



Monthly Activity Report: Actions

Month of January 2024

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

CITY COUNCIL/HOUSING AUTHORITY MEETING January 2, 2024

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING January 3, 2024

Meeting Cancelled

ZONING ADMINISTRATOR MEETING January 3, 2024

Meeting Cancelled

HISTORIC PRESERVATION SUBCOMMITTEE MEETING January 10, 2024

No Action Items Presented

CITY COUNCIL/HOUSING AUTHORITY MEETING January 16, 2024

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT CODE AMENDMENT, AND ZONE CHANGE FOR FILE NO. PDCA23-003 AND PZC23-002: A public hearing to consider [1] Development Code Amendment (File No. PDCA23-003) revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 3.0 (Nonconforming Lots, Land Uses, Structures, and Signs), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), and (8.0 (Sign Regulations) of the City of Ontario Development Code, and [2] Zone Change (File No. PZC23-002) to modify the Zoning Map to remove the EA (Euclid Avenue) Overlay south of Philadelphia Avenue. **City Initiated.**

Action: The City Council introduced and waived further reading of Development Code Amendment, and Zone Change File Nos. PDCA23-003 and PZC23-002.



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DEVELOPMENT ADVISORY BOARD MEETING January 17, 2024

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMT22-011: A public hearing to consider a Tentative Parcel Map (TPM 20452) to subdivide 23 acres of land into 9 parcels, generally located on the southwest corner of Ontario Mills Parkway and Franklin Avenue, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with Ontario Mills (California Commerce Center North) Specific Plan, for which an Environmental Impact Report ("EIR") was previously adopted by the City Council on October 12, 1990. 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: 0238-041-29, 0238-041-30, 0238-041-31 and 0238-041-32) **submitted by Ernie Rivas. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV23-026, subject to conditions.

ZONING ADMINISTRATOR MEETING January 17, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-016: A public hearing to consider the establishment of a Conditional Use Permit for a Type 41 ABC license (On-Sale Beer & Wine) for the on-premises consumption of alcoholic beverages, including beer and wine within a 1,034 square-foot restaurant (Bengee Sushi) on 0.91 acres of land, located at 1953 East Fourth Street, within the CN (Neighborhood Commercial) zoning district. (APNs: 0110-441-05) **submitted by Michelle Zhan**

Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP23-016, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING January 23, 2024

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMT22-011: A public hearing to consider a Tentative Parcel Map (TPM 20452) to subdivide 23 acres of land into 9 parcels, generally located on the southwest corner of Ontario Mills Parkway and Franklin Avenue, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. (APNs: 0238-041-29, 0238-041-30, 0238-041-31 and 0238-041-32) **submitted by Ernie Rivas.**



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Action: The Planning Commission adopted a Resolution approving Tentative Tract Map, File No. PMTT22-011, subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD22-006 AND PDEV22-042: A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-006) to establish development standards and design guidelines for the 5.81-acre project site; and [2] a Development Plan (File No. PDEV22-042) to construct 357 apartment units and 3,800 square feet of commercial space on 5.81 acres of land, located at the northeast corner of Mountain Avenue and Fourth Street, within the MU-8b (Mountain/Fourth Mixed Use) zoning district. (APNs: 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03) **submitted by JAT Land Development LLC. City Council action is required for File No. PUD22-006.**

Action: The Planning Commission continued this item to the February 27, 2024 meeting.
