

City of Ontario Planning Department
MONTHLY ACTIVITY REPORT—ACTIONS
Month of: February 2009

FEBRUARY 2, 2009 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024: A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts. **Submitted by OM Guasti, LLC** (APNs: Portion of 210-192-11). Continued from the 12/15/08, 1/05/09 and 1/21/09 meetings.

Action: Continued to the 2/18/2009 meeting.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV08-023, PCUP08-037 AND PVAR08-006: A Development Plan (File No. PDEV08-023) and Conditional Use Permit (File No. PCUP08-037) request to construct and operate a 72-foot tall monopine wireless communication facility, replacing an existing 60-foot tall standard monopole, and a Variance (File No. PVAR08-006) request to exceed the maximum building height of 40 feet to 72 feet on a 2.11 acre site developed with an industrial building, within the Office/ Commercial land use district of the Grove Avenue Specific Plan, located near the northwest corner of Grove Avenue and Philadelphia Street, at 2132 S. Grove Avenue. Staff is recommending the adoption of a Negative Declaration of environmental effects for the project. **Submitted by AT&T Mobility** (APNs: 1050-491-04). Planning Commission action is required.

Action: Recommended Planning Commission approval, subject to conditions

FEBRUARY 2, 2009 ZONING ADMINISTRATOR MEETING

Meeting cancelled

FEBRUARY 3, 2009 CITY COUNCIL MEETING

FEBRUARY 17, 2009 CITY COUNCIL MEETING

FEBRUARY 18, 2009 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024: A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts. **Submitted by OM Guasti, LLC.** (APNs: Portion of 210-192-11). Continued from the 12/15/08, 1/05/09, 1/21/09 and 2/2/09 meetings.

Action: Continued to the 3/16/2009 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV06-048: A Development Plan to construct three residential units on a 13,347 square foot parcel that is currently developed with a single family residence within the R3 (High Density Residential) zone located at 1516 W. Stoneridge Court. Staff has

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determined that the project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act Guidelines. **Submitted by Neal & Susie Sullivan.** (APN: 1010-551-10).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVISION AND TENTATIVE TRACT MAP REVIEW FOR

FILE NOS. PDEV08-028 AND PMTT08-011: A development plan (File No. PDEV08-028) revising File No. PDEV06-026, to replace 48 P-4 (triplex) units with eight P-5 (10-plex) buildings, totaling 72 units, and a tentative tract map (File No. PMTT08-011) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the (proposed) P-5 land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29). Planning Commission action is required.

Action: Continued indefinitely.

EDENGLLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005: An amendment to the Edenglen Specific Plan to 1) decrease the amount of approved P-4 (Triplex) units from 151 units to 93 units and increase the amount of P-5 units (10-plex) from 156 units to 219 units, while not exceeding the maximum number of units within the Edenglen Specific Plan of 584 units; 2) revise the residential development standards and design guidelines; and 3) revise and update various exhibits. The project is located within the southern portion of the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference; **submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29).

Planning Commission action is required.

Action: Continued indefinitely.

FEBRUARY 18, 2009 ZONING ADMINISTRATOR MEETING

Meeting cancelled

FEBRUARY 24, 2009 PLANNING COMMISSION MEETING

MODIFICATIONS TO CONDITIONS OF APPROVAL FOR FILE NO. PDEV05-069: A request to remove Planning Department Condition of Approval No. 17.3 relative to a requirement that the 5-story office building be constructed prior to granting occupancy to the entitled 1 and 2-story office building development. File No. PDEV05-069 was a Development Plan to construct one 5-story office building, one 2-story office building and ten 1 and 2-story office buildings totaling 225,640 square feet on an approximate 14 acre project site in the Commercial Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties Specific Plan. The project site is located on the south side of Ontario Mills Parkway, west of the I-15 freeway. A Mitigated Negative Declaration of environmental effects for the project was adopted with the development plan. The removal of the condition of approval introduces no new significant environmental impacts. **Submitted by The Bates Company** (APN: 0238-041-35, 37 & 38).

Action: Approved.

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC06-003: A Zone Change request to change the zoning designation from AR (Agriculture Residential) to RE (Residential Estate) on 39.67 acres of land located approximately 612 feet south of Mission Avenue, north of Phillips Street (specific to the APN's below), west of Magnolia

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Avenue, and east of Benson Avenue. The environmental impacts of this project were reviewed in conjunction with the Mitigated Negative Declaration prepared for General Plan Amendment File No. PGPA06-007. All adopted mitigation measures of the related Mitigated Negative Declaration shall be a condition of project approval and are incorporated herein by reference. **Submitted by AJA Properties/De Oro Properties, LLC and City of Ontario** (APN No's: 1011-421-03, 11, 12, 25, 26, 1011-431, 01, 04, 05, 06, 08, 09, 1011-521-03, 04, 06 thru 31, and 1011-591-08.) City Council action is required.

Action: Continued to the 3/24/2009 meeting.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN FILE NO. PDEV06-075 AND A TENTATIVE TRACT MAP

FILE NO. PMTT06-070 (TT18367): A Development Plan (**File No. PDEV06-075**) to construct 16 single family homes in conjunction with a Tentative Tract Map (**File No. PMTT06-070 (TT 18367)**) to subdivide 3.85 acres of land into 16 lots, within the RE (Proposed Residential Estate) zone, located at 1006 South Oaks Avenue. The environmental impacts of this project were reviewed in conjunction with the Mitigated Negative Declaration prepared for General Plan Amendment File No. PGPA06-007. All adopted mitigation measures of the related Mitigated Negative Declaration shall be a condition of project approval and are incorporated herein by reference; **Submitted by AJA Properties/De Oro Properties, LLC.** (APN No's: 1011-431-06).

Action: Continued to the 3/24/2009 meeting.

ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO.

PSPA08-005: An amendment to the Edenglen Specific Plan to 1) decrease the amount of approved P-4 (Triplex) units from 151 units to 93 units and increase the amount of P-5 units (10-plex) from 156 units to 219 units, while not exceeding the maximum number of units within the Edenglen Specific Plan of 584 units; 2) revise the residential development standards and design guidelines; and 3) revise and update various exhibits. The project is located within the southern portion of the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29). City Council action is required.

Action: Continued indefinitely.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVISION AND TENTATIVE TRACT MAP REVIEW FOR

FILE NO. PDEV08-028 AND PMTT08-011 (TT18742): A development plan (**File No. PDEV08-028**) revising File No. PDEV06-026, to replace 48 P-4 (triplex) units with eight P-5 (10-plex) buildings, totaling 72 units, and a tentative tract map (**File No. PMTT08-011 (TT18742)**) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the (proposed) P-5 land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29).

Action: Continued indefinitely.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV08-023, PCUP08-037 AND PVAR 08-006:

A Development Plan (File No. PDEV08-023) and Conditional Use Permit (File No. PCUP08-037) request to construct and operate a 72-foot tall monopine wireless communication facility, replacing an existing 60-foot tall standard monopole, and a Variance (File No. PVAR08-006) request to exceed the maximum building height of 40 feet to 72 feet on a 2.11 acre site developed with an industrial building, within the Office/ Commercial land use district of the Grove Avenue Specific Plan, located near the northwest corner of Grove Avenue and Philadelphia Street, at 2132 S. Grove Avenue. Staff is recommending the adoption of a Negative Declaration of environmental effects for the project. **Submitted by AT&T Mobility** (APNs: 1050-491-04).

Action: Approved, subject to conditions.