

MONTHLY ACTIVITY REPORT--ACTIONS

Month of: April 2011

APRIL 4, 2011 DEVELOPMENT ADVISORY BOARD MEETING

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

001: A Development Plan for the construction of a 935 square foot addition to an existing commercial building on 0.73 acres of land located at 845 North Euclid Avenue, within the AP (Administrative Professional) and EA (Euclid Avenue Overlay) Districts. The project is exempt from the California Environmental Quality Act pursuant to § 15332 (Class 32, In Fill Development Projects) of the Guidelines. **Submitted by Richard Barton Enterprises** (APN: 1048-261-23)

Action: Approved, subject to conditions

APRIL 4, 2011 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP10-031: A Conditional Use Permit to establish a weekly farmers market within a courtyard area of Kaiser Permanente Hospital located on 27.8 acres of land, at 2295 S. Vineyard Avenue, within the Medical/ Administrative Facilities land use district of the Kaiser Permanente Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing facilities) of the State CEQA Guidelines. **Submitted by Kaiser Foundation Hospitals.** (APN: 0113-285-13).

Action: Approved, subject to conditions

APRIL 5, 2011 CITY COUNCIL MEETING

AN ORDINANCE ESTABLISHING A DEVELOPMENT AGREEMENT (FILE NO. PDA10-001) BETWEEN FORESTAR COUNTRYSIDE, LLC AND THE CITY OF ONTARIO FOR THE RESIDENTIAL DEVELOPMENT OF 77.2 ACRES:

Adoption of an ordinance establishing a Development Agreement (File No. PDA10-001) between Forestar Countryside, LLC, and the City of Ontario for the residential development of 77.2 acres of land as prescribed in the Countryside Specific Plan within the New Model Colony generally located north of Schaefer Avenue, south of Riverside Drive, east of the Cucamonga Channel and west of Archibald Avenue (APNs: 218-131-11, 12, 22, and 40 and 218-111-057).

Action: Approved

CONSIDERATION OF AN ORDINANCE APPROVING FILE NO. PADV07-008, AN AIRPORT LAND USE COMPATIBILITY PLAN FOR LA/ONTARIO INTERNATIONAL AIRPORT AND SURROUNDING LAND USES WITHIN THE AIRPORT INFLUENCE AREA; AMENDING THE ALTERNATIVE PROCESS; AND ADOPTING A NEGATIVE DECLARATION:

Introduction and waive further reading of an ordinance approving File No. PADV07-008, an Airport Land Use Compatibility Plan for

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LA/Ontario International Airport and surrounding land uses within the airport influence area; amending the alternative process; and adopting a negative declaration.

Action: Approved

APRIL 18, 2011 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-014 & PCUP11-005:

A Development Plan (File No. PDEV10-014) to install three additional Verizon slim line antennas on an existing Verizon slim line monopole within an existing lease area and a Conditional Use Permit (File No. PCUP11-005) to operate the facility on approximately 6.0 acres of developed land located at 2315 East Philadelphia Street, within the M2 (Industrial Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Verizon Wireless** (APN: 0113-491-31). Planning Commission action is required.

Action: Recommend Planning Commission approval, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-016 & PCUP10-051:

A Development Plan (File No. PDEV10-016) to construct and a Conditional Use Permit (File No. PCUP10-051) to operate a T-Mobile stealth wireless telecommunication facility within a proposed 44 foot tall clock tower at an existing place of worship in the R1 (Single Family Residential) zone, located at 2713 South Grove Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by T-Mobile West Corp** (APN: 0216-441-61). Planning Commission action is required.

Action: Recommend Planning Commission approval, subject to conditions

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA08-006:

A public hearing to consider certification of a Supplemental Environmental Impact Report for File No. PSPA08-006 and a Specific Plan Amendment to the Guasti Plaza Specific Plan, to allow for up to 500 residential dwelling units on approximately 13 acres of land located at the southwest corner of Guasti Road and Turner Avenue. Staff is recommending the certification of a Supplemental Environmental Impact Report (SCH#2008111072). **Submitted by Oliver McMillan, LLC** (APNs: 0210-192-11). Planning Commission and City Council actions are required.

Action: Recommend Planning Commission approval, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-013:

A Development Plan Modification to a previously approved project (File Nos. PDEV05-072,

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PCUP05-045, PCUP06-031, PMTT05-032) to allow for the phasing of the development proposed at the northeast corner of Mountain Avenue and Fourth Street in the C1 (Shopping Center Commercial) zoning designation. Phase I will include the development of a 13,570 square foot Walgreens and the remodel of an existing 4,110 square foot United States Postal Office. Phase 2 will include 6,159 square feet of retail and 177 market rate senior housing units. The environmental impacts for the project were previously reviewed under a Mitigated Negative Declaration that was prepared for the approved project under (File No's. PDEV05-072, PCUP05-045, PCUP06-031, PMTT05-032). No new environmental impacts are anticipated. **Submitted by JAFAM Corporation** (APN: 1008-522-01, 02 & 03) Planning Commission action is required.

Action: Recommend Planning Commission approval, subject to conditions

APRIL 18, 2011 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

APRIL 19, 2011 CITY COUNCIL MEETING

AN ORDINANCE APPROVING FILE NO. PADV07-008, AN AIRPORT LAND USE COMPATIBILITY PLAN FOR LA/ONTARIO INTERNATIONAL AIRPORT AND SURROUNDING LAND USES WITHIN THE AIRPORT INFLUENCE AREA; AMENDING THE ALTERNATIVE PROCESS; AND ADOPTING A NEGATIVE DECLARATION: Adoption of an ordinance approving File No. PADV07-008, an Airport Land Use Compatibility Plan for LA/Ontario International Airport and surrounding land uses within the airport influence area; amending the alternative process; and adopting a negative declaration.

Action: Approved

APRIL 26, 2011 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-013: A Development Plan Modification to a previously approved project (File Nos.: PDEV05-072, PCUP05-045, PCUP06-031, PMTT05-032) to allow for the phasing of the development proposed at the northeast corner of Mountain Avenue and Fourth Street in the C1(Shopping Center Commercial) zoning designation. Phase I will include the development of a 13,570 square foot Walgreens and the remodel of an existing 4,110 square foot United States Postal Office. Phase 2 will include 6,159 square feet of retail and 177 market rate senior housing units. The environmental impacts for the project were previously reviewed under a Mitigated Negative Declaration that was prepared for the approved project under (File No's. PDEV05-072, PCUP05-

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045, PCUP06-031, PMTT05-032). No new environmental impacts are anticipated. **Submitted by JAFAM Corporation** (APN: 1008-522-01, 02 & 03).

Action: Approved, subject to conditions

APPEAL OF THE ZONING ADMINISTRATOR'S DECISION DENYING FILE NO. PCUP10-026: An Appeal of the Zoning Administrator decision to deny a Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for off-site consumption (Type 20 ABC License), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at 2950 S. Archibald Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Walgreens** (APN: 1083-061-04). Continued from Planning Commission meeting of January 25, 2011.

Action: Appeal denied

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA08-006: A public hearing to consider certification of a Supplemental Environmental Impact Report for File No. PSPA08-006 and a Specific Plan Amendment to the Guasti Plaza Specific Plan, to allow for up to 500 residential dwelling units on approximately 13 acres of land located at the southwest corner of Guasti Road and Turner Avenue. Staff is recommending the certification of a Supplemental Environmental Impact Report (SCH#2008111072). **Submitted by Oliver McMillan, LLC.** (APN: 0210-192-11). City Council Action Required.

Action: Recommended approval, subject to conditions

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FOR FILE NO. PGPA10-001: The proposed General Plan Amendment is to revise the Mobility Element - Figure M-5 that identifies City truck routes. The proposed amendment would modify truck routes on an existing street network by eliminating unnecessary truck segments to Vineyard Avenue, Archibald Avenue, Fourth Street, Francis Street, Bon View Avenue, Campus Avenue and Philadelphia Street and adding truck route segments to Mountain Avenue, Riverside Drive, Merrill Avenue, Carpenter Avenue and Holt Boulevard. The project would not result in new construction of streets and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). City Council Action Required.

Action: Recommended approval

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-016 & PCUP10-051: A Development Plan (File No. PDEV10-016) to construct and a Conditional Use Permit (File No. PCUP10-051) to operate a T-Mobile stealth wireless telecommunication facility within a proposed 44-foot tall clock tower at an existing place of worship in the R1 (Single Family Residential) zone, located at 2713 South Grove Avenue. Staff has determined that the project is categorically exempt from the requirements

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of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by T-Mobile West Corp.** (APN: 0216-441-61).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-014 & PCUP11-005:

A Development Plan (**File No. PDEV10-014**) to install three additional Verizon slim line antennas on an existing Verizon slim line monopole within an existing lease area and a Conditional Use Permit (**File No. PCUP11-005**) to operate the facility on approximately 6.0 acres of developed land located at 2315 East Philadelphia Street, within the M2 (Industrial Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Verizon Wireless** (APN: 0113-491-31).

Action: Approved, subject to conditions
