

Monthly Activity Report—Actions

Month of: March 2012

MARCH 5, 2012 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

MARCH 5, 2012 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

MARCH 6, 2012 CITY COUNCIL MEETING

No Planning Department Items on the Agenda

MARCH 19, 2012 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NO. PDEV11-012: A Development Plan to collocate additional antennas on an existing 77-foot tall, stealth (monopine) wireless telecommunications facility, located at the southeast corner of Grove Avenue and the I-10 Freeway, at 1204 North Grove Avenue, within the C1 (Shopping Center Commercial) zoning district. This project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (In-Fill Development Projects). **Submitted by AT&T Mobility** (APN: 0108-381-09). Continued from the 1/4/2012 and 2/6/2012 meetings.

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, FOR FILE NO PDEV11-002: A Development Plan to construct a 2,400 square foot auto repair facility and make general site improvements, located near the southeast corner of State Street and Vine Avenue at 417 West State Street, within the M1 (Limited Industrial) zoning designation. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15303 (New Construction or Conversion of Small Structures). **Submitted by Arnoldo Bratslavsky** (APN: 1049-27-103).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460): A Development Plan (File No. PDEV09-016) to construct 176 dwelling units and a Tentative Tract Map (File No. PMTT11-007 – PM 18460) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Residential land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated

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Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Action: Approval recommended. Planning Commission action is required

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459):

A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 – PM 18459) to subdivide 20 acres into 10 parcels, 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: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Action: Approval recommended. Planning Commission action is required

ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS. PGPA09-001, PZC09-002, AND PSP09-001:

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 Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 20 acres of land from a mixture of commercial and residential land use designations 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 properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Action: Approval recommended. Planning Commission and City Council action is required

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV11-016:

A Development Plan to construct a 90,591 sq. ft. industrial warehouse generally located at the southwest corner of Cedar Street and Cucamonga Avenue, on approximately 4.77 acres, within the M2 (General Industrial) zone. The proposed project is located within the Airport Influence Area of LA/Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the LA/Ontario International Airport Land Use Compatibility Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (Class 32-In Fill

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Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Jackson Smith, Newcastle Partners, Inc.** (APN: 1050-511-06 &07).

Action: Approved, subject to conditions

MARCH 19, 2012 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP12-005: A Conditional Use Permit to establish alcoholic beverage sales (Type 21 ABC License -Off-Sale General) for a proposed 23,596-square foot Smart & Final store within an existing commercial shopping center located at the northeast corner of Fourth Street and Grove Avenue (1337 East Fourth Street), within the C1 (Shopping Center Commercial) zoning district. The proposed project is located within the Airport Influence Area of LA/Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the LA/Ontario International Airport Land Use Compatibility Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Smart & Final Stores, LLC** (APN: 1083-812-09).

Action: Approved, subject to conditions

MARCH 20, 2012 CITY COUNCIL MEETING

ADOPTION OF AMENDED CITY OF ONTARIO LOCAL GUIDELINES FOR IMPLEMENTING THE

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”): The adoption of a resolution approving the 2012 revisions to the “City of Ontario Local Guidelines for Implementing the California Environmental Quality Act.”

Action: Approved

MARCH 27, 2012 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE, AND SPECIFIC PLAN FOR FILE NOS.

PGPA09-001, PZC09-002, AND PSP09-001: 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 Medium Density Residential (11.0-25.0 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

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Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Pelican Homes** (APNs: 1083-361-01).

Action: Approval recommended. City Council action is required.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE

NOS. PDEV09-016 AND PMTT11-007 (PM 18460): A Development Plan (File No. PDEV09-016) to construct 176 dwelling units and a Tentative Tract Map (File No. PMTT11-007 – PM 18460) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Residential 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).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM

18459): A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 – PM 18459) to subdivide 20 acres into 10 parcels, 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).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PANAYIOTIS KATELARIS AND ADRIANA KATELARIS FILE NO. PDA11-001

: A Development Agreement to construct up to 200 residential units, 120,000 square feet of commercial space, various interim improvements and uses, and the required infrastructure on 20 acres of land within the Tuscana Specific Plan, generally located northwest corner of Riverside Drive and Milliken Avenue. **Submitted by Panayiotis Katelaris and Andriana Katelaris** (APN: 1083-361-01). City Council action is required.

Action: Approval recommended. City Council action is required.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO.

PDCA12-001: A request to amend the Ontario Development Code 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. Staff has determined that the project is categorically exempt from the requirements of the

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California Environmental Quality Act pursuant to §15061(b)(3) (the General Rule provision) and §15301 (Existing Facilities) of the State CEQA Guidelines. **City Initiated** (APN: 110-322-08, 17, 18, 21, 22, 25, 27, 29, 30, 31, and 33).

Action: Approval recommended. City Council action is required.