

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

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***DECEMBER 1, 2008 DEVELOPMENT ADVISORY BOARD MEETING***

Meeting Cancelled

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***DECEMBER 1, 2008 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP07-048:** A Conditional Use Permit to establish a safe manufacturing and distribution facility within an existing industrial building on 0.69 acres of land located at 1480 S. Carlos Avenue, within the M2 (Industrial Park) zoning district. Staff has determined that this project is categorically exempt from environment review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **Submitted by Executive Safe & Security** (APN: 0113-394-16).

**Action: Continued to 12/15/2008.**

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***DECEMBER 2, 2008 CITY COUNCIL MEETING***

**APPROVAL OF AN AGREEMENT FOR THE PREPARATION OF AN AIRPORT LAND USE COMPATIBILITY PLAN FOR LA/ONTARIO INTERNATIONAL AIRPORT / MEAD & HUNT, INC.:** Authorize the award of a Professional Services Agreement (on file with the Records Management Department) with Mead & Hunt, Inc., of Santa Rosa, California, to prepare an Airport Land Use Compatibility Plan (ALUCP) for LA/ONTARIO International Airport, in an amount not to exceed \$415,194 and authorize the City Manager to execute said agreement.

**Action: Approved**

**A PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION APPROVING FILE NO. PSPA08-002, AMENDING THE ARCHIBALD CENTER SPECIFIC PLAN:** A public hearing to consider adoption of a resolution approving File No. PSPA08-002, amending the Archibald Center Specific Plan, consisting of a change to the land use designation on approximately 4.76 acres of land generally located on the south side of Philadelphia Street, approximately 225 feet west of Archibald Avenue, from "Bulk Warehouse Retail" to "Business Park," and the addition of certain uses to the list of permitted "Commercial/Business Park Uses" within the Business Park Land Use District.

**Action: Approved**

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***DECEMBER 15, 2008 DEVELOPMENT ADVISORY BOARD MEETING***

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT08-008:** A Tentative Parcel Map (PM 19012) to subdivide 30.22 gross acres of land into two (2) parcels to facilitate the construction of a previously approved Flying J Travel Plaza located at the southwest corner of Etiwanda Avenue and Ontario Mills Parkway, within the Light Industrial land use district of the Crossroads Specific Plan. The environmental impacts of this project were reviewed in conjunction with File No. PDEV02-064, for which a Mitigated Negative Declaration was adopted by the City Council on February 19, 2008. This application introduces no new significant environmental impacts. **Submitted by Hogle-Ireland, Inc.** (APNs: 238-021-73 and 238-051-16 through 21). Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024:** A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts. **Submitted by OM Guasti, LLC** (APN: Portion of 210-192-11).

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**Action: Approval, subject to conditions**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE MAP REVIEW FOR FILE NOS. PDEV07-001:** A Development Plan to construct 7 new industrial buildings totaling 178,368 square feet and to revise parking, landscaping and façade improvements on 3 existing buildings totaling 72,350 square feet on approximately 13.66 acres of partially developed land in the M3 (General Industrial) zone located on the north side of California Street between Campus Avenue and Taylor Avenue extending north above Sunkist Street. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by The Koll Company** (APNs: 1049-201-28; 1049-202-01 through 05, 16 through 20; and 1049-211-05 & 06).

**Action: Approval, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA07-002:** A public hearing to consider certification of the Supplemental Environmental Impact Report, including the adoption of a Statement of Overriding Considerations, for File No. PSPA 07-004 (The Avenue Specific Plan Amendment) and a General Plan Amendment request to: (1) Increase the number of residential units allocated by the General Plan for Subarea 18 from 2,326 to 2,606; (2) increase the Medium Density Residential land use acres from 10 acres to 48.9 acres; 3) reassign the Medium Density Residential land use designation on the southeast corner boundary of Subarea 18 to both the north and south sides of Edison Avenue, between Haven Avenue and Turner Avenue and on the southwest corner of Haven Avenue and Schaefer Avenue; (4) reassign the Community Commercial land use designation from the southwest corner of Edison Avenue and Haven Avenue to the northwest corner of Edison Avenue and Haven Avenue; (5) increase the commercial square footage allocated by the General Plan for Subarea 18 from 174,000 square feet to 250,000 square feet; and (6) an amendment to the Master Plan of streets to delete the portion of Schaefer Avenue that traverses Subarea 18 and realign Schaefer Avenue to continue westerly from Turner Avenue to Haven Avenue. The project site is located on the east portion Subarea 18 of the New Model Colony General Plan, which is bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Turner Avenue. **Submitted by Brookfield Ontario, LLC** (APNs: 218-201-15; 218-191-04, 05, 15, 16, 218-191-20, 22; and 218-201-17, 18, 19, 20, 26, 27, 30, 39, 42, 43 & 44). Planning Commission and City Council action is required.

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

**ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE NO. PSPA07-004:** An Amendment to The Avenue Specific Plan to: 1) revise exhibits and development regulations; 2) increase the Medium Density Residential land use designation acres from 10 to 48.9 acres; 3) reassign the Medium Density land use designation from the southeast corner of the specific plan boundary area to the north and south sides of Edison Avenue (between Haven Avenue and Turner Avenue) and the southwest corner of Haven Avenue and Schaefer Avenue; 4) increase the number of residential dwelling units by 280; 5) relocate the commercial land use designation from the southwest corner of Edison Avenue and Haven Avenue to the northwest corner of Edison Avenue and Haven Avenue; 6) increase the commercial square footage by 76,000 square feet; and 7) realign Schaefer Avenue to continue westerly from Turner Avenue to Haven Avenue. The project is located on the east portion of the Avenue Specific Plan area, which is bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Turner Avenue. The environmental impacts of this project were reviewed in conjunction with Supplemental Environmental Impact Report (SEIR) prepared for the Specific Plan Amendment. All adopted mitigation measures of the related SEIR shall be a condition of project approval and are incorporated herein by reference. **Submitted by Brookfield Ontario, LLC** (APNs: 218-201-15, 218-191-04, 05, 15, 16; 218-191-20, 22; and 218-201-17, 18, 19, 20, 26, 27, 30, 39, 42, 43 & 44). Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN FILE NO. PDEV06-075 AND A TENTATIVE TRACT MAP FILE NO. PMTT06-070 (TT18367):** A Development Plan (File No. PDEV06-075) to construct 16 single family homes in conjunction with a Tentative Tract Map (File No. PMTT06-070 (TT 18367)) to subdivide 3.85 acres of land into 16 lots, within the RE (Proposed Residential Estate) zone, located at 1006 south Oaks Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by AJA Properties/De Oro Properties, LLC** (APN: 1011-431-06). Planning Commission action is required.

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

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### **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA06-007 AND ZONE CHANGE**

**FILE NO. PZC06-003:** A General Plan Amendment (File No. PGPA06-007) to change the land use designation from Rural Residential to Low Density Residential in conjunction with a Zone Change (File No. PZC06-003) to change the zoning designation from AR (Agriculture Residential) to RE (Residential Estate) for 39.67 acres of land, located approximately 612 feet south of Mission Avenue, north of Phillips Street (specific to the APN's below), west of Magnolia Avenue, and east of Benson Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by AJA Properties/De Oro Properties, LLC and City of Ontario** (APNs: 1011-421-03, 11, 12, 25 & 26; 1011-431, 04, 05, 06, 08 & 09; 1011-521-03, 04, 06 through 31; and 1011-591-08). Planning Commission action is required.

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

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### ***DECEMBER 15, 2008 ZONING ADMINISTRATOR MEETING***

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP07-048:**

A Conditional Use Permit to establish a safe manufacturing and distribution facility within an existing industrial building on 0.69 acres of land located at 1480 S. Carlos Avenue, within the M2 (Industrial Park) zoning district. Staff has determined that this project is categorically exempt from environment review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **Submitted by Executive Safe & Security** (APN: 0113-394-16). Continued from 12/1/2008.

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-018:**

A Conditional Use Permit to establish a recyclable material salvage yard for the recycling of tires within an existing 43,793 square foot building located at 315 South Sultana Avenue, within the M3 (General Industrial) zone. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by ReRubber, LLC** (APN: 1049-082-05).

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-035:**

A modification to an existing Conditional Use Permit to include expanded hours of operation and additional live entertainment for a restaurant, with an existing ABC Type 47 license, located at 1520 N. Mountain Avenue, #D, within the Sixth Street District land use designation of the Mountain Village Specific Plan. 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 AA Toro Sushi, Inc.** (APN: 1008-272-03).

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-039:**

A Conditional Use Permit to establish (Fastenal Company) a commercial use in the Business Park Land Use Designation of the Grove Avenue Specific Plan, located at 1351 South Grove Avenue Suite 103 & 104. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Fastenal Company** (APN: 113-351-16)

**Action: Approved, subject to conditions**

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### ***DECEMBER 16, 2008 CITY COUNCIL MEETING***

**A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA08-001, REVISING ONTARIO MUNICIPAL CODE TITLE 9 (DEVELOPMENT CODE), CHAPTER 1 (ZONING AND LAND USE REQUIREMENTS), ARTICLES 4 (GENERAL ADMINISTRATION), 7 (NONCONFORMING USES, STRUCTURES, SITES AND SIGNS), 13 (LAND USE AND REQUIREMENTS), 14 (RESIDENTIAL DISTRICTS) AND 22 (PLANNED RESIDENTIAL DEVELOPMENTS (PRD)):** A public hearing to introduce and consider an ordinance approving File No. PDCA08-001.

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**Action: Approved introduction of approving ordinance**

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***DECEMBER 22, 2008 PLANNING COMMISSION MEETING***

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT08-008:** A Tentative Parcel Map (PM 19012) to subdivide 30.22 gross acres of land into two (2) parcels to facilitate the construction of a previously approved Flying J Travel Plaza located at the southwest corner of Etiwanda Avenue and Ontario Mills Parkway, within the Light Industrial land use district of the Crossroads Specific Plan. The environmental impacts of this project were reviewed in conjunction with File No. PDEV02-064, for which a Mitigated Negative Declaration was adopted by the City Council on February 19, 2008. This application introduces no new significant environmental impacts. **Submitted by Hogle-Ireland, Inc.** (APNs: 238-021-73 and 238-051-16 through 21).

**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT – CYCLE 1:**

- 1. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA07-002:** A public hearing to consider certification of the Supplemental Environmental Impact Report, including the adoption of a Statement of Overriding Considerations, for File No. PSPA 07-004 (The Avenue Specific Plan Amendment) and a General Plan Amendment request to: (1) Increase the number of residential units allocated by the General Plan for Subarea 18 from 2,326 to 2,606; (2) increase the Medium Density Residential land use acres from 10 acres to 48.9 acres; (3) reassign the Medium Density Residential land use designation on the southeast corner boundary of Subarea 18 to both the north and south sides of Edison Avenue, between Haven Avenue and Turner Avenue and on the southwest corner of Haven Avenue and Schaefer Avenue; (4) reassign the Community Commercial land use designation from the southwest corner of Edison Avenue and Haven Avenue to the northwest corner of Edison Avenue and Haven Avenue; (5) increase the commercial square footage allocated by the General Plan for Subarea 18 from 174,000 square feet to 250,000 square feet; and (6) an amendment to the Master Plan of streets to delete the portion of Schaefer Avenue that traverses Subarea 18 and realign Schaefer Avenue to continue westerly from Turner Avenue to Haven Avenue. The project site is located on the east portion Subarea 18 of the New Model Colony General Plan, which is bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Turner Avenue. **Submitted by Brookfield Ontario, LLC** (APNs: 218-201-15; 218-191-04, 05, 15, 16, 218-191-20, 22; and 218-201-17, 18, 19, 20, 26, 27, 30, 39, 42, 43 & 44). City Council action is required.
- 2. ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA06-007:** A General Plan Amendment (File No. PGPA06-007) to change the land use designation from Rural Residential to Low Density Residential for 39.67 acres of land, located approximately 612 feet south of Mission Avenue, north of Phillips Street (specific to the APN's below), west of Magnolia Avenue, and east of Benson Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration; **Submitted by AJA Properties/De Oro Properties, LLC and City of Ontario** (APNs: 1011-421-03, 11, 12, 25 & 26; 1011-431, 01, 04, 05, 06, 08 & 09; 1011-521-03, 04, 06 through 31; and 1011-591-08). City Council action is required.

**Action: Recommended City Council approval**

**ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE NO. PSPA07-004:** An Amendment to The Avenue Specific Plan to: 1) revise exhibits and development regulations; 2) increase the Medium Density Residential land use designation acres from 10 to 48.9 acres; 3) reassign the Medium Density land use designation from the southeast corner of the specific plan boundary area to the north and south sides of Edison Avenue (between Haven Avenue and Turner Avenue) and the southwest corner of Haven Avenue and Schaefer Avenue; 4) increase the number of residential dwelling units by 280; 5) relocate the commercial land use designation from the southwest corner of Edison Avenue and Haven Avenue to the northwest corner of Edison Avenue and Haven Avenue; 6) increase the commercial square footage by 76,000 square feet; and 7) realign Schaefer Avenue to continue westerly

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from Turner Avenue to Haven Avenue. The project is located on the east portion of the Avenue Specific Plan area, which is bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Turner Avenue. The environmental impacts of this project were reviewed in conjunction with Supplemental Environmental Impact Report (SEIR) prepared for the Specific Plan Amendment. All adopted mitigation measures of the related SEIR shall be a condition of project approval and are incorporated herein by reference. **Submitted by Brookfield Ontario, LLC** (APNs: 218-201-15, 218-191-04, 05, 15, 16; 218-191-20, 22; and 218-201-17, 18, 19, 20, 26, 27, 30, 39, 42, 43 & 44).

**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND MASTER PLAN OF STREETS FILE NO. PMPS08-002:** An amendment to the Master Plan of Streets to realign the portion of Schaefer Avenue that traverses Subarea 18 to continue westerly from Turner Avenue to Haven Avenue. The project site is located on the east portion Subarea 18 of the New Model Colony General Plan, which is bounded on the north by Schaefer Avenue, on the south by Edison Avenue, on the east by Haven Avenue and on the west by Turner Avenue. The environmental impacts of this project were reviewed in conjunction with Supplemental Environmental Impact Report (SEIR) prepared for the Specific Plan Amendment. All adopted mitigation measures of the related SEIR shall be a condition of project approval and are incorporated herein by reference. **Submitted by Brookfield Ontario, LLC** (APNs: 218-201-15; 218-191-04, 05, 15 & 16; 218-191-20 & 22; and 218-201-17, 18, 19, 20, 26, 27, 30, 39, 42, 43 & 44). City Council action is required.

**Action: Recommended City Council approval**

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FILE NO. PZC06-003:** A Zone Change request to change the zoning designation from AR (Agriculture Residential) to RE (Residential Estate) for 39.67 acres of land, located approximately 612 feet south of Mission Avenue, north of Phillips Street (specific to the APN's below), west of Magnolia Avenue, and east of Benson Avenue. The environmental impacts of this project were reviewed in conjunction with the Mitigated Negative Declaration prepared for General Plan Amendment File No. PGPA06-007. 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 AJA Properties/De Oro Properties, LLC and City of Ontario** (APNs: 1011-421-03, 11, 12, 25 & 26; 1011-431-01, 04, 05, 06, 08 & 09; 1011-521-03, 04, 06 through 31, and 1011-591-08.) City Council action is required.

**Action: Continued to 2/24/2009**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN FILE NO. PDEV06-075 AND A TENTATIVE TRACT MAP FILE NO. PMTT06-070 (TT18367):** A Development Plan (File No. PDEV06-075) to construct 16 single family homes in conjunction with a Tentative Tract Map (File No. PMTT06-070 (TT 18367)) to subdivide 3.85 acres of land into 16 lots, within the RE (Proposed Residential Estate) zone, located at 1006 South Oaks Avenue. The environmental impacts of this project were reviewed in conjunction with the Mitigated Negative Declaration prepared for General Plan Amendment File No. PGPA06-007. 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 AJA Properties/De Oro Properties, LLC** (APN: 1011-431-06).

**Action: Continued to 2/24/2009**

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