

City of Ontario Planning Department
MONTHLY ACTIVITY REPORT—ACTIONS
Month of: September 2008

SEPTEMBER 2, 2008 CITY COUNCIL MEETING

ORDINANCE (FILE NO. PDA08-001) ESTABLISHING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PGP PARTNERS: A public hearing to introduce an ordinance establishing a Development Agreement (File No. PDA08-001) between the City of Ontario and PGP Partners 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.

Action: Approved introduction of ordinance

SEPTEMBER 3, 2008 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

SEPTEMBER 3, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-010: A Conditional Use Permit (CUP) request to establish alcoholic beverage sales, including beer, wine and distilled spirits, for on premise consumption (Type 47 ABC License) and live entertainment in conjunction with a proposed restaurant (Lotus Restaurant) located at 3660 East Porsche Way, within the Urban Commercial Land Use Designation of the Ontario Center Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by John Riedl** (APN: 210-211-44). Continued from the 8/4/2008 and 8/18/2008 meetings.

Action: Continued to the 9/15/2008 meeting

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP08-027: A Conditional Use Permit to establish a concrete batch plant within an existing concrete pre-cast manufacturing facility on part of an approximately 10 acre lot, located at the southwest corner of State Street and Oaks Avenue, within the M3 (General Industrial) land use district. The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for project File No. PCUP06-010 and adopted by the Zoning Administrator on January 8, 2007. **Submitted by California Portland Cement Company** (APN: 1011-231-10).

Action: Approved, subject to conditions

SEPTEMBER 15, 2008 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT08-004 (PM 18999): A Tentative Parcel Map (PM 18999) to subdivide 11.16 acres, with seven (7) existing multi-tenant industrial buildings, into thirty-one (31) numbered lots and one (1) lettered lot for industrial condominium purposes, located at 3919 through 3979 E. Guasti Road, within the M3 (General Industrial) zone. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **Submitted by LBA Realty Fund Holding Co. II, LLC** (APN: 0210-212-47). Planning Commission action is required.

Action: Recommended approval, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NOS. PDEV07-030 & PMTT07-019: A Development Plan (File No. PDEV07-030) to construct a 13 unit multi-family development in conjunction with a Tentative Tract Map (File No. PMTT07-019 (TT 18601)), for condominium purposes, to subdivide the 1.23 acre site into one common lot in the R2 (Medium Density Residential) zone, located at 629 E. Riverside Drive. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill

City of Ontario Planning Department

MONTHLY ACTIVITY REPORT—ACTIONS

Month of: September 2008

Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Crestwood Corporation** (APN: 1051-601-03). Planning Commission action is required.

Action: Recommended approval, subject to conditions

SEPTEMBER 15, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-010: A Conditional Use Permit (CUP) request to establish alcoholic beverage sales, including beer, wine and distilled spirits, for on premise consumption (Type 47 ABC License) and live entertainment in conjunction with a proposed restaurant (Lotus Restaurant) located at 3660 East Porsche Way, within the Urban Commercial Land Use Designation of the Ontario Center Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by John Riedl** (APN: 210-211-44). Continued from the 8/4/2008, 8/18/2008, and 9/3/2008 meetings.

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-014: A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits, for on premise consumption in conjunction with the Citizens Business Bank Arena, located at 4000 Ontario Center Parkway, within the Urban Commercial land use district of the Ontario Center Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Levy Premium Foodservice LP** (APN: 210-204-08 and 210-205-01).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-023: A Conditional Use Permit for a Type 21 (ABC-Off Sale General) License for an existing 14,665 square foot commercial building (future Fresh & Easy market), located at the northwest corner of Riverside Drive and Archibald Avenue, within the C1 (Shopping Center Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Evergreen Devco, Inc.** (APN: 218-041-32).

Action: Approved, subject to conditions

SEPTEMBER 16, 2008 CITY COUNCIL MEETING

ORDINANCE (FILE NO. PDA08-001) ESTABLISHING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PGP PARTNERS: A public hearing to introduce an ordinance establishing a Development Agreement (File No. PDA08-001) between the City of Ontario and PGP Partners 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.

Action: Approved second reading of enacting ordinance

SEPTEMBER 23, 2008 PLANNING COMMISSION MEETING

GROVE AVENUE SPECIFIC PLAN LAND USE INTERPRETATION

Action: Determined that motor coach (bus) manufacturing with ancillary minor service work, such as tune-ups, oil changes and electrical repair, to meet vehicle warranty requirements, is a permitted use within the Business Park land use district of the Grove Avenue Specific Plan.

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

City of Ontario Planning Department

MONTHLY ACTIVITY REPORT—ACTIONS

Month of: September 2008

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 August 26, 2008 Planning Commission meeting. City Council action is required.

Action: Continued to the 10/28/2008 meeting

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND DENSITY BONUS AGREEMENT REVIEW FOR FILE NO. PDEV08-004: A Development Plan to construct four additional dwelling units within an existing multiple-family residential development and a Density Bonus Agreement to exceed the allowable number of dwelling units within the R3 (High Density Residential) zoning designation for purposes of providing affordable units, located at 1125 West Stoneridge Court. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by John Gerardi** (APN: 1010-522-08). Continued from the August 26, 2008 Planning Commission meeting. City Council action is required.

Action: Continued indefinitely

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FOR FILE NOS. PDEV07-030 and PMTT07-019: A Development Plan (File No. PDEV07-030) to construct a 13 unit multi-family development and a Tentative Tract Map (File No. PMTT07-019 (TT 18601)), to subdivide the 1.23 acre site into one common lot for condominium purposes in the R2 (Medium Density Residential) zone, located at 629 E. Riverside Drive. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Crestwood Corporation** (APN: 1051-601-03).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT08-004 (PM 18999): A Tentative Parcel Map (PM 18999) to subdivide 11.16 acres, with seven (7) existing multi-tenant industrial buildings, into thirty-one (31) numbered lots and one (1) lettered lot for industrial condominium purposes, located at 3919 through 3979 E. Guasti Road, within the M3 (General Industrial) zone. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **Submitted by LBA Realty Fund Holding Co. II, LLC** (APN: 0210-212-47).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONSERVATION PLAN FOR FILE NO. PADV08-004: A Conservation Plan for the preservation and conservation treatments of historic resources within the Guasti Plaza Specific Plan area to include HABS/HAER documentation, conditions assessment, design review procedures, artifact/architectural feature salvage program, and scenarios for potential adaptive reuse. The environmental impacts of this project were previously analyzed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). **Submitted by Oliver McMillan, LLC** (APN 210-192-11).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND INTERPRETATIVE PLAN FOR FILE NO. PHP 08-034: An Interpretive Plan to include a series of placards, walking tour, artifact and photograph displays, and an On-Site Museum within the Historic Core area of the Guasti Plaza Specific Plan. The environmental impacts of this project were previously analyzed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). **Submitted by Oliver McMillan, LLC** (APN 210-192-11).

Action: Approved, subject to conditions