison Road, within Planning Areas 1 through 4 (RD-4, RD-6, RD-7, and RD-8) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002) Environmental Impact Report (SCH # 2002061047) certified by the City Council on February 6, 2007. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-252-07, 0218-252-08, 0218-252-09, 0218-252-10) **submitted by Richland Communities. The Planning Commission recommended approval of this item on August 27, 2019 with a vote of 6-0.**

Action: The City Council introduced and waived further reading of an ordinance approving the above-described File No. PGPA19-002.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA19-002:

An Amendment to the Policy Plan (General Plan) component of The Ontario Plan to: [1] modify the Land Use Plan (Exhibit LU-01), changing the land use designation for 7.85 acres of land, from General Commercial to Industrial, located at the 1155 South Wanamaker Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan; [2] modify the Land Use Plan (Exhibit LU-01), changing the land use designation for 4.05 acres of land, from General Commercial to Industrial, generally located at the northeast corner of Wall Street and Wanamaker Avenue, within the Light Industrial land use district of the Pacific Gate-East Gate Specific Plan; and [3] modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes with the Policy Plan. 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 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0238-221-36 and 0238-221-23) **City Initiated. The Planning Commission recommended approval of this item on July 23, 2019, with a vote of 5 to 0.**

Action: The City Council adopted a resolution approving the above described File No. PGPA19-002.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING September 24, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-013:

A Development Plan to construct a 33,408 square foot commercial building on 3.96 acres of land,

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located at 1623 and 1625 East Holt Boulevard, within the BP (Business Park) 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 Developments) 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: 0110-081-03 and 0110-081-10) **submitted by Holt Boulevard, LLC.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-022:

A Development Plan to construct a 124,777 square foot industrial building on 5.47 acres of land, located at 1650 South Vineyard Avenue, within the IG (General 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 City Council on January 27, 2010. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0113-394-31) **submitted by Vineyard Avenue Industrial, LLC.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-008:

A Development Plan to construct 432 conventional single-family homes on 86.64 acres of land located south of Eucalyptus Avenue, between Archibald Avenue and Cucamonga Creek Channel, and north of Merrill Avenue, within the Conventional Small Lot Residential district of Planning Area 1 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan, for which an Environmental Impact Report (SCH# 2004011009) was certified by the City Council on October 17, 2006. 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 the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (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; (APN: 0218-271-22) **submitted by LS-Ontario LLC.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

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ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.

PVAR19-001 AND PDEV19-003: A Variance (File No. PVAR19-001) to exceed the maximum fence height within a portion of the street landscape setback area, from 3 feet to 6 feet, and a Development Plan (File No. PDEV19-003) to construct a 2,886-square foot industrial building on 0.18 acre of land located at the southeast corner of Ontario Boulevard and Bon View Avenue, at 902 East Ontario Boulevard, 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 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: 1049-193-01 & 1049-193-02) **submitted by HDC Construction, Inc.**

Action: Revisions to the project were made which eliminated the need for the requested Variance; therefore, no action on the applications were required by the Planning Commission.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-

002 (PM 20126): A Tentative Parcel Map to subdivide 0.47 acre of land into two single-family residential lots located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1050-341-06) **submitted by Fernando Valenzuela.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.

PVAR19-006 AND PDEV19-018: A Variance (File No. PVAR19-006) to reduce the front drive aisle setback from 20 feet to 2.5 feet, in conjunction with a Development Plan (File No. PDEV19-018) to construct a 3,033-square foot fast-food restaurant with drive-thru, on 0.34 acres of land located at 624 West Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use) and Section 15332 (Class 32, Infill 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); (APN: 1048-591-30) **submitted by Holt-San Antonio LLC.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-006:

A Development Plan for the construction of an 88-unit apartment complex on 3.5 acres of land located south of Sixth Street and west of the San Bernardino County Flood Control channel, at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential - 25.1 to 45.0 DU/Acre) 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: 1047-432-22 & 1047-443-01) **submitted by SC Property Fund LLC.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-

007: A Tentative Tract Map (TM 20198) to subdivide 9.57 acres of land into 18 single-family lots, located at 1103 South Benson, within the AR-2 (Residential-Agriculture - 0 to 2.0 DU/Acre) 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1011-431-01 & 1011-521-06) **submitted by TK Management Services LLC.**

Action: The Planning Commission adopted a resolution approving the project, subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD18-001 AND PDEV18-035:

A Planned Unit Development to establish development standards and guidelines to facilitate the development of a high density residential apartment project (30.3 dwelling units per acre); and a Development Plan to construct a three-unit apartment building on 0.102-acre of land located at 418 East Transit Street, within the MU-1 (Downtown Mixed Use) 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: 1049-067-04) **submitted by Richard Southerland. City Council action is required for File No. PUD18-001.**

Action: The Planning Commission adopted a resolution recommending the City Council approve the above-described File No. PUD18-001; and approved File No. PDEV18-035, subject to conditions.