

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

DEVELOPMENT ADVISORY BOARD MEETING
July 6, 2020

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
July 6, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
July 7, 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA05-002: A Fourth Amendment to the Development Agreement (File No. PDA05-002) to modify the commencement of certain specific infrastructure associated with the development of Tentative Tract Map 20316 (File No. PMTT19-020), and conform to the revised development standards established by the Parkside Specific Plan Amendment (File No. PSPA19-007), located at the northwest corner of Eucalyptus Avenue and Archibald Avenue, within Planning Areas 1 through 4 of the Parkside Specific Plan. The environmental impacts of this project were analyzed in an Addendum to the Parkside Specific Plan (File No. PSP03-002) Environmental Impact Report (SCH# 2004011008), certified by the City Council on September 5, 2006. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 0218-231-06, 0218-231-08, 0218-231-09, 0218-231-10, 0218-231-11, 0218-231-12, 0218-231-13, 0218-231-14, 0218-231-15, 0218-231-16, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-22, 0218-231-28, 0218-231-30, 0218-231-31, 0218-231-39, 0218-221-09, and 0218-221-10) **submitted by SC Ontario Development Company, LLC.** The Planning Commission recommended approval of this item on May 26, 2020, with a vote of 6 to 0.

Action: The City Council approved and waived further reading of an ordinance approving the Fourth Amendment to the Development Agreement.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

ENVIRONMENTAL ASSESSMENT, AND APPEAL OF DEVELOPMENT PLAN AND CONDITIONAL USE

PERMIT FOR FILE NOS. PDEV18-022 AND PCUP18-021: An appeal of the Planning Commission's approval of a Development Plan (File No. PDEV18-022) to construct a 6,870 square-foot industrial building in conjunction with a Conditional Use Permit (File No. PCUP18-021) to establish and operate a towing service on 3.1 acres of land located at 580 East Belmont Street, within the IL (Light 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); (APNs: 1049-491-01, 1049-491-02 and 1049-491-03) **submitted by Four Sisters Enterprises LLC.** The Planning Commission approved this item on May 26, 2020, with a vote of 5 to 1.

Action: The City Council referred the Development Plan and Conditional Use Permit back to the Planning Commission for revision, update community input and reconsideration, and directed staff to prepare a resolution adopting findings and formalizing the decision, and place the decision on the Consent Calendar for consideration at the next regular City Council meeting.

DEVELOPMENT ADVISORY BOARD MEETING
July 20, 2020

ENVIRONMENTAL ASSESSMENT AND VARIANCE, CONDITIONAL USE PERMIT, AND

DEVELOPMENT PLAN REVIEW FOR FILE NO. PCUP19-032, PVAR19-008, AND PDEV19-070: A request for approval of certain entitlements to facilitate the development of an automated carwash, including: [1] a Conditional Use Permit (File No. PCUP19-032) to establish the carwash land use; [2] a Variance (File No. PVAR19-008) for a reduction in the minimum drive aisle setbacks adjacent to certain arterial streets, including Inland Empire Boulevard, from 20 feet to 11 feet, Ontario Mills Parkway, from 25 feet to 10 feet, and the corner of Inland Empire Boulevard and Ontario Mills Parkway, from 25 feet to 2 feet; and [3] a Development Plan (File No. PDEV19-070) to construct a 4,446 square foot carwash on 1.17 acres of land located at the northwest corner of Inland Empire Boulevard and Ontario Mills Parkway, within the Office/Commercial land use district of the Ontario Mills Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development) 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: 0238-041-22 and 0238-041-28) **submitted by Don Vogel, Fast 5 Xpress. Planning Commission action is required.**

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

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-049:

A Development Plan to construct 30 multiple-family residential units on 1.22 acres of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential 25.1 to 45 du/ac) 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: 1011-361-01) **submitted by Creative Design Associates. Planning Commission action is required.**

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

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-004:

A Development Plan to construct 100 single-family residential units (8-pack cluster), 114 multiple-family residential units (6-plex row town homes), and 120 multiple-family residential units (12-plex courtyard town homes) on 79.7 acres of land located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Areas 5A, 5C, and 5E (Residential – Small Lot SFD/Edison Easement) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) certified by the City Council on December 4, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 218-161-01) **submitted by LS-Ontario II LLC. Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING
July 20, 2020

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

July 21, 2020

ENVIRONMENTAL ASSESSMENT, AND APPEAL OF DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV18-022 AND PCUP18-021: Consideration of a resolution directing the Planning Commission to further consider their decision to approve a Development Plan (File No. PDEV18-022) to construct a 6,870 square foot industrial building and a Conditional Use Permit (File No. PCUP18-021) to establish and operate a towing service business on 3.1 acres of land located at 580 East Belmont Street within the IL (Light Industrial) zoning district (APNS: 1049-491-01, 1049-491-02, and 1049-491-03).

Action: The City Council approved the resolution.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP19-028: A Conditional Use Permit (File No. PCUP19-028) to establish a 157,370 square foot (265-room) dual branded hotel (Hyatt Place and Hyatt House) on 4.94 acres of land located at the southeast corner of Inland Empire Boulevard and Archibald Avenue, within the OH (Heavy Office) 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: 0210-191-29, 0210-191-30, 0210-191-31, 0210-191-32) **submitted by Ontario H Hotel LLC.** The Planning Commission recommended approval of this item on June 30, 2020 with a vote of 5 to 0.

Action: The City Council approved the Conditional Use Permit.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
July 28, 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV19-049: A Development Plan to construct 30 multiple-family residential units on 1.22 acres of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential 25.1 to 45 du/ac) 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: 1011-361-01) **submitted by Creative Design Associates.**

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

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-004:

A Development Plan to construct 100 single-family residential units (8-pack cluster), 114 multiple-family residential units (6-plex row town homes), and 120 multiple-family residential units (12-plex courtyard town homes) on 79.7 acres of land located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Areas 5A, 5C, and 5E (Residential – Small Lot SFD/Edison Easement) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan (File No. PSP05-004) EIR (SCH# 2006051081) certified by the City Council on December 4, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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: 218-161-01) **submitted by LS-Ontario II LLC.**

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

ENVIRONMENTAL ASSESSMENT AND LANDMARK DESIGNATION REVIEW FOR FILE NO. PHP20-

002: A request for a Local Landmark Designation of a single-family residence (Tier III Historic Resource) located at 535 East D Street within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 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: 1048-393-18); **submitted by Jose Vladimir Felix and Angela Dawn Tejada. City Council action required.**

Action: The Planning/Historic Preservation Commission recommended the City Council approve the Local Landmark Designation.

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP19-019 AND PCUP19-029:

A request for a Certificate of Appropriateness (File No. PHP19-019) to: [1] Construct an 1,394 square foot addition to an existing 3,388 square foot single-family residence; in conjunction with a Conditional Use Permit (File No. PCUP19-029) to [2] Construct a 2-story, 2,600 square foot detached Accessory Residential Structure to accommodate an 850 square foot 4-car garage, 900 square foot RV garage, and a second-story 850 square foot Accessory Dwelling Unit (ADU), on 0.64 acres of land located at 1404 North Euclid Avenue, a non-contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/acre) 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 Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1047-351-14) **submitted by RCM Construction, Inc.**

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

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-036 AND PCUP19-015: A Development Plan (File No. PDEV19-036) and Conditional Use Permit (File No. PCUP19-015) to construct and establish a 7,531 square foot religious assembly use (Gracepoint Brethren in Christ Church) on 1.87 acres of land generally located on the west side of Magnolia Avenue, approximately 85 feet north of Jacaranda Street, within the AR-2 (Residential – Agricultural - 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 15532 (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: 1014-111-08) **submitted by Gracepoint Brethren in Christ Church. This Item was continued from the June 30, 2020 special meeting.**

Action: Continued to the next regular meeting on August 25, 2020.

ENVIRONMENTAL ASSESSMENT AND VARIANCE, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PCUP19-032, PVAR19-008, AND PDEV19-070: A request for approval of certain entitlements to facilitate the development of an automated carwash, including: [1] a Conditional Use Permit (File No. PCUP19-032) to establish the carwash land use; [2] a Variance (File No. PVAR19-008) for a reduction in the minimum drive aisle setbacks adjacent to certain arterial streets, including Inland Empire Boulevard, from 20 feet to 11 feet, Ontario Mills Parkway, from 25 feet to 10 feet, and the corner of Inland Empire Boulevard and Ontario Mills Parkway, from 25 feet to 2 feet; and [3] a Development Plan (File No. PDEV19-070) to construct a 4,446 square foot carwash on 1.17 acres of land located at the northwest corner of Inland Empire Boulevard and Ontario Mills Parkway, within the Office/Commercial land use district of the Ontario Mills Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development) 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: 0238-041-22 and 0238-041-28) **submitted by Don Vogel, Fast 5 Xpress.**

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

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of July 2020

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN REVIEW

FOR FILE NOS. PGPA18-008 AND PSP18-002: A public hearing to consider certification of the Environmental Impact Report (SCH#. 2019050018), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] A General Plan Amendment (File No. PGPA18-008) to modify the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designations on 85.6 acres of land, from General Commercial (0.4 FAR), Office Commercial (0.75 FAR), and Low-Medium Density Residential (5.1-11 dwelling units per acre) to Business Park (0.6 FAR) and General Industrial (0.55 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and [2] A Specific Plan (File No. PSP18-002 — Ontario Ranch Business Park) to establish the land use districts, development standards, design guidelines, and infrastructure improvements for the potential development of up to 1,905,027 square feet of General Industrial and Business Park land uses on the project site, generally bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, Sultana Avenue on the east, and Euclid Avenue on the west. 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; (APNs: 1054-011-01, 1054-011-02, 1054-011-04; 1054-021-01, 1054-021-02; 1054-271-01, 1054-271-02, 1054-271-03, 1054-281-01, 1054-281-02, and 1054-281-03) **submitted by REDA, OLV. City Council action is required.**

Action: The Planning/Historic Preservation Commission recommended the City Council approve the project, subject to conditions.
