

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

DEVELOPMENT ADVISORY BOARD MEETING

November 4, 2019

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

November 4, 2019

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING

November 5, 2019

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.

PUD18-001: A Planned Unit Development to establish development standards and guidelines to facilitate the future development of a high density residential apartment project (30.3 dwelling units per acre) 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; (APNs: 1049-067-04) **submitted by Richard Southerland**. The Planning Commission recommended approval of this item on September 24, 2019, with a vote of 6-0.

Action: The City Council approved and waived further reading of an ordinance approving File No. PUD18-001.

DEVELOPMENT ADVISORY BOARD MEETING

November 18, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-027:

A Development Plan to construct one industrial building totaling 106,212 square feet on 5.35 acres of land located at the southwest corner of San Antonio Avenue and State Street, within the IL (Light Industrial) zoning district. The environmental impacts of this project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140) that was certified by the 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; (APNs: 1049-301-05 & 1049-301-06) **submitted by Comstock Realty Partners**.

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-015:

A Development Plan to construct one industrial building totaling 28,003 square feet on 1.21 acres of land located at 1413 West Holt Boulevard, within the IP (Industrial 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 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; (APNs: 1011-111-04) **submitted by United Trust Realty Corporation. 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. PDEV19-025:

A Development Plan to construct a mixed-use project consisting of 925 multiple-family dwellings and 5,000 square feet of retail space on 22.39 acres of land located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard, within the Planning Area 2 (Urban Commercial) land use district of the Meredith International Centre Specific Plan. Staff is recommending the adoption of an Addendum to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH #. 2014051020) certified by City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be 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; (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates. 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. PDEV19-038:

A Development Plan (File No. PDEV19-038) to construct a 2,430 square foot drive-thru restaurant (Starbucks Coffee) with a 480 square foot outdoor patio on 0.36 acres of land, located at the northwest corner of Euclid Avenue and E Street (110 West E Street and 511 N. Euclid Avenue) within the MU-1 (Downtown Mixed-Use) 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 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; (APN: 1048-355-09 and 10) **submitted by Hannibal Petrossi. 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. PDEV19-039:

A Development Plan to construct 67 conventional single-family homes on 11.24 acres of land located at the southeast corner of Eucalyptus Avenue and Parkplace Avenue, within the Conventional Medium Lot Residential district of Planning Area 20 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; (APN: 0218-014-25) **submitted by Taylor Morrison of California, LLC. 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. PMTT19-007 (PM 19970):

A Tentative Parcel Map to subdivide 0.71 acres of land into three traditional single-family residential lots located at 1919 South Cypress 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; (APN: 1050-331-24) **submitted by Mark Raab. Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING

November 18, 2019

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP19-012: A Conditional Use Permit to establish a 545-square foot Accessory Dwelling Unit as a second-floor addition to an existing detached garage on 0.147-acre of land located at 1218 South Sultana Avenue, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the CEQA Guidelines. The proposed project is

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located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be an existing land use and is not subject to the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1049-522-13) **submitted by Powell and Associates, Inc.**

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

CITY COUNCIL/HOUSING AUTHORITY MEETING

November 19, 2019

PROFESSIONAL SERVICE AGREEMENT WITH THE SWA GROUP FOR THE PREPARATION OF THE GREAT PARK MASTER PLAN: Authorize the City Manager to execute a Professional Service Agreement with the SWA Group of Laguna Beach for the preparation of the Ontario Great Park Master Plan. The Master Plan will guide the future phased improvements and development of the approximately 370-acre Great Park that will seek to provide a major amenity for Ontario as a key organizational element of land use development. The Great Park is envisioned to accommodate passive and recreational uses, cultural amenities, outdoor performance venues, gardens, ponds and waterways and similar elements. The Great Park runs east to west, approximately 3.8 miles in length, through the center portion of Ontario Ranch from Haven Avenue on the east to Campus Avenue on the west; **submitted by the City of Ontario Planning Department.**

Action: The City Council authorize the City Manager to execute a seven-month Professional Services Agreement, not to exceed \$402,500, with the SWA Group.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP TIME EXTENTIONS FOR FILE NOS. PMTT11-003 (TT 18026) and PMTT11-002 (TT 18027): A Time Extension of the expiration date of approval for: 1) Tentative Tract Map 18026 to subdivide 29 acres of land into 102 numbered lots and 10 letters within Planning Area 4 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Chino Avenue; and 2) Tentative Tract Map 18027 to subdivide 29 acres of land into 94 numbered lots and 5 lettered lots within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Avenue. The environmental impacts of this project were previously reviewed in conjunction with West Haven Specific Plan (PSP03-006) EIR (SCH# 2004071095), certified by the City Council on July 17, 2007. This application introduces no new significant environmental impacts. (APNs: 0218-151-11 and 0218-151-38) **Submitted by Stratham West Haven. The Planning Commission recommended approval of this item on October 22, 2019, with a vote of 7-0.**

Action: The City Council approved resolutions granting a 5-year time extension for File Nos. PMTT11-003 (TT 18026) and PMTT11-002 (TT 18027).

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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING **November 26, 2019**

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-039:

A Development Plan to construct 67 conventional single-family homes on 11.24 acres of land located at the southeast corner of Eucalyptus Avenue and Parkplace Avenue, within the Conventional Medium Lot Residential district of Planning Area 20 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 (State Clearinghouse No. 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; (APN: 0218-014-25) **submitted by Taylor Morrison of California, LLC.**

Action: The Planning Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-015:

A Development Plan to construct one industrial building totaling 28,003 square feet on 1.21 acres of land located at 1413 West Holt Boulevard, within the IP (Industrial 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 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; (APN: 1011-111-04) **submitted by United Trust Realty Corporation.**

Action: The Planning Commission approved the project subject to conditions.

CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-014: A Certificate of Appropriateness for the adaptive reuse of two local historic landmark commercial buildings (Bank of Italy and Bumstead Bicycles) for a total of 8,460 square foot specialty restaurant(s) and bar, with a 4,200 square foot outdoor patio on 0.23 acres of land located at the northeast corner of B Street and Euclid Avenue, within the Downtown Civic Center Planned Unit Development 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; (APN: 1048-552-22) **submitted by 200 N. Euclid Avenue, LLC.**

Action: The Historic Preservation Commission approved the project subject to conditions.

CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP19-009: A Certificate of Appropriateness to construct a 2,430 square foot drive-thru restaurant (Starbucks Coffee), with a 480 square foot outdoor patio on 0.36 acres of land, located at the northwest corner of Euclid

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Avenue and E Street (110 West E. Street and 511 N. Euclid Avenue) within the MU-1 (Downtown Mixed-Use) 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 15331 (Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines. (APN: 1048-355-09 and 10) **submitted by Hannibal Petrossi.**

Action: The Historic Preservation Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD19-001 AND PDEV19-038: A Planned Unit Development (File No. PUD19-001) to establish development standards, design guidelines and infrastructure requirement for property on 0.36 acres of land, located at the northwest corner of Euclid Avenue and E Street (110 West E Street and 511 North Euclid Avenue) within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts, in conjunction with a Development Plan (File No. PDEV19-038) to construct a 2,430 square foot drive-thru restaurant (Starbucks Coffee), with a 480 square foot outdoor patio. 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; (APN: 1048-355-09 and 10) **submitted by Hannibal Petrossi. City Council action is required for File No. PUD19-001.**

Action: The Planning Commission [1] approved a resolution recommending the City Council approve File No. PUD19-001; and [2] approved File no. PDEV19-038 subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT19-007 (PM 19970): A Tentative Parcel Map to subdivide 0.71-acre of land into three traditional single-family residential lots located at 1919 South Cypress 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; (APN: 1050-331-24) **submitted by Mark Raab.**

Action: The Planning Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMEMEDMENT FOR FILE NO. PSPA19-002: An Amendment to the Meredith International Centre Specific Plan to establish a Mixed-Use Overlay district on 22.39 acres of land within a portion of Planning Area 2 (Urban Commercial) land use district, located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard. Staff is recommending the adoption of an Addendum to Meredith International Centre Specific Plan Amendment Environmental Impact Report (State Clearinghouse No.

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2014051020) certified by City Council on April 7, 2015. This Application introduces no new significant environmental impacts and all previously adopted mitigation measures will be 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; (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates. City Council action is required.**

Action: The Planning Commission approved a resolution recommending the City Council approve the project.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-025:

A Development Plan to construct a mixed-use project consisting of 925 multiple-family dwellings and 5,000 square feet of retail space on 22.39 acres of land located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard, within the Planning Area 2 (Urban Commercial) land use district of the Meredith International Centre Specific Plan. Staff is recommending the adoption of an Addendum to Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH #. 2014051020) certified by City Council on April 7, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures will be 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; (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates.**

Action: The Planning Commission approved the project subject to conditions.
