

Monthly Activity Report—Actions

Month of: June 2014

JUNE 2, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT14-

002: A Tentative Parcel Map (PM 19507) to subdivide 3.62 acres of developed land into two parcels for condominium purposes, located on the northeast corner of Acacia Street and Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. 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 (CEQA) pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. (APN: 0113-351-16 and 0113-351-17); **submitted by Anerky, Inc.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision approving File No. PMTT14-002 subject to departmental conditions of approval.

JUNE 2, 2014 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-004: A Conditional Use Permit to establish an ambulance service within a suite of an existing building located on 4.69 acres of land located at the northwest corner of the 60-Fwy and Vineyard Ave, within the M2 (Industrial Park) zone, at 2324 South Vineyard Avenue, Unit D. 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 15301 (Existing Facilities) of the State CEQA Guidelines. (APN: 0113-286-10); **submitted by American Medical Response.**

Action: The Zoning Administrator adopted a decision approving File No. PCUP14-004 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP14-006: A Conditional Use Permit to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) at an existing 1,538 square foot restaurant (Casa Cortez), in an existing multi-tenant commercial building, located at 2209 South Euclid Avenue, within the C3 (Commercial Service District) and EA (Euclid Overlay) 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. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 1051-081-01); **submitted by Donato Cortez.**

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Action: The Zoning Administrator adopted a decision approving File No. PCUP14-006 subject to departmental conditions of approval.

JUNE 3, 2014 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA10-002: A public hearing to consider an ordinance approving a development agreement between BrookCal Ontario, LLC, and the City of Ontario to provide for the construction of up to 1,166 residential units, and 10 acres of commercial land and required infrastructure on 178.66 acres of land within the Avenue Specific Plan, located south of Schaefer Avenue, north of Edison Avenue, between Turner and Haven Avenues (APN: 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45).

Action: The City Council adopted an ordinance approving the Development Agreement (File No. PDA10-002) between BrookCal Ontario, LLC, and the City of Ontario.

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-002: A Zone Change from C3 (Commercial Service District) to the M1 (Limited Industrial) zoning designation on 3.82 acres of land located at the northeast corner of Mission Boulevard and Oaks Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1011-211-06); **City Initiated.**

Action: The City Council introduced and waived further reading of an ordinance approving the Zone Change (File No. PZC14-002).

JUNE 16, 2014 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV13-041: A Development Plan to construct a 40,000 square-foot industrial building and make certain phased site improvements for United Parcel Service (“UPS”), generally located at the southeast corner of Jurupa Street and Turner Avenue, at 3140 East Jurupa Street, within the Distribution land use designation of the UPS Specific Plan and the Industrial Park land use designation of the ACCO Airport Center Specific Plan. 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 an Addendum to the UPS Environmental Impact Report, which

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was certified by the City Council on February 21, 1989. The Addendum finds that the proposed Development Plan introduces no new significant environmental impacts. (APNs: 0211-263-19, 0211-263-22, 0211-263-26, 0211-263-27, 0211-263-29, 0211-263-30, & 0211-263-31); **submitted by United Parcel Service.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV13-041 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS.

PDEV14-011 AND PVAR14-004: A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower and a Variance (File No. PVAR14-004) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) zoning designation. 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: 0113-394-31); **submitted by AT&T Mobility.** Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV14-011 and PVAR14-004, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-

005: A Development Plan to add 243,665 square feet to an existing 747,445 square foot industrial building, on 8.87 acres of land for property within the Business Park land use designations of the California Commerce Center South Specific Plan, located at 3190 East Philadelphia 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. Pursuant to the California Environmental Quality Act a Mitigated Negative Declaration has been prepared for the project. (APN: 1083-151-05 & 06); **submitted by Sares Regis Group.**

Action: The Development Advisory Board adopted a decision approving File No. PDEV14-005 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

005: A Tentative Tract Map (TT 18876) to subdivide 8.57 gross acres of land into 82 single-family lots and 10 lettered lots, within Planning Area 4 (RD-6) of the Esperanza Specific Plan, located on the northwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land

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Use Compatibility Plan (ALUCP) for ONT. An addendum to the Esperanza Specific Plan EIR (SCH #2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes**. Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PMTT13-005 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

006: A Tentative Tract Map (TT 18878) to subdivide 18.66 gross acres of land into 135 single family lots and 25 lettered lots, within Planning Area 5 (RD-5) of the Esperanza Specific Plan, located on the southwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes**. Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File No. PMTT13-006 subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PDEV13-

031, PCUP13-041 & PVAR13-009: A Development Plan (File No. PDEV13-031) to add 2,604 square feet to an existing 6,028 square foot restaurant (El Pescador), a Conditional Use Permit (File No. PCUP13-041) to allow live entertainment and to expand the floor area for the restaurant with an existing Type 47 (On-sale General) ABC license, and a Variance (File No. PVAR13-009) request to allow a reduced side yard setback from 20-feet to 7.5-feet, for property within the C1 (Shopping Center Commercial) zone, located at 2322 South Mountain 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 has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. (APN: 1015-181-09); **submitted by Victor Ortiz**. Planning Commission action is required.

Action: The Development Advisory Board adopted a decision recommending that the Planning Commission approve File Nos. PDEV13-0031, PCUP13-041 and PVAR13-009, subject to departmental conditions of approval.

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JUNE 16, 2014 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

JUNE 17, 2014 CITY COUNCIL MEETING

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC14-002: A Zone Change from C3 (Commercial Service District) to the M1 (Limited Industrial) zoning designation on 3.82 acres of land located at the northeast corner of Mission Boulevard and Oaks Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15332 (Class 32, In-Fill Development) of the 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 Airport Land Use Compatibility Plan (ALUCP) for ONT (APN: 1011-211-06); **City Initiated.**

Action: The City Council adopted an ordinance approving the Zone Change (File No. PZC14-002).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA14-002: A Development Code Amendment revising Chapter 14 (Residential Districts) of the Ontario Municipal Code to: 1) increase the density range in the R2 (Medium Density Residential) Zoning District from 11.1-16 du/acre to 11.1-18 du/acre, and 2) increase the height restriction from 35 feet to 45 feet. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to general rule exemption contained in Section 15061(b)(3) of the CEQA Guidelines; **City Initiated.**

Action: The City Council introduced and waived further reading of an ordinance approving the Development Code Amendment (File No. PDA14-002).

JUNE 24, 2014 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PDEV13-031, PCUP13-041 & PVAR13-009: A Development Plan (File No. PDEV13-031) to add 2,604 square feet to an existing 6,028 square foot restaurant (El Pescador), a Conditional Use Permit (File No. PCUP13-041) to allow live entertainment and to expand the floor area for the restaurant with an existing Type 47 (On-sale General) ABC license, and a Variance (File No. PVAR13-009) request to allow a reduced side yard setback from 20-feet to 7.5-feet, for property within the C1 (Shopping Center Commercial) zone, located at 2322 South Mountain

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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 has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. (APN: 1015-181-09); **submitted by Victor Ortiz**. Planning Commission action is required.

Action: The Planning Commission adopted resolutions approving File Nos. PDEV13-0031, PCUP13-041 and PVAR13-009, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS.

PDEV14-011 AND PVAR14-004: A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower and a Variance (File No. PVAR14-004) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) zoning designation. 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: 0113-394-31); **submitted by AT&T Mobility**.

Action: The Planning Commission adopted resolutions adopting a Mitigated Negative Declaration and approving File Nos. PDEV14-011 and PVAR14-004, subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT14-

002: A Tentative Parcel Map (PM 19507) to subdivide 3.62 acres of developed land into two parcels for condominium purposes, located on the northeast corner of Acacia Street and Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. 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 (CEQA) pursuant to § 15315 (Minor Land Divisions) of the State CEQA Guidelines. (APN: 0113-351-16 and 0113-351-17); **submitted by Anerky, Inc.**

Action: The Planning Commission adopted a resolution approving File No. PMTT14-002 (PM 19507), subject to departmental conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

005: A Tentative Tract Map (TT 18876) to subdivide 8.57 gross acres of land into 82 single-family lots and 10 lettered lots, within Planning Area 4 (RD-6) of the Esperanza Specific Plan, located on the northwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed

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project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

Action: The Planning Commission adopted a resolution approving File No. PMTT13-005 (TT 18876) subject to departmental conditions of approval, and the City Council adoption of a resolution approving an addendum to the Esperanza Specific Plan Environmental Impact Report.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-

006: A Tentative Tract Map (TT 18878) to subdivide 18.66 gross acres of land into 135 single family lots and 25 lettered lots, within Planning Area 5 (RD-5) of the Esperanza Specific Plan, located on the southwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan Environmental Impact Report (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

Action: The Planning Commission adopted a resolution approving File No. PMTT13-006 (TT 18878) subject to departmental conditions of approval, and the City Council adoption of a resolution approving an addendum to the Esperanza Specific Plan Environmental Impact Report.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003:

A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) (File PDA 14-003) to amend Development Agreement, File No. PDA06-002, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P., a Delaware Limited partnership.** City Council action is required.

Action: The Planning Commission adopted resolutions recommending the City Council adopt an addendum to the Esperanza Specific Plan Environmental Impact Report, and approve File No. PDA14-003.

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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004: A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware limited partnership (Esperanza Specific Plan) (File PDA 14-004) to amend Development Agreement, File No. PDA 06-003 to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders and include the additional development of up to 217 residential units on 27.23 acres of land. The project is located on the northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the 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. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-11 and 17); **submitted by GDCI-RCCD L.P. a Delaware Limited partnership.** City Council action is required.

Action: The Planning Commission adopted resolutions recommending the City Council adopt an addendum to the Esperanza Specific Plan Environmental Impact Report, and approve File No. PDA14-004.
