

City of Ontario Planning Department
MONTHLY ACTIVITY REPORT—ACTIONS
Month of: March 2009

MARCH 2, 2009 DEVELOPMENT ADVISORY BOARD MEETING

Meeting cancelled

MARCH 2, 2009 ZONING ADMINISTRATOR MEETING

Meeting cancelled

MARCH 3, 2009 CITY COUNCIL MEETING

No scheduled Planning Department items

MARCH 11, 2009 SPECIAL PLANNING COMMISSION AND CITY COUNCIL MEETING

REVIEW OF "THE ONTARIO PLAN"

MARCH 16, 2009 DEVELOPMENT ADVISORY BOARD MEETING

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.** (APNs: Portion of 210-192-11). Continued from the 12/15/08, 1/05/09, 1/21/09, 2/2/09 and 2/18/09 meetings.
Action: Continued to the 4/20/2009 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-013: A Development Plan for the construction of a 139,000 sq. ft., 5-story office building (Phase II) on 6.06 acres of land located along the southeast corner of Archibald and the I-10 Freeway within Planning Area 1 of the Guasti Plaza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No's PSPA06-002, PDEV06-001 & PMTT06-019. This application introduces no new significant environmental impacts. **Submitted by PGP Partners, Inc.** (APN: 210-192-10).
Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT08-010: A Tentative Parcel Map (PM 19163) to subdivide an 8.91-acre parcel into two (2) parcels, located at the southeast corner of Fourth Street and Via Alba, in the Ontario Center Specific Plan's Piemonte Overlay District Retail land use designation. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Panattoni Development Company, Inc.** (APN: 0210-204-24). Planning Commission action is required.
Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV08-017 & PVAR09-002: A Development Plan (File No. PDEV08-017) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (File No. PVAR09-002) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres, within the M2 (Industrial Park) District, located at 1165

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East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049-392-15). Planning Commission action is required.
Action: Continued to the 4/20/2009 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW PDEV08-021: A Development Plan to construct three (3) concrete tilt-up industrial buildings totaling approximately 15,652 square feet, located on approximately 1.51 acres of vacant land within the Business Park Land Use Designation of the Grove Avenue Specific Plan, located on the northwest corner of Belmont Street and Grove Avenue. 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 Fullmer Construction Company, Inc.** (APNs: 1049- 392-07, 08 & 09).

Action: Continued to the 4/20/2009 meeting.

MARCH 16, 2009 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-041: A Conditional Use Permit to establish a 500 square foot small collection recycling facility at an existing shopping center located at 1939 East Fourth Street within the C1 (Shopping Center Commercial) zone. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Earthwise Recycling** (APN: 110-441-04).

Action: Approved, subject to conditions

MARCH 17, 2009 CITY COUNCIL MEETING

No scheduled Planning Department items

MARCH 18, 2009 SPECIAL PLANNING COMMISSION AND CITY COUNCIL MEETING

REVIEW OF "THE ONTARIO PLAN"

MARCH 24, 2009 PLANNING COMMISSION MEETING

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 thru 31, and 1011-591-08.).

Action: Application withdrawn

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

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project approval and are incorporated herein by reference. **Submitted by AJA Properties/De Oro Properties, LLC** (APNs: 1011-431-06).

Action: Application withdrawn

ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005: An amendment to the Edenglen Specific Plan to 1) decrease the amount of approved P-4 (Triplex) units from 151 units to 93 units and increase the amount of P-5 units (10-plex) from 156 units to 219 units, while not exceeding the maximum number of units within the Edenglen Specific Plan of 584 units; 2) revise the residential development standards and design guidelines; and 3) revise and update various exhibits. The project is located within the southern portion of the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29).

Action: Application withdrawn

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVISION AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PDEV08-028 AND PMTT08-011 (TT18742): A development plan (File No. PDEV08-028) revising File No. PDEV06-026, to replace 48 P-4 (triplex) units with eight P-5 (10-plex) buildings, totaling 72 units, and a tentative tract map (File No. PMTT08-011 (TT18742)) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the (proposed) P-5 land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan for which an EIR (SCH# 2004051108) was adopted by the City Council on October 4, 2005. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-15, 17, 28 and 29).

Action: Application withdrawn

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NO'S. PDEV08-017 & PVAR09-002: A Development Plan (File No. PDEV08-017) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (File No. PVAR09-002) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres within the M2 (Industrial Park) District, located at 1165 East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049-392-15).

Action: Continued to 4/28/2009.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP FOR FILE NO. PMTT08-010: A Tentative Parcel Map (PM 19163) to subdivide an 8.91-acre parcel into two (2) parcels, located at the southeast corner of Fourth Street and Via Alba, in the Ontario Center Specific Plan's Piemonte Overlay District Retail land use designation. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by Panattoni Development Company, Inc.** (APN: 0210-204-24)

Action: Approved, subject to conditions