

DEVELOPMENT ADVISORY BOARD MEETING

December 2, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-021:

A Development Plan to construct a 21,952-square foot industrial building on 0.92-acre of land located at 1613 South Baker Avenue, 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); (APN: 0113-414-14) **submitted by Robert Riggio. Planning Commission action is required.**

Action: Approved subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-033:

A Development Plan to construct a 79,220 square-foot industrial building on 3.38 acres of land, located at 540 East Maitland Street, within the IL (Light 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: 1049-501-12, 1049-501-13 and 1049-501-14) **submitted by Lake Creek Industrial, LLC. Planning Commission action is required.**

Action: Approved subject to conditions.

ZONING ADMINISTRATOR MEETING

December 2, 2019

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP19-020: A modification to a previously approved Conditional Use Permit (File No. PCUP13-022), adding the grinding and composting of green waste to an existing manure composting facility on a 21.0-acre portion of a 36.5-acre project site, located at the southeast corner of Edison Avenue and Sultana Avenue, at 7325 East Edison Avenue, within the SP(AG) Agricultural Overlay 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 Chino 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 (ALUCP) and the criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of

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

Aeronautics, as applicable to Chino Airport; (APN: 1053-391-01) **submitted by Ontario Agricultural Products.**

Action: Approved subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING

December 3, 2019

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-004: A Mills Act Contract for a 2,040 square foot Usonian style single-family residence, designated Local Landmark No. 82 known as the Robert N. Williams House, located at 205 East Sixth Street within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-241-03) **submitted by Darius Long.** The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-007: A Mills Act Contract for a 3,350 square foot Mediterranean Revival style single-family residence, a Contributor within the Armsley Square Historic District known as the Stephen A. Craig House, located at 408 West Armsley Square within the RE-4 (Residential Estate - 2.1 to 4.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-341-09) **submitted by Jason and Maria Lawliss.** The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-008: A Mills Act Contract for a 1,242 square foot Mediterranean Revival style single-family residence, a Contributor within the Rosewood Court Historic District known as the C.E. Pratt House, located at 130 East J Street within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-071-05) **submitted by Peter Bugbee.** The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP19-010: A Mills Act Contract for a 3,652 square foot American Foursquare style single-family residence, a Contributor within the Euclid Avenue Historic District and Local Landmark No. 40 known as the Captain John P. Robertson House, located at 907 North Euclid Avenue within the LDR-5 (Low Density Residential - 2.1 to 5.0

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

DU/Acre) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-043-13) **submitted by John Aylng and Dianne Fife**. The Planning Commission voted to recommend approval of this item on 10/22/2019, by a vote of 7 to 0.

Action: Approved and authorized the City Manager to enter into a Historic Preservation Agreement (Mills Act contract) for the project.

DEVELOPMENT ADVISORY BOARD MEETING

December 16, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-066:

A Development Plan to construct an 8,600-square foot medical office building on 0.918-acre of land generally located at the southeast corner of Begonia Avenue and Fourth Street, at 1129 West Fourth Street, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 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: 1010-132-05) **submitted by Friends of Family Health Center**.

Action: Continued to the 1/20/2020 meeting.

ZONING ADMINISTRATOR MEETING

December 16, 2019

Meeting Cancelled

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING

December 16, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-021:

A Development Plan to construct a 21,952-square foot industrial building on 0.92-acre of land located at 1613 S. Baker Avenue, 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); (APN: 0113-414-14) **submitted by Robert Riggio**.

Action: Approved subject to conditions.

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-033:

A Development Plan to construct a 79,220 square-foot industrial building on 3.38 acres of land, located at 540 East Maitland Street, within the IL (Light 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-501-12, 1049-501-13 and 1049-501-14) **submitted by Lake Creek Industrial, LLC.**

Action: Approved subject to conditions.

REQUEST TO RESCIND TENTATIVE TRACT MAP FILE NO. PMTT16-004 (TTM 19966):

Consideration of a request to rescind the approval of File No. PMTT16-004 (TT 19966), a Tentative Tract Map subdividing 111.10 acres of land into 480 numbered lots and 92 lettered lots generally located at the southwest corner of Riverside Drive and Ontario Avenue, within the Residential Single Family district of Planning Areas 2, 3, 4, and 5 of the Armstrong Ranch Specific Plan. Staff has determined that the project does not require any environmental action under California Environmental Quality Act (CEQA); (APNs: 0218-101-01, 0218-101-02, 0218-101-07, 0218-101-08, 0218-102-10, and 0218-102-11) **submitted by CVRC Ontario Investments, LLC.**

Action: Approved subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA15-003:

A First Amendment to the Development Agreement (File No. PDA15-003) between the City of Ontario and BrookCal Ontario, LLC, modifying requirements for the commencement and completion of the Deferred Frontage Improvements associated with Tract Map 18937 (File No. PMTT17-002) located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an amendment to The Avenue Specific Plan (File No. PSPA13-003), for which an addendum to the EIR (SCH# 2005071109) was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APNs: 0218-972-01, 02 through -81; 0218-973-01, -02 through -16; 0218-974-01, -02 through -93; and 0218-975-01, -02 through -52) **submitted by BrookCal Ontario, LLC. City Council action is required.**

Action: Recommended the City Council approve the project.

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

CITY COUNCIL/HOUSING AUTHORITY MEETING

December 17, 2019

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO.

PDCA19-003: A public hearing to consider an urgency ordinance approving an interim Development Code Amendment revising Table 5.02-1 (Land Use Table) and Section 5.03.010 (Accessory Residential Structures) in order to bring the City's current provisions governing accessory dwelling units into compliance with recent changes in State Law; **City Initiated.**

Action: Adopted an urgency ordinance approving the interim Development Code Amendment.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMEMEDMENT FOR FILE NO. PSPA19-002:

A public hearing to consider an amendment to the Meredith International Centre Specific Plan (File No. PSPA19-002) 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 (SCH No. 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 (ALUCP); (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55) **submitted by G.H. Palmer Associates.** The Planning Commission voted to recommend approval of this item on 11/26/2019, by a vote of 6 to 0.

Action: Adopted a resolution approving the Specific Plan Amendment.

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT FOR FILE NO. PUD19-001:

A public hearing to consider a Planned Unit Development to establish development standards, design guidelines and infrastructure requirements on 0.36-acre 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. 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: 1048-355-09 and 10) **submitted by Hannibal Petrossi.** The Planning Commission voted to recommended approval of this item on 11/26/2019, by a vote of 6 to 0.

Action: Approved introduction and waived further reading of the proposed ordinance approving the Planned Unit Development.