



Monthly Activity Report: Actions

Month of March 2023

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

DEVELOPMENT ADVISORY BOARD MEETING March 6, 2023

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-011 AND PDEV20-028: A public hearing to consider Tentative Parcel Map No. 20161 (File No. PMTT20-011), subdividing 159.95 acres of land into 10 parcels, and a Development Plan (File No. PDEV20-028) to construct 10 industrial buildings totaling 3,021,375 square feet on land bordered by Eucalyptus Avenue to the north, Bon View Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east, within the Industrial and Business Park land use districts of the South Ontario Logistics Center Specific Plan (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-311-01, 1054-311-02, 1054-321-01, and 1054-321-02). **submitted by Grove Land Ventures LLC. Planning Commission action is required for PMTT20-011.**

Action: The Development Advisory Board continued the Development Plan, File No. PDEV20-028 & and Tentative Parcel Map, File No. PMTT20-011 (TPM 20161) indefinitely.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-017 AND PDEV22-025: A hearing to consider Tentative Parcel Map No. 20582 (File No. PMTT22-017), subdividing 10.05 acres of land into two parcels in conjunction with a Development Plan (File No. PDEV22-025) to raze six existing industrial buildings totaling 77,696 square feet and construct two industrial buildings totaling 237,236 square feet on property located at 605, 621, and 627 South Bon View Avenue, 954 East Ontario Boulevard, and 1031 East California Street, within the IG (General Industrial) zoning district (APN: 1049-181-14). **submitted by WPT Capital Advisors, LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Tentative Parcel Map, File No. PMTT22-017 and Development Plan, File No. PDEV22-025, to the Planning Commission, subject to the revised conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-028: A hearing to consider Tentative Parcel Map No. 20683, subdividing 9.11 acres of land into 4 parcels generally bordered by D Street to the north, Sultana Avenue to the east, B Street to the south, and Plum Avenue to the west, on properties addressed as 320 East D Street, 425 East B Street, and 200 North Cherry Avenue, within the OL (Low Office Intensity) and CIV zoning districts (APNs: 1048-541-15; 1048-545-16). **City Initiated. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Tentative Parcel Map, File No. PMTT22-028, to the Planning Commission, subject to conditions.

ZONING ADMINISTRATOR MEETING March 6, 2023

Meeting Cancelled



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CITY COUNCIL/HOUSING AUTHORITY MEETING March 7, 2023

No Planning Department Items on the Agenda

HISTORIC PRESERVATION SUB COMMITTEE SPECIAL MEETING March 8, 2023

No public hearing items

HISTORIC PRESERVATION SUB COMMITTEE MEETING March 9, 2023

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING March 20, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-001: A hearing to consider a Development Plan to facilitate the construction of a new 30,996-square-foot, 3-story Fire Department administration (office) building on 4.6 acres of land located at 1406 East Francis Street, Fire Station No. 3, within the CIV (Civic) zoning district (APNs: 0113-461-10). **City Initiated.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV23-001, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-013 & PDEV21-023: A public hearing to consider Tentative Tract Map No. 20416 (File No. PMTT21-013), subdividing 3.5 acres of land into one parcel for condominium purposes, in conjunction with a Development Plan (File No. PDEV21-023) to construct 88 multiple-family residential condominium units on the project site, located at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. (APNs: 1047-443-01 and 1047-432-22). **submitted by Mr. Michael Cirrito. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Tentative Tract Map, File No. PMTT21-013 (TTM 20416) and Development Plan, File No. PDEV21-023, to the Planning Commission, subject to conditions.



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ZONING ADMINISTRATOR MEETING March 20, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-013: A public hearing to consider a Conditional Use Permit to establish alcoholic beverage sales and live entertainment for a proposed restaurant and ancillary banquet facility, including beer, wine, and distilled spirits (Type 47 ABC License - On-Sale General - eating place) for consumption on the premises, along with live music, DJ, or karaoke, in conjunction with an existing 16,000-square-foot building on 1.23 acres of land located at 4175 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan (APN: 0210-501-33). **submitted by Mantra Events LLC.**

Action: The Zoning Administrator approved the Conditional Use Permit, File No. PCUP22-013, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-022: A public hearing to consider a Conditional Use Permit to establish a 12,888-square-foot adult daycare facility (7 or more persons) on 3.01 acres of land, located at 1945 East Riverside Drive, Suites 8 thru 15, within the CN (Neighborhood Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) 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: 0113-564-25). **submitted by Ontario Del Sol ADHC.**

Action: The Zoning Administrator approved the Conditional Use Permit, File No. PCUP22-022, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING March 21, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-047: A public hearing to consider an appeal of the Planning Commission's decision to approve an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report and a Development Plan (File No. PDEV21-047) to construct nine industrial buildings totaling 4,263,454 square feet and associated site improvements on 216.39 gross acres (196.83 net 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 (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 approved this item on January 24th, 2023, with a 4-0 vote.**



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Action: The City Council adopted a Resolution upholding the Planning Commission action to approve the Development Plan, File No. PDEV21-047, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD-22-003:

A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-003) to establish development standards, design guidelines, and infrastructure requirements for the Project site; [2] Tentative Parcel Map No. 20554 (File No. PMTT22-015), subdividing an 0.11-acre Project site into a single lot for condominium purposes; and [3] a Development Plan (File No. PDEV22-024) for the construction of three townhomes, all located at 213 North Fern Avenue, within LUA-3 (Holt Boulevard) of the MU-1 (Downtown Mixed Use) zoning district; (APN: 1048-572-06) **submitted by HDC Construction, Inc. Planning Commission approved this item on February 28th, 2023, with a 6-0 vote.**

Action: The City Council introduced and waived further reading of a Resolution to approve the Planned Unit Development, File No. PUD-22-003, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
March 28, 2023

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE

NOS. PMTT22-017 AND PDEV22-025: A public hearing to consider a Tentative Parcel Map No. 20582 (File No. PMTT22-017) to subdivide 10.05 acres of land into two parcels in conjunction with a Development Plan (File No. PDEV22-025) to demolish six existing industrial structures totaling 77,696 square feet and construct two industrial buildings totaling 237,236 square feet, on property located at 605, 621, and 627 South Bon View Avenue, 954 East Ontario Boulevard, and 1031 East California Street, within the IG (General Industrial) zoning district. An Addendum to The Ontario Plan 2050 Supplemental 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: 1049-181-14) **submitted by WPT Capital Advisors, LLC.**

Action: The Planning Commission adopted the Resolution approving Tentative Parcel Map, File No. PMTT22-017 and Development Plan, File No., PDEV22-025, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-028:

A hearing to consider Tentative Parcel Map No. 20683, subdividing 9.11 acres of land into 4 parcels generally bordered by D Street to the north, Sultana Avenue to the east, B Street to the south, and Plum Avenue to the west, on properties addressed as 320 East D Street, 425 East B Street, and 200 North Cherry Avenue, within the OL (Low Office Intensity) and CIV zoning districts (APNs: 1048-541-15; 1048-545-16). **City Initiated.**

Action: The Planning Commission adopted the Resolution approving Tentative Parcel Map, File No., PMTT22-028, subject to conditions of approval.



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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO.

PDCA23-001: A public hearing to consider a Development Code Amendment revising and clarifying certain provisions of Chapters 1.0 (Development Code Enactment and General Provisions), 2.0 (Administration and Procedures), 5.0 (Zoning and Land Use), 8.0 (Sign Regulations), and 9.0 (Definitions and Glossary) of the City of Ontario Development Code. **City Initiated. City Council action is required.**

Action: The Planning Commission recommended approval to the City Council for the Development Code Amendment, File No., PDCA23-001, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. PZC22-001:

A City initiated request to change the zoning designations on 107 properties located throughout the City to make the Official Zoning Map consistent with The Ontario Plan 2050 Policy Plan (general plan) Land Use Plan (Exhibit LU-01). The environmental impacts of this project were previously analyzed in an Environmental Impact Report (State Clearinghouse No. 2021070364) adopted by City Council on August 16, 2022, in conjunction with File No. PGPA20-002. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APNs: Various) **City initiated. City Council action is required.**

Action: The Planning Commission recommended approval to the City Council for the Zone Change, File No., PZC22-001, subject to conditions of approval