

Monthly Activity Report—Actions

Month of: January 2014

JANUARY 6, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND PVAR13-003:

A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; A Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce building setbacks along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 South Mountain Avenue, within the C1 (Shopping Center Commercial) zone. 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 Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project (APN: 1015-181-07). **Submitted by Patterson Development Company, LLC.** Planning Commission action is required.

Action: The Development Advisory Board adopted decisions recommending that the Planning Commission approve File Nos. PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 and PVAR13-003 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

016: A Development Plan to construct a 50-foot tall AT&T mono-eucalyptus telecommunication facility with up to twelve 8 foot panel antennas, within a 1,300 square foot lease area on 8.8 acres of land within the M2 (Industrial Park) zone, located at 1755 East Acacia Street. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (APN: 0113-422-12). **Submitted by AT&T.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV13-016 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

033: A Development Plan to establish a Master Plan for Del Rancho Park (File No. PDEV13-033) located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. 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 Plan

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(ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3). (APNs: 1014-501-03, 04, 05, 06). **City Initiated**. Planning Commission action is required.

Action: Continued to the next regular meeting on 1/22/2014.

JANUARY 6, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

JANUARY 7, 2014 CITY COUNCIL MEETING

Meeting Cancelled

JANUARY 21, 2014 CITY COUNCIL MEETING

CITY INITIATED TIME EXTENSION: An ordinance granting a one-year time extension to any approved development project that is active and due to expire on or before March 1, 2015. **City Initiated**.

Action: The City Council approved an ordinance approving a one-year time extension to any development project that is active and due to expire on or before March 1, 2015.

FILE NO. PDA13-002: An ordinance approving a Development Agreement Amendment (First Amendment) between the City of Ontario and CV Inland Investments 1, LP, (West Haven SP) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders. The environmental impacts of this project were previously considered in the West Haven Specific Plan EIR (SCH # 2004071095), certified by the City Council on January 16, 2007. This Application introduces no new significant environmental impacts (APN: 0218-151-19 and 23). **Submitted by CV Inland Investments 1, LP**. The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved an ordinance approving the Development Agreement, File No. PDCA13-002.

FILE NO. PDA13-004: An ordinance approving a Development Agreement between the City of Ontario and JS Bray, LLC, and JA Bray, LLC, for the development of 52 units on 9.43 acres of land within the Countryside Specific Plan, located on the north side of Chino Avenue, west of Archibald Avenue. The proposed project is located within the Airport Influence Area of Ontario

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International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. An addendum to the Countryside Specific Plan EIR (SCH#2004071001) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APNs: 0218-111-54 and 55). **Submitted by Warm Springs NMC, LLC.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved an ordinance approving the Development Agreement, File No. PDCA13-004.

FILE NO. PZC13-001: An ordinance approving a Zone Change on a 5.4-acre parcel of land from R2 (11.1 to 16.0 DU/AC), to R3 (16.1 to 25.0 DU/AC), located at the southwest corner of Philadelphia Street and Cucamonga Avenue, at 1056 East Philadelphia Avenue. 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 Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APN: 1051-141-03). **Submitted by: SC Colony Limited Partnership.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved an ordinance approving the Zone Change, File No. PZC13-001.

FILE NO. PZC13-003: An ordinance approving a Zone Change on a 0.57-acre parcel of land from AR (1 to 2 DU/AC), to R2 (11.1 to 16.0 DU/AC), located near the northeast corner of Palmetto Avenue and Phillips Street, at 1229 South Palmetto Avenue. 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 Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines (APN: 1011-551-01). **Submitted by West Ridge Rentals.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on November 18, 2013.

Action: The City Council approved an ordinance approving the Zone Change, File No. PZC13-003.

FILE NO. PSP12-001: A Specific Plan (Grand Park) request to establish land use designations, development standards, and design guidelines for approximately 320 gross acres, which includes the potential development of 1,327 dwelling units and a 146-acre public park. The project site is located within the New Model Colony and bounded by Edison Avenue to the north, Eucalyptus Avenue to the south, Archibald Avenue to the west, and Haven Avenue to the east. The environmental impacts of this project were reviewed in conjunction with Environmental Impact Report (EIR) prepared for the Specific Plan. All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein

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by reference. (APNs:218-241-06,10,11,13,14,15,16,19,20,22 and 23). **Submitted by Distinguished Homes.** The Planning Commission unanimously voted (7-0) to recommend approval of this project on December 16, 2013.

Action: The City Council approved a resolution certifying the Grand Park Environmental Impact Report, and approved introduction and waived further reading of an ordinance approving the Grand Park Specific Plan, File No. PSP12-001.

JANUARY 22, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

033: A Development Plan to establish a Master Plan for Del Rancho Park (File No. PDEV13-033) located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3). (APNs: 1014-501-03, 04, 05, 06). **City Initiated.** Planning Commission action is required. Continued from the 1/6/2014 meeting.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PDEV13-033 subject to departmental conditions of approval.

JANUARY 22, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

JANUARY 28, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-

033: A Development Plan to establish a Master Plan for Del Rancho Park (File No. PDEV13-033) located on approximately 4.75 acres within the Open Space zone, generally located along the northwest corner of Cypress Avenue and Laroda Court. 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 Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the

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requirements of the California Environmental Quality Act pursuant to Section 15061(b)(3). (APNs: 1014-501-03, 04, 05, 06). **City Initiated.**

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002 AND

PVAR13-003: A Development Plan (File No. PDEV12-018) to construct a public self-storage facility totaling approximately 103,150 square feet on 3.5 acres of land; A Conditional Use Permit (File No. PCUP12-028) to establish and operate a 103,150 square foot self-storage facility; a Variance (File No. PVAR13-001) to exceed the Floor Area Ratio (FAR) from .40 to .68; a Variance (File No. PVAR13-002) to reduce required landscape coverage from 15% to 9%; and a Variance (File No. PVAR13-003) to reduce building setbacks along the south property line from 20-feet to 1-foot, for property generally located at the northwest corner of the 60 Freeway and Mountain Avenue, at 2314 South Mountain Avenue, within the C1 (Shopping Center Commercial) zone. 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 Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project (APN: 1015-181-07). **Submitted by Patterson Development Company, LLC.**

Action: The Planning Commission approved a resolution adopting a Mitigated Negative Declaration and approved resolutions approving File Nos. PDEV12-018, PCUP12-028, PVAR13-001, PVAR13-002, and PVAR13-003, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT MODIFICATION FOR FILE NO.

PCUP09-013: A City initiated Conditional Use Permit (File No. PCUP13-039) to modify or revoke a previously approved Conditional Use Permit (File No. PCUP09-013, Decision No.: 2009-11), establishing alcoholic beverage sales and live entertainment, in conjunction with Playas Del Sol Restaurant (formerly B's Sports Bar & Grill), located at the northeast corner of Holt Boulevard and Benson Avenue, at 1542 West Holt Boulevard, within the C3 (General Commercial) zoning district. 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 Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies) (APNs: 1010-552-14 & 1010-552-15). **City Initiated.**

Action: The Planning Commission approved a resolution amending the conditions of approval for File No. PCUP09-013.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-001:

A Development Agreement Amendment (First Amendment) between the City of Ontario and Ontario Schaefer Holdings, LLC, (The Avenue SP) (File No. PDA14-001) to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders. The environmental impacts of this project were

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previously considered in The Avenue Specific Plan EIR (SCH # 2005071109), certified by the City Council on December 19, 2006. This Application introduces no new significant environmental impacts (APN: 0218-201-15 and 44). **Submitted by Ontario Schaefer Holdings, LLC.** City Council action is required.

Action: The Planning Commission approved a resolution recommending the City Council approve File No. PDA14-001.
