



Monthly Activity Report: Actions

Month of January 2023

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

CITY COUNCIL/HOUSING AUTHORITY MEETING January 3, 2023

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING January 4, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-047: A public hearing to consider a Development Plan (File No. PDEV21-047) to construct nine industrial buildings totaling 4,263,454 square feet and associated site improvements on 197.74 acres of land generally located east of Haven Avenue, west of Doubleday and Dupont Avenues, north of Jurupa Street and south of Airport Drive, within the IL (Light Industrial) land use district of the California Commerce Center Specific Plan. An Addendum to The Ontario Plan 2050 Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0211-222-47, 0211-222-48, 0211-222-52, 0211-222-53, 0211-222-54, 0211-222-55, 0211-222-56, 0211-232-04, 0211-232-05, 0211-232-06, 0211-232-07, 0211-232-011, 0211-232-12, 0211-232-13, 0211-232-14, 0211-232-15, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, 0211-232-20, 0211-232-44, 0211-232-45, and 0211-232-46) **submitted by McDonald Property Group. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve File No. PDEV21-047, subject to conditions.

ZONING ADMINISTRATOR MEETING January 4, 2023

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING January 17, 2023

ENVIRONMENTAL ASSESSMENT & PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD20-001: A public hearing to consider a Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.81-acre of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) zoning district.



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The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32, In-Fill Development) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1049-021-09) **submitted by Kathy Huynh. Planning Commission recommended approval of this item on July 26, 2022, with a 7 – 0 vote.**

Action: The City Council considered and adopted an Ordinance approving the Planned Unit Development (File No. PUD20-001).

DEVELOPMENT ADVISORY BOARD MEETING January 18, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-025: A hearing to consider a Development Plan to construct commercial shopping center totaling 205,001 square feet on 16.51 acres of land located at the southwest corner of Hamner Avenue and Ontario Ranch Road within Planning Area 8A (Regional Commercial) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan (File No. PSP05-004) Environmental Impact Report (State Clearinghouse No. 2006051081), certified by the City Council, on December 4, 2007. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 218-211-37) **submitted by Wood Investment Companies, Inc.**

Action: The Development Advisory Board adopted the Decision approving File No. PDEV21-047, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-008 (TPM 20531) & PDEV22-010: A hearing to consider a Tentative Parcel Map No. 20531 to merge 16.39 acres of land from 5-parcels into 1-parcel, in conjunction with a Development Plan to construct a 336,761-square-foot industrial building on 16.39 acres of land for property located at 316 S. Bon View Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-111-01; 1049-111-03; 1049-111-04; 1049-111-05, 1049-111-07). **submitted by Prologis. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve Tentative Parcel Map No. 20531, File No. PMTT22-008, subject to conditions; and recommending the Planning Commission approve Development Plan File No. PDEV22-010, subject to conditions.



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ZONING ADMINISTRATOR MEETING January 18, 2023

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING January 17, 2023

No Planning Department Items on the Agenda

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING January 24, 2023

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-008 (TPM 20531) & PDEV22-010: A hearing to consider a Tentative Parcel Map No. 20531 to merge 16.39 acres of land from 5-parcels into 1-parcel, in conjunction with a Development Plan to construct a 336,761-square-foot industrial building on 16.39 acres of land for property located at 316 S. Bon View Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-111-01; 1049-111-03; 1049-111-04; 1049-111-05, 1049-111-07) **submitted by Prologis.**

Action: The Planning Commission adopted the Resolution approving Tentative Parcel Map No. 20531, File No. PMTT22-008, subject to conditions; adopted the Resolution approving Development Plan, File No. PDEV22-010, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT22-013, PDEV22-021, AND PCUP22-006: A public hearing to hearing to consider Tentative Parcel Map No. 20505 (File No. PMTT22-013), subdividing 3.37 acres of land into two parcels to facilitate a Development Plan (File No. PDEV22-021) to construct a 2,930-square-foot fast food restaurant with drive-thru (Chick Fil-A) and a 118-room limited-service hotel (Everhome Suites), in conjunction with a Conditional Use Permit (File No. PCUP22-006) to establish and operate the hotel land use, generally located at the southeast corner of Corona Avenue and G Street, within the CCS (Convention Center Support Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0110-241-33) **submitted by**



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Paladin Equity Capital. City Council action is required for the proposed Conditional Use Permit. This item was continued from the December 19, 2023 special meeting.

Action: The Planning Commission adopted the Resolution approving Tentative Parcel Map No. 20505, File PMTT22-013, subject to conditions; adopted the Resolution approving Development Plan, File No. PDEV22-021, subject to conditions; and recommended approval of a Resolution approving Conditional Use Permit, File No. PCUP22-006, to City Council, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-047: A public hearing to consider a Development Plan to construct nine industrial buildings totaling 4,263,454 square feet on 197.74 acres of land generally located east of Haven Avenue, west of Doubleday and Dupont Avenues, north of Jurupa Street and south of Airport Drive, within the IL (Light Industrial) land use district of the California Commerce Center Specific Plan. An Addendum to The Ontario Plan 2050 Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0211-222-47, 0211-222-48, 0211-222-52, 0211-222-53, 0211-222-54, 0211-222-55, 0211-222-56, 0211-232-04, 0211-232-05, 0211-232-06, 0211-232-07, 211-232-011, 0211-232-12, 0211-232-13, 0211-232-14, 0211-232-15, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, 0211-232-20, 0211-232-44, 0211-232-45, and 0211-232-46) **submitted by McDonald Property Group.**

Action: The Planning Commission adopted the Resolution approving Development Plan, File PDEV21-047, subject to conditions.