



Monthly Activity Report: Actions

Month of February 2024

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

DEVELOPMENT ADVISORY BOARD MEETING February 5, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-026: A hearing to consider a Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within 16 six-plex buildings on approximately 19.62 acres of land generally located east of Haven Avenue, south of Riverside Drive and north of Chino Avenue, within the Planning Area 3 land use district of the West Haven Specific Plan. (APN: 0218-151-10) **submitted by Landsea Homes. Planning Commission action is required.**

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

ZONING ADMINISTRATOR MEETING February 5, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-013: A public hearing to establish a Conditional Use Permit for a Type 41 ABC license (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer and wine, within an existing 1,200 square-foot restaurant (Tian Yi Sushi) on 0.749-acres of land, located at 2525 S. Grove Avenue within the CN (Neighborhood Commercial) zoning district. (APN: 1051-321-51) **submitted by Tian Yi Sushi Inc.**

Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP23-013, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING February 6, 2024

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT FOR FILE NO. PUD21-002: A public hearing to consider a Planned Unit Development (File No. PUD21-002) in conjunction with a Development Plan (File No. PDEV21-011) to construct 9 work/live units that consists of 252 square feet of ground floor commercial and 1,892 square feet of residential on the upper 2 levels of a mixed-use development and a Conditional Use Permit (File No. PCUP23-011) to establish and operate live/work units on 0.48 acres of land located at 413 West Emporia Street within LUA-2N (Arts District- North) of the MU-1 (Downtown Mixed Use) zoning district. (APN: 1049-059-03) **submitted by JWDA-MS Architects.**

Action: The City Council considered and adopted an ordinance approving Planned Unit Development, File No. PUD21-002.



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HISTORIC PRESERVATION SUBCOMMITTEE MEETING February 14, 2024

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING February 20, 2024

No Planning Items Presented

DEVELOPMENT ADVISORY BOARD MEETING February 21, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-040: A public hearing to consider a Development Plan (File No. PDEV22-040) to construct a 61,867 square foot industrial building on 4.20-acres, on property located at 2042 S. Grove Avenue within the Business Park land use designation of the Grove Avenue Specific Plan. (APN: 105-049-111) **submitted by First Industrial Realty Trust.**

Action: The Development Advisory Board adopted a Decision approving Development Plan, File No. PDEV22-040, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-017: A public hearing to consider a Development Plan to construct 69 multiple-family dwellings on approximately 1.19 acres of land located at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district. (APNs: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04, 1048-556-05, and 1048-556-14); **submitted by Euclid Investment Group, LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV23-017, subject to conditions, to the Planning Commission.

ZONING ADMINISTRATOR MEETING February 21, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-017: A public hearing to consider a Conditional Use Permit to establish alcoholic beverage sales, including Type 41 beer and wine for on-premises consumption in conjunction with an existing 2,470 square-foot restaurant on 11.59 acres of land located at 701 North Milliken Avenue, within the Urban Commercial land use district of the Ontario Center Specific Plan. (APNs: 0210-211-43) **submitted by LYMAC International Ltd.**



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Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP23-017, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-018: A public hearing to consider a Conditional Use Permit to establish a 10,314 square-foot Adult Day Care facility on 0.46 acres of land located at 910 North Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. (APN: 1010-141-03) **submitted by Michael Mai.**

Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP23-018, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING February 27, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-026: A hearing to consider a Development Plan to construct 95 detached single-family dwellings and 96 attached multiple family dwelling units within 16 6-plex buildings on approximately 19.62 acres of land generally located west of Haven Avenue, south of Riverside Drive and north of Chino Avenue, within the Planning Area 3 land use district of the West Haven Specific Plan. (APN: 0218-151-10) **submitted by Landsea Homes. The Development Advisory Board recommended approval of this item on February 5, 2024, with a 5 - 0 vote.**

Action: The Planning Commission adopted a Resolution approving Development Plan, File No. PDEV23-026, 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. The Development Advisory Board recommended approval of File No. PDEV22-042 on December 18, 2023, with an 8 – 0 vote. The Planning Commission continued this item from the January 23, 2024 meeting. City Council action is required for File No. PUD22-006.**

Action: The Planning Commission adopted a Resolution approving Development Plan, File No. PDEV22-042, subject to conditions. The Planning Commission recommended approval of Planned Unit Development, File No. PUD22-006, to the City Council.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD23-002 AND PDEV23-017: A public hearing to consider a Planned Unit Development (File No. PUD23-002) to establish development standards and design guidelines for the project site in conjunction with a Development Plan (File No. PDEV23-017) to construct 69 multiple-family dwellings on approximately 1.19 acres of land located at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district. (APNs: 1048-556-01, 1048-556-02, 1048-556-03, 1048-556-04,



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1048-556-05, and 1048-556-14); **submitted by Euclid Investment Group, LLC. The Development Advisory Board recommended approval of File No. PDEV23-017 on February 21, 2024 with a 6 – 0 vote. City Council action is required for File No. PUD-23-002.**

Action: The Planning Commission adopted a Resolution approving Development Plan, File No. PDEV23-017, subject to conditions. The Planning Commission recommended approval of Planned Unit Development, File No. PUD23-002, to the City Council.
