

MONTHLY ACTIVITY REPORT -- ACTIONS

Month of: November 2011

NOVEMBER 1, 2011 CITY COUNCIL MEETING

AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA11-002) REVISING ONTARIO MUNICIPAL CODE TITLE 9, CHAPTER 1 (ZONING AND LAND USE REQUIREMENTS), ARTICLE 13 (LAND USE AND SPECIAL REQUIREMENTS), SECTION 9-1.1305:

That the City Council adopt an ordinance approving a Development Code Amendment (File No. PDCA11-002) revising Ontario Municipal Code Title 9, Chapter 1 (Zoning and Land Use Requirements), Article 13 (Land Use and Special Requirements), Section 9-1.1305 to include criteria pertaining to alcoholic beverage sales operating standards and approval requirements.

Action: Approved

A RECONSIDERATION OF THE CITY COUNCIL'S DECISION ON FILE NO. PDEV10-013, A DEVELOPMENT PLAN MODIFICATION TO A PREVIOUSLY APPROVED PROJECT ALLOWING FOR THE PHASED CONSTRUCTION OF A PROJECT LOCATED AT THE NORTHEAST CORNER OF MOUNTAIN AVENUE AND FOURTH STREET:

That the City Council reconsider a previous decision and approval of File No. PDEV10-013, to allow for the phasing of a previously approved project at the northeast corner of Mountain Avenue and Fourth Street, subject to the departmental conditions of approval and revised architectural elevations, to include a 13,570 square foot Walgreens, remodel of an existing 4,110 square foot U.S. Post Office, and construction of 6,159 square feet of retail space and 177 senior apartments.

Action: Approved, subject to conditions

NOVEMBER 7, 2011 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

NOVEMBER 7, 2011 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

NOVEMBER 15, 2011 CITY COUNCIL MEETING

MILLS ACT MONITORING PROGRAM REPORT FOR 2011: That the City Council receive and review the Mills Act Monitoring Program Report (PADV11-004) findings for 2011.

Action: Received and Reviewed

CONSIDER FILE NO. PHP11-015, A HISTORIC PROPERTY PRESERVATION AGREEMENT FOR A DESIGNATED HISTORIC LANDMARK: That the City Council adopt a resolution and authorize the

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City to enter into a Historic Preservation Agreement (Mills Act contract) with property owners Sean and Kristine McMillin for the single family residence at 1232 North Euclid Avenue (APN: 1047-531-05).

Action: Approved, subject to conditions

ADOPTION OF AMENDED CITY OF ONTARIO LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA"): That the City Council adopt a resolution approving the 2011 revisions to the "City of Ontario Local Guidelines for Implementing the California Environmental Quality Act".

Action: Approved

CONSIDERATION OF AN ORDINANCE GRANTING A ONE-YEAR TIME EXTENSION TO ALL DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE APPROVALS: That the City Council introduce and waive further reading of an ordinance granting a one year time extension to all Development Plan, Conditional Use Permit and Variance approvals which are due to expire on or before March 1, 2013.

Action: Continued to 12/6/2011

A SPECIFIC PLAN AMENDMENT (FILE NO. PSPA11-003) TO THE CALIFORNIA COMMERCE CENTER NORTH/ONTARIO GATEWAY PLAZA WAGNER PROPERTIES (ONTARIO MILLS) SPECIFIC PLAN: That the City Council adopt a resolution approving File No. PSPA11-003, amending the California Commerce Center North/Gateway Plaza Wagner Properties (Ontario Mills) Specific Plan, establishing standards and regulations for Temporary Uses at the Ontario Mills Mall.

Action: Approved

NOVEMBER 21, 2011 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460): A Development Plan (File No. PDEV09-016) to construct 176 dwelling units and a Tentative Tract Map (File No. PMTT11-007 (PM 18460)) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02). Planning Commission action is required.

Action: Continued to an unspecified date

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM

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18459): A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 (PM 18459)) to subdivide 20 acres into 10 parcels, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02). Planning Commission action is required.

Action: Continued to an unspecified date

ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS.

PGPA09-001, PZC09-002, AND PSP09-001: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 44 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (File No. PSP_09-001), to master plan approximately 44 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02). Planning Commission action is required.

Action: Continued to an unspecified date

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

018: A revision to a previously approved Development Plan (File No. PDEV07-037) to facilitate the construction of 291 residential dwelling units on approximately 21.4 acres of land located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Ontario Festival Specific Plan area. The environmental impacts of this project were previously reviewed in conjunction with an addendum to Environmental Impact Report No. 80-3, which was prepared for the Ontario Festival Specific Plan and adopted by the City Council on December 16, 2003. This application introduces no new significant environmental impacts. Submitted by Brookfield Residential (APNs: 211-631-05 through 11). Planning Commission action is required.

Action: Approved, subject to conditions

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NOVEMBER 21, 2011 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP10-026: A reconsideration of a Conditional Use Permit, per the direction of City Council, 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).

Action: Approved, subject to conditions

NOVEMBER 22, 2011 PLANNING COMMISSION MEETING

DETERMINATION OF USE (FILE NO. PDET11-001) – A request to determine that a Goodwill retail store and collection center is similar to and no more objectionable than other permitted or conditionally permitted uses in the Commercial/Office designation of the California Commerce Center North (Ontario Mills) Specific Plan. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15060(b)(3) of the California Environmental Quality Act. **Submitted by Daybreak Properties, LLC. Continued from Special Planning Commission meeting of October 26, 2011.**

Action: Application Withdrawn

ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS.

PGPA09-001, PZC09-002, AND PSP09-001: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 44 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (File No. PSP09-001), to master plan approximately 44 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Pelican Homes.** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Action: Continued to 12/19/2011

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460):

A Development Plan (File No. PDEV09-016) to construct 176 dwelling units and a Tentative Tract Map (File No. PMTT11-007 – PM 18460) for residential condominium purposes, located at the northwest corner of Riverside Drive and

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Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Action: Continued to 12/19/2011

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459): A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 – PM 18459) to subdivide 20 acres into 10 parcels, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). **Submitted by Pelican Homes** (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

Action: Continued to 12/19/2011

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PANAYIOTIS KATELARIS AND ADRIANA KATELARIS FILE NO. PDA11-001: A Development Agreement to construct up to 200 residential units, 120,000 square feet of commercial space, various interim improvements and uses, and the required infrastructure on 20 acres of land within the Tuscana Specific Plan, generally located on the northwest corner of Riverside Drive and Milliken Avenue. **Submitted by Panayiotis Katelaris and Andriana Katelaris** (APN: 1083-361-01). City Council action is required.

Action: Continued to 12/19/2011

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV11-018: A revision to a previously approved Development Plan (File No. PDEV07-037) to facilitate the construction of 291 residential dwelling units on approximately 21.4 acres of land located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Ontario Festival Specific Plan area. The environmental impacts of this project were previously reviewed in conjunction with an addendum to Environmental Impact Report No. 80-3, which was prepared for the Ontario Festival Specific Plan and adopted by the City Council on December 16, 2003. This application introduces no new significant environmental impacts. **Submitted by Brookfield Residential** (APNs: 211-631-05 through 11).

Action: Approve, subject to conditions