



# Monthly Activity Report: Actions

Month of April 2023

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

## DEVELOPMENT ADVISORY BOARD MEETING April 3, 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 approved the Development Plan, File No. PDEV20-028 and recommended approval of the Tentative Parcel Map, File No. PMTT20-011, to the Planning Commission.

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-019 AND PDEV22-031:** A public hearing to consider Tentative Tract Map No. 20556 (File No. PMTT22-019), consolidating 4 lots into one lot in conjunction with a Development Plan (File No. PDEV22-031) to construct a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38-acres of land within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed-Use) zoning district located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east. (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Ontario Place D Block LLC.**

**Action:** The Development Advisory Board recommended approval of the Tentative Parcel Map, File No. PMTT22-019 and the Development Plan, File No. PDEV22-031, to the Planning Commission.

## ZONING ADMINISTRATOR MEETING April 3, 2023

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-025:** A public hearing to consider a Conditional Use Permit to establish alcoholic beverage sales for consumption off the premises (Type 21 (Off Sale General) ABC license), including beer, wine, and distilled spirits, in conjunction with an existing 70,000-square-foot tenant space (a proposed Target store) on 2.76 acres of land located at 1670 East Fourth Street, within the CC (Community Commercial) zoning district; (APN: 0110-181-15) **submitted by Target Corporation.**

**Action:** The Zoning Administrator approved the Conditional Use Permit, File No. PCUP22-025.



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## CITY COUNCIL/HOUSING AUTHORITY MEETING April 4, 2023

### **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.: PUD22-003:**

A public hearing to consider a Planned Unit Development (File No. PUD22-003) to establish development standards, design guidelines, and infrastructure requirements for the project site related to a request to construct three townhomes located at 213 North Fern Avenue, within the LUA-3 (Holt Boulevard) area of the MU-1 (Downtown Mixed Use) zoning district. (APN: 1048-572-06) **submitted by HDC Construction.**

**Action:** The City Council adopted an Ordinance to approve Planned Unit Development, File No. PUD-22-003.

## HISTORIC PRESERVATION SUBCOMMITTEE MEETING April 12, 2023

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS FOR FILE NO. PHP22-010:** A hearing to consider a Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38-acres of land within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) zoning district located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Ontario Place D Block LLC.**

**Action:** The Historic Preservation Subcommittee recommended the Historic Preservation/Planning Commission approve a Certificate of Appropriateness, File No. PHP22-010.

## DEVELOPMENT ADVISORY BOARD MEETING April 17, 2023

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-002 AND PDEV22-007:** A hearing to consider Tentative Tract Map No. 20522 (File No. PMTT22-002) for common interest subdivision purposes, subdividing 1.08 acres of land into common and private areas, and a Development Plan (File No. PDEV22-007) for the construction of 28 residential condominium units (4 buildings total), located at 1411 North Grove Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. (APN: 1047-433-16) **submitted by The Hale Corporation.**

**Action:** The Development Advisory Board recommended approval of the Tentative Tract Map, File No. PMTT22-002 and the Development Plan, File No. PDEV22-007.



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## ZONING ADMINISTRATOR MEETING April 17, 2023

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING April 18, 2023

**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. Planning Commission approved this item on March 28th, 2023, with a 6-0 vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving a Development Code Amendment, File No. PDCA23-001.

**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). 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. **City initiated. Planning Commission recommended approval of this item on March 28, 2023 with a 6-0 vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving a Zone Change, File No. PZC22-001.

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING April 25, 2023

**ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PUD22-005, PMTT22-019, PDEV22-031, AND PHP22-010:** A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-005) to establish development and performance standards and design guidelines for the project site; [2] Tentative Tract Map No. 20556 (File No. PMTT22-019), consolidating 4 lots into one lot; [3] a Development Plan (File No. PDEV22-031) to construct a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail; and [4] a Certificate of Appropriateness (File No. PHP22-010) to determine appropriateness of the infill development adjacent to a designated historic landmark on 2.38 acres of land within

LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) zoning district located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east. (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Ontario Place D Block LLC.**

**Action:** The Planning Commission adopted Resolutions for the Certificate of Appropriateness, File No. PHP22-010, the Tentative Tract Map, File No., PMTT22-019 (TTM 20556), and the Development Plan, File No. PDEV22-031, subject to conditions of approval. The Planning Commission also recommended approval of a Planned Unit Development, File No. PUD22-005, subject to conditions of approval.

### **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 lot 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.**

**Action:** The Planning Commission adopted Resolutions for the Tentative Tract Map, File No. PMTT21-013, and the Development Plan, File No., PDEV21-023, subject to conditions of approval.

### **ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN AMENDMENT AND ZONE CHANGE REQUEST FOR FILE NOS. PSPA22-008 AND PZC23-001:**

A public hearing to consider a request to amend the South Ontario Logistics Center Specific Plan, including map and textual changes to remove a 71.6-acre portion of the Specific Plan, in conjunction with a Zone Change to establish the SP(AG) zoning district on the Project site. The Project site is generally located south of Eucalyptus Avenue, north of Merrill Avenue, west of Bon View Avenue, and east of Campus Avenue. (APNs: 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02) **submitted by Grove Land Venture, LLC.**

**Action:** The Planning Commission recommended approval of Resolutions for the Specific Plan Amendment, File No. PSPA22-008, and the Zone Change, File No., PZC23-001, subject to conditions of approval.

### **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-005:**

A public hearing to consider a Development Agreement (File No. PDA21-005) between the City of Ontario and Grove Land Venture, LLC., to establish the terms and conditions associated with Tentative Parcel Map 20161 (File No. PMTT20-011), a 159.95 acre property 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 (File No. PSP19-001). (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 Venture, LLC.**

**Action:** The Planning Commission recommended approval of a Resolution for the Development Agreement, File No., PDA21-005, subject to conditions of approval.



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**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-011:** A public hearing to consider Tentative Parcel Map No. 20161 (File No. PMTT20-011), subdividing 159.95 acres of land into 10 parcels, to facilitate the construction of 10 industrial buildings totaling 3,021,375 square feet (Development Plan File No. PDEV20-028) 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.**

**Actions: The Planning Commission adopted a Resolution for the Tentative Parcel Map, File No., PMTT20-011, subject to conditions of approval.**