

## Monthly Activity Report—Actions

Month of: May 2012

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### *MAY 1, 2012 CITY COUNCIL MEETING*

**AN ORDINANCE AMENDING THE ONTARIO DEVELOPMENT CODE (FILE NO. PDCA12- 001) ADDING ARTICLE 22, MULTI-MODAL TRANSIT OVERLAY DISTRICT, CREATING THE OVERLAY DISTRICT AND ESTABLISHING DEVELOPMENT STANDARDS AND PERMITTED AND CONDITIONALLY PERMITTED USES FOR APPROXIMATELY 75 ACRES OF LAND LOCATED SOUTH OF INTERSTATE 10, WEST OF ARCHIBALD AVENUE, AND NORTH AND EAST OF GUASTI ROAD (ASSESSOR'S PARCEL NUMBERS 110-322-08, 17, 18, 21, 22, 25, 27, 29, 30, 31, AND 33):** This item, continued from the April 3 and April 17, 2012, City Council meetings, is continued to the May 15, 2012, City Council meeting beginning at 6:30 p.m.

**Action: Continued to the 5/15/2012 meeting**

**A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN (FILE NO. PGPA09-001) TO REVISE THE HAMNER/SR-60 MIXED USE AREA TO INCLUDE A RESIDENTIAL LAND USE (20.0-30.0 DWELLING UNITS PER ACRE), A ZONE CHANGE (FILE NO. PZC09-002) TO REZONE APPROXIMATELY 20-ACRES OF LAND FROM R1 (SINGLE-FAMILY RESIDENTIAL) TO SPECIFIC PLAN, AND THE ADOPTION OF TUSCANA VILLAGE SPECIFIC PLAN (FILE NO. PSP09-001), TO MASTER PLAN APPROXIMATELY 20-ACRES OF LAND BY ESTABLISHING LAND USE DESIGNATIONS AND DESIGN GUIDELINES FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF RIVERSIDE DRIVE AND MILLIKEN AVENUE:** This item, continued from the April 17, 2012, City Council meeting, is continued to the May 15, 2012, City Council meeting beginning at 6:30 p.m.

**Action: Continued to the 5/15/2012 meeting**

**CONSIDERATION OF AN ORDINANCE RELATED TO A DEVELOPMENT AGREEMENT (FILE NO PDA11-001) BETWEEN PANAYIOTIS AND ANDRIANA KATELARIS AND THE CITY OF ONTARIO TO ESTABLISH THE TERMS AND CONDITIONS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT OF 20 ACRES WITHIN THE TUSCANA VILLAGE SPECIFIC PLAN:** This item, continued from the April 17, 2012, City Council meeting, is continued to the May 15, 2012, City Council meeting beginning at 6:30 p.m.

**Action: Continued to the 5/15/2012 meeting**

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### *MAY 7, 2012 DEVELOPMENT ADVISORY BOARD MEETING*

*Meeting Cancelled*

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### ***MAY 7 2012 ZONING ADMINISTRATOR MEETING***

#### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP12-003:** A Conditional Use Permit request to allow retail sales of used auto parts to occupy more than 15 percent of the floor area within two suites totaling approximately 2,900 square feet in an existing building on 2.31 acres in the M3 (General Industrial) zone located at 969 West State Street, Units H and I. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Bandit, LLC** (APN: 1011-161-03).

**Action: Approved, subject to conditions**

#### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP12-012:** A request to construct a temporary parking lot on 0.6-acre site in the C2 zoning designation to replace the existing parking lot being eliminated with the construction of the Town Square Park, located at the northeast corner of Euclid Avenue and “C” Street. Staff has determined that the proposed project is categorically exempt from environmental review pursuant to § 15311 (Class 11, Accessory Structures) and § 15332 (Class 32, In-fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by City of Ontario Housing Authority** (APN: 1048-551-10).

**Action: Approved, subject to conditions**

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### ***MAY 15, 2012 CITY COUNCIL MEETING***

#### **A PROFESSIONAL SERVICES AGREEMENT FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE GRAND PARK SPECIFIC PLAN/MICHAEL BRANDMAN ASSOCIATES:**

That the City Council approve and authorize the City Manager to execute a professional services agreement (on file with the Records Management Department) with Michael Brandman Associates (MBA) of Irvine, California, to prepare an Environmental Impact Report (EIR) for the Grand Park Specific Plan located in the New Model Colony (NMC), in an amount not to exceed \$136,004 (including a 10% contingency).

**Action: Approved**

**RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO:** That the City Council recognize the month of May 2012 as “Historic Preservation Month” in the City of Ontario.

**Action: Approved**

**A PUBLIC HEARING TO CONSIDER FILE NO. PHP12-002, THE DESIGNATION OF THE VANPELT HOUSE, LOCATED AT 423 WEST D STREET, AS A LOCAL LANDMARK:** That the City Council adopt

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a resolution approving File PHP12-002 designating 423 West D Street (APN: 1048-571-02) as Local Historic Landmark No. 91.

**Action: Approved**

**A PUBLIC HEARING TO CONSIDER FILE NO. PHP11-021, THE DESIGNATION OF THE ROSS ANTHONY HOUSE, LOCATED AT 537 WEST I STREET, AS A LOCAL LANDMARK:** That the City Council adopt a resolution approving File PHP11-021 designating 537 West I Street (APN: 1048-291-16) as Local Historic Landmark No. 90.

**Action: Approved**

**AN ORDINANCE AMENDING THE ONTARIO DEVELOPMENT CODE (FILE NO. PDCA12-001) ADDING ARTICLE 22, MULTI-MODAL TRANSIT OVERLAY DISTRICT, CREATING THE OVERLAY DISTRICT AND ESTABLISHING DEVELOPMENT STANDARDS AND PERMITTED AND CONDITIONALLY PERMITTED USES FOR APPROXIMATELY 75 ACRES OF LAND LOCATED SOUTH OF INTERSTATE 10, WEST OF ARCHIBALD AVENUE, AND NORTH AND EAST OF GUASTI ROAD (ASSESSOR'S PARCEL NUMBERS 110-322-08, 17, 18, 21, 22, 25, 27, 29, 30, 31, AND 33):** That the City Council adopt the Addendum to The Ontario Plan Environmental Impact Report analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164; and introduce and waive further reading of an ordinance approving Development Code Amendment File No. PDCA12-001, adding Development Code Article 22.

**Action: Approved introduction and waive further reading of the ordinance**

**CONSIDERATION OF AN AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN (FILE NO. PGPA09-001) TO REVISE THE HAMNER/SR-60 MIXED USE AREA TO INCLUDE A RESIDENTIAL LAND USE (20.0-30.0 DWELLING UNITS PER ACRE), A ZONE CHANGE (FILE NO. PZC09-002) TO REZONE APPROXIMATELY 20-ACRES OF LAND FROM R1 (SINGLE-FAMILY RESIDENTIAL) TO SPECIFIC PLAN, AND THE ADOPTION OF TUSCANA VILLAGE SPECIFIC PLAN (FILE NO. PSP09-001), TO MASTER PLAN APPROXIMATELY 20-ACRES OF LAND BY ESTABLISHING LAND USE DESIGNATIONS AND DESIGN GUIDELINES FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF RIVERSIDE DRIVE AND MILLIKEN AVENUE:** That the City Council adopt a resolution approving a Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA), as amended; adopt a resolution approving an Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001); introduce and waive further reading of an ordinance approving a Zone Change (File No. PZC09-002); and introduce and waive further reading of an ordinance approving the Tuscana Village Specific Plan (File No. PSP09-001).

**Action: Approved introduction and waive further reading of the ordinance**

**AN ORDINANCE RELATED TO A DEVELOPMENT AGREEMENT (FILE NO. PDA11-001) BETWEEN PANAYIOTIS AND ANDRIANA KATELARIS AND THE CITY OF ONTARIO TO ESTABLISH THE TERMS AND CONDITIONS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT OF 20 ACRES WITHIN THE TUSCANA VILLAGE SPECIFIC PLAN:** That the City Council introduce and waive

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further reading of an ordinance approving a Development Agreement (PDA11-001) between Panayiotis and Andriana Katelaris and the City of Ontario regarding the development of 20 acres within the Tuscana Village Specific Plan, generally located at the northwest corner of Milliken Avenue and Riverside Drive (APN: 218-091-09).

**Action: Approved introduction and waive further reading of the ordinance**

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### ***MAY 21, 2012 DEVELOPMENT ADVISORY BOARD MEETING***

#### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NOS. PVAR12-002 &**

**PDEV12-004**: A Variance (File No. PVAR12-002) to deviate from the minimum setback and separation requirements of the C2 zoning district, and the minimum off-street parking dimensions prescribed by the Development Code, and a Development Plan (File No. PDEV12-004) in conjunction with a Planned Unit Development, as prescribed by Exhibit LU-05 (Additional Plans Map) of the Land Use (General Plan) component of The Ontario Plan, to facilitate the construction of a three-story office building totaling 57,930 square feet on approximately 1.10 acres of land, with off-site parking facilities, located at 150 East Holt Boulevard (southeast corner of Holt Boulevard and Euclid Avenue), within the EA (Euclid Avenue Overlay) district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, (Minor Alterations in Land Use Limitations) and 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. **Submitted by Herman Architecture & Design, Inc.** (APNs: 1049-061-01, 02 and 03). Planning Commission action is required.

**Action: Recommended Planning Commission approval, subject to conditions**

#### **ENVIRONMENTAL ASSESSMENT AND PARCEL MAP FOR FILE NO. PMTT12-002 (PM 16562)**

A Parcel Map to consolidate 3 existing lots totaling approximately 1.10 acres of land, into a single parcel generally located at the southeast corner of Holt Boulevard and Euclid Avenue, within the C2 (Central Business District) zoning district and the EA (Euclid Avenue Overlay) district. The environmental effects of this project were previously considered in conjunction with a Development and Disposition Agreement approved by the City Council on January 30, 2012. A Notice of Exemption finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, (Minor Alterations in Land Use Limitations) and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines was subsequently filed with the Clerk of the Board of Supervisors on January 31, 2012. **Submitted by Herdman Architecture & Design, Inc.** (APNs: 1049-061-01, 02 & 03). Planning Commission action is required.

**Action: Recommended Planning Commission approval, subject to conditions**

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### ***MAY 21, 2012 ZONING ADMINISTRATOR MEETING***

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### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP11-012:** A Conditional Use Permit to establish a religious assembly facility, occupying an approximate 8,200 square-foot portion of a 13,715 square-foot existing building within 0.792 acres of land, located near the northwest corner of Philadelphia Street and Grove Avenue, at 1147 East Philadelphia Street, within the M2 (Industrial Park) zoning designation. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Home of Christians Bethel Church** (APN: 1050-501-17).

**Action: Continued to the 6/4/2012 meeting**

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### ***MAY 22, 2012 PLANNING COMMISSION MEETING***

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP09-026:**

A Conditional Use Permit (File No. PCUP09-026) to establish alcoholic beverage sales and live entertainment in conjunction with a retail farm store, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes** (APNs: 1083-361-01). Continued from 3/27/2012.

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV11-020, PCUP11-026, AND PVAR11-007:**

A Development Plan (File No. PDEV11-020) to construct a telecommunication facility (for Verizon Wireless), a Conditional Use Permit (File No. PCUP11-026) to operate, and a Variance (File No. PVAR11-007) to exceed the 40 foot height limit within the C1 (Shopping Center District) zone to allow construction of a 55-foot high monopine antenna and operating equipment on an 875 square foot lease area within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Verizon Wireless** (APN: 0110-301-21). Continued from April 24, 2012.

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NOS. PVAR12-002 & PDEV12-004 and PMTT12-002 (PM 16562):**

A finding that, pursuant to Government Code Section 65402, the disposition of real property is consistent with the General Plan, a Variance (File No. PVAR12-002) to deviate from the minimum setback and separation requirements of the C2 zoning district, and the minimum off-street parking dimensions prescribed by the Development Code, and a Development Plan (File No. PDEV12-004) in conjunction with a

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Planned Unit Development, as prescribed by Exhibit LU-05 (Additional Plans Map) of the Land Use (General Plan) component of The Ontario Plan, to facilitate the construction of a three-story office building totaling 57,930 square feet, and a Parcel Map (File No. PMTT12-002 [PM 16562]) to consolidate 3 existing lots totaling on approximately 1.10 acres of land, with off-site shared parking facilities, generally located at the southeast corner of Holt Boulevard and Euclid Avenue (building/parking), and the southeast corner of Lemon Avenue and Transit Street (off-site shared parking), within the EA (Euclid Avenue Overlay) district. The environmental effects of this project were previously considered in conjunction with a Development and Disposition Agreement approved by the City Council on January 30, 2012. A Notice of Exemption finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, (Minor Alterations in Land Use Limitations) and Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines was subsequently filed with the Clerk of the Board of Supervisors on January 31, 2012. **Submitted by Herdman Architecture & Design, Inc. for Westates De Oro, LLC** (APNs: 1049-061-01 through 03; and 1049-064-01 through 05).

**Action: Approved, subject to conditions**