

MONTHLY ACTIVITY REPORT—ACTIONS

Month of: July 2008

JULY 1, 2008 CITY COUNCIL MEETING

No Planning Department items on the agenda

JULY 7, 2008 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-012: A Development Plan to establish a 0.75-acre commercial pad and associated off-street parking within a 16.12-acre commercial-office center, for possible future development with an approximate 225,000 square foot, 150 room hotel located at 3240 E. Guasti Road, within the Centrelake Specific Plan (this Development Plan revises phase 3 of previously approved File No. PDEV05-066). The environmental impacts of this project were previously reviewed in conjunction with the environmental impact report prepared for the Centrelake Specific Plan. This application introduces no new significant environmental impacts. **Submitted by Jack Hileman** (APN: 210-551-49). Continued from 6/2/2008 and 7/7/2008 meetings.

Action: Continued to the 7/21/2008 meeting.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT07-029 (PM 18826): A Tentative Parcel Map (PM 18826) to subdivide 1.43 acres of land currently developed with two commercial buildings into one parcel and one remainder parcel within the C3/M3 (Commercial Service/General Industrial) zoning districts, generally located on the south of Holt Boulevard, north and south of the terminus of Brooks Street, at 863 West Holt Boulevard. The environmental impacts of the project were considered in conjunction with the Mitigated Negative Declaration prepared for File No. PZC07-003. 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 Albert & Florence Silverton** (APNs: 1011-141-32 & 33). Planning Commission action is required.

Action: Recommended Planning Commission approval, subject to conditions

JULY 7, 2008 ZONING ADMINISTRATOR MEETING

Meeting cancelled

JULY 15, 2008 CITY COUNCIL MEETING

No Planning Department items on the agenda

JULY 21, 2008 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-012: A Development Plan to establish a 0.75-acre commercial pad and associated off-street parking within a 16.12-acre commercial-office center, for possible future development with an approximate 225,000 square foot, 150 room hotel located at 3240 E. Guasti Road, within the Centrelake Specific Plan (this Development Plan revises phase 3 of previously approved File No. PDEV05-066). The environmental impacts of this project were previously reviewed in conjunction with the environmental impact report prepared for the Centrelake Specific Plan. This application introduces no new significant environmental impacts. **Submitted by Jack Hileman** (APN: 210-551-49). Continued from 6/2/2008 and 7/7/2008 meetings.

Action: Approved, subject to conditions

JULY 21, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND HOMEOWNER VARIANCE REVIEW FOR FILE NO. PVAR08-002: A Homeowner Variance to reduce the second-story side yard setbacks, from the required 7-1/2 feet and 10 feet, to 5 feet on both sides, in conjunction with a proposed addition of 2,101 square feet to an existing 1,776-square foot house, within the R1 (Single-Family Residential) zoning district, located at 1523 E. Highland Court. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15305(a) (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA). **Submitted by Jose Torres** (APN: 0108-362-15).

Action: Approved, subject to conditions

July 22, 2008 PLANNING COMMISSION MEETING

Review of the 2008-2009 Capital Improvement Program for Consistency with the General Plan

Action: Approved

GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402: A request for a determination of General Plan consistency pursuant to Government Code Section 65402, for a temporary construction license, easement and maintenance agreement for the remodel of an existing pole sign by and between City of Ontario, Ontario Retail Partners LLC and 24 Hour Fitness USA, Inc., located at the northwest corner of Archibald Avenue and SR60 Freeway, within the Pacific Plaza Shopping Center (APN: 0218-021-60)

Action: Approved

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC07-003: A Zone Change request to amend the zoning designation from P1 (Off-Street Parking) to M3 (General Industrial) for 0.61 acres of land generally located south of Holt Boulevard, north of the terminus of Brooks Street, at 863 West Holt Boulevard. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Albert and Florence Silverton** (APNs: 1011-141-32 & 33). Continued from the June 24, 2008 Planning Commission meeting. City Council action is required.

Action: Removed from the agenda.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT07-029 (PM 18826): A Tentative Parcel Map to subdivide 1.43 acres of land currently developed with two commercial buildings into one parcel and one remainder parcel within the C3/M3 (Commercial Service/General Industrial) zoning districts, generally located on the south side of Holt Boulevard, north and south of the terminus of Brooks Street, at 863 West Holt Boulevard. The environmental impacts of the project were considered in conjunction with the Mitigated Negative Declaration prepared for File No. PZC07-003. 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 Albert and Florence Silverton** (APNs: 1011-141-32 & 33).

Action: Removed from the agenda.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-042 & PCUP07-037: A Development Plan (File No. PDEV07-042) to construct and a Conditional Use Permit (File No. PCUP07-037) to operate a 97,087 square foot, 161-room, four-story, Springhill Suites by Marriott hotel on 3.3 acres of land within the Entertainment District of the Ontario Gateway Specific Plan, located at the southeast corner of the I-10 Freeway and Haven Avenue. The environmental impacts for this project were reviewed under the Environmental Impact Report (EIR) which was prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference; **submitted by TGA Development & Engineering, Inc.** (APN: 0210-212-51 portion). Continued from the June 24, 2008 Planning Commission meeting. City Council action is required.

Action: Continued to the 8/26/2008 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT (ONTARIO AIRPORT CENTER) BETWEEN THE CITY OF ONTARIO AND ONTARIO AIRPORT LLC, FILE NO. PDA08-001: A Development Agreement to construct up to 870,000 square feet of class "A" mixed use office park, and the required infrastructure on approximately 24.8 acres of land within portions of the Guasti Specific Plan, for property generally located north of Guasti Road and south of the I-10 Freeway, between Turner Avenue and Archibald Avenue. The Environmental Impacts of this project were previously reviewed in conjunction with File No(s) PDEV06-001 & PMTT06-019, for which a Mitigated Negative Declaration was adopted by the Planning Commission on May 23, 2006. **Submitted by PGP Partners, Inc.** (APNs: 210-192-10 & 12). City Council action is required.

Action: Recommended City Council approval, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV07-036, PCUP07-031, AND PHP 07-020: A Development Plan (File No. PDEV07-036) and a Certificate of Appropriateness (File No. PHP07-020) to install 6 panel antennas within an existing tower and equipment cabinets behind a screen wall, and a Conditional Use Permit (File No. PCUP07-031) to operate a wireless communications facility within the R1 (One-Family Residential) zoning district, at the First Methodist Church of Ontario, a historically eligible site, at 918 N. Euclid Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 Class 1 Existing Facilities of the California Environmental Quality Act Guidelines. **Submitted by Royal Street Communications** (APN: 1048-072-01).

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEMOLITION AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PHP 08-023 AND PHP08-024: Demolition (File No. PHP08-024) of and a request to determine that the 542 square foot detached garage and workshop are not historically significance and a Certificate of Appropriateness (File No. PHP08-023) to construct a detached 400 square foot 2-car garage and a 650 square foot guest house accessory structure for a combined total of 1,050 square feet within the R1 (One-Family Residential) zoning district, at 312 East H Street, a contributor to the El Morado Court Historic District. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15303 Class 3 New Construction or Conversion of Small Structures of the California Environmental Quality Act Guidelines. **Submitted by Julio Valle** (APN: 1048-241-13).

Action: Continued to the 8/26/2008 meeting.
