



Monthly Activity Report: Actions

Month of May 2023

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

DEVELOPMENT ADVISORY BOARD MEETING May 1, 2023

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-005 AND PDEV22-008: A public hearing to consider Parcel Map No. 20517 (File No. PMTT22-005) to subdivide 80 acres of land into six parcels to facilitate a Development Plan (File No. PDEV22-008) to construct six industrial buildings totaling 1,559,204 square feet. The Project site is bordered by Eucalyptus, Avenue on the north, Campus Avenue on the east, Merrill Avenue on the south, and Sultana Avenue on the west, and is located within the BP (Business Park) and IG (Industrial General) land use districts of the Ontario Ranch Business Park Specific Plan. (APNs: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, 1054-291-02) **submitted by Euclid Land Ventures, LLC. Planning Commission action is required for File No. PMTT22-005.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV22-008 and recommended approval of the Tentative Parcel Map, File No. PMTT22-005, to the Planning Commission.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-021: A public hearing to consider Tentative Tract Map No. 20536, subdividing 23.2 acres of land for condominium purposes, into 141 numbered lots and 27 lettered lots to facilitate the development of 265 dwellings, located approximately 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within the Planning Area 1 Neighborhood 2 of the Countryside Specific Plan. (APNs: 0218-111-60, 0218-111-61) **submitted by RB Ontario LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Tentative Parcel Map, File No. PMTT22-021, to the Planning Commission.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-022: A public hearing to consider a Development Plan to construct a monopine wireless telecommunications facility (AT&T) and a 660 square foot ground-mounted equipment enclosure on 4.46 acres of land, located at 648 West D Street (James R. Bryant Park), within the OS-R (Open Space-Recreation) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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; (APNs: 1048-331-13 and 1048-331-14) **submitted by New Cingular Wireless PCS, LLC dba AT&T Mobility. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV22-022, to the Planning Commission.



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ZONING ADMINISTRATOR MEETING May 1, 2023

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING May 2, 2023

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). (APNs: Various). **City Initiated. Planning Commission approved this item on March 28th, 2023, with a 6-0 vote.**

Action: The City Council adopted an Ordinance to approve Zone Change, File No. PZC22-001.

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 adopted an Ordinance to approve Development Code Amendment, File No. PDCA23-001.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING May 10, 2023

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-002: A hearing to consider a Certificate of Appropriateness to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square-foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on 0.2-acre of land located at 734 East F Street, an Eligible historic resource, within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation) of the CEQA Guidelines.; (APN: 1048-412-08) **submitted by Gilbert Caughman.**

Action: The Historic Preservation Subcommittee approved a Certificate of Appropriateness, File No. PHP23-002.



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DEVELOPMENT ADVISORY BOARD MEETING May 15, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-044: A public hearing to consider a Development Plan to construct a commercial restaurant building (Panera) with a drive-thru facility totaling 4,290 square feet on 1.26 acres of land located at the southwest corner of Fourth Street and Ontario Mills Drive within Commercial/Office land use designation of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. (APN: 238-014-05) **submitted by Panera LLC.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV21-044.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-020: A public hearing to consider Tentative Parcel Map No. 20587, subdividing 0.423 acres of land into two lots located at 121 East 6th Street within the LDR-5 (Low-Density - 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1011-521-30) **submitted by Samson Mulugeta. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Tentative Parcel Map, File No. PMTT22-020, to the Planning Commission.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-038: A public hearing to consider a Development Plan to construct 36 single-family 4-pack dwellings units with related on-site improvements for a subdivision previously approved with Tentative Tract Map No. 18916 (File No. PMTT21-011), on approximately 11.05 acres of land located on the west side of Archibald Avenue and approximately 575 feet south of Chino Avenue within Planning Area 2 (Neighborhood 7) of the Countryside Specific Plan. (APN: 0218-131-34); **submitted by KB Homes Coastal Inc. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV22-038 to the Planning Commission.

ZONING ADMINISTRATOR MEETING May 15, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-003: A public hearing to consider a Conditional Use Permit to facilitate the construction of a 26-foot 9-inch tall, 2-story, 1,136 square foot detached accessory residential structure to accommodate a 2-car garage and one bedroom Accessory Dwelling Unit on .2-acre of land located at 734 East F Street, an Eligible historic resource,



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within the MDR-11 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district. (APN: 1048-412-08) **submitted by Gilbert Caughman.**

Action: The Zoning Administrator approved the Conditional Use Permit, File No. PCUP23-003.

CITY COUNCIL/HOUSING AUTHORITY MEETING May 16, 2023

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO.

PUD22-005: A public hearing to consider a Planned Unit Development (File No. PUD22-005) to establish development and performance standards and design guidelines for the project site associated with: (1) Tentative Tract Map No. 20556 (File No. PMTT22-019), consolidating 4 lots into one lot; (2) 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 (3) 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). **The Planning Commission recommended approval of this item 6 to 0.**

Action: The City Council introduced and waived further reading of an Ordinance to approve the Planned Unit Development, File No. PUD22-005.

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). **The Planning Commission recommended approval of this item 6 to 0.**

Action: The City Council adopted a resolution to approve Specific Plan Amendment, File No. PSPA22-008 and introduced and waived further reading of an Ordinance adopting a Zone Change, File No. PZC23-001.



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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING May 23, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-022:

A public hearing to consider a Development Plan to construct a monopine wireless telecommunications facility (AT&T) and a 660 square foot ground-mounted equipment enclosure on 4.46 acres of land, located at 648 West D Street (James R. Bryant Park), within the OS-R (Open Space-Recreation) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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; (APNs: 1048-331-13 and 1048-331-14) **submitted by New Cingular Wireless PCS, LLC dba AT&T Mobility. The Development Advisory Board recommended approval of this project on May 1, 2023 with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV22-022, subject to conditions of approval.

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. The Development Advisory Board recommended approval of this project on April 17, 2023 with a 7-0 vote.**

Action: The Planning Commission adopted Resolutions to approve the Tentative Tract Map, File No. PMTT22-002 and the Development Plan, File No., PDEV22-022, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-005:

A public hearing to consider Tentative Parcel Map No. 20517 (File No. PMTT22-005) to subdivide 80 acres of land into six parcels on land bordered by Eucalyptus Avenue on the north, Campus Avenue on the east, Merrill Avenue on the south, and Sultana Avenue on the west, located within the BP (Business Park) and IG (Industrial General) land use districts of the Ontario Ranch Business Park Specific Plan. (APNs: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, 1054-291-02) **submitted by Euclid Land Ventures, LLC. The Development Advisory Board recommended approval of this project on May 1, 2023 with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Tentative Parcel Map, File No. PMTT22-005, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.

PDA21-006: A public hearing to consider a Development Agreement (File No. PDA21-006) between the City of Ontario and Euclid Land Venture 2 LLC, to establish the terms and conditions associated with Tentative Parcel Map No. 20517 (File No. PMTT22-005), an 80 acre property bordered by Eucalyptus, Campus, Merrill, and Sultana Avenues, located within the Business Park and Industrial General land use districts of the Ontario Ranch Business Park Specific Plan. (APNs: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, 1054-291-02) **submitted by Euclid Land Venture 2 LLC. City Council action is required.**

Action: The Planning Commission recommended the City Council adopt a resolution to approve the Development Agreement, File No. PDA21-006, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA22-002 AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-021:

A public hearing to consider [1] an Amendment to the Countryside Specific Plan, for the following changes: [i] Divide Neighborhood 2 into different subsets: Neighborhood 2A, 2B, and 2C; [ii] increase the Planning Area 1 (PA 1) unit count from 442 units to 601 units and density from 5.56 du/ac to 7.74 du/ac; [iii] change PA1 uses to include Attached Homes and eliminating the RD 6000-square-foot lot size; and [iv] various text changes to be consistent with TOP 2050 Policy Plan; and [2] a Tentative Tract Map No. 20536, subdividing 23.2 acres of land for condominium purposes, into 141 numbered lots and 27 lettered lots to facilitate the development of 265 dwellings, located approximately 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within the Planning Area 1 Neighborhood 2 of the Countryside Specific Plan. (APNs: 0218-111-60, 0218-111-61) **submitted by RB Ontario LLC. The Development Advisory Board recommended approval of File No. PMTT22-021 on May 1, 2023, with a 7-0 vote. City Council action is required for File No. PSPA22-002.**

Action: The Planning Commission recommended: (1) the City Council adopt a resolution to approve the Specific Plan Amendment, File No. PSPA22-002, subject to conditions of approval, and (2) the City Council adopt a resolution to approve the Addendum to the EIR. The Planning Commission also adopted a resolution to approve the Tentative Tract Map, File No. PMTT22-021, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO.

PDA22-005: A public hearing to consider a Development Agreement (File No. PDA22-005) between the City of Ontario and RB Ontario LLC, to establish the terms and conditions associated with Tentative Tract Map 20536 (File No. PMTT22-021), a 23.2 acre property located approximately 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within Planning Area 1 (Neighborhood 2) land use district of the Countryside Specific Plan (File No. PSP04-001). (APNs: 0218-111-60, 0218-111-61) **submitted by RB Ontario LLC. City Council action is required.**

Action: The Planning Commission recommended the City Council adopt a resolution to approve the Development Agreement, File No. PDA22-005, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.

PSPA22-001: A public hearing to consider certification of the Final Environmental Impact Report (State Clearinghouse No. 2022100425), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with an Amendment (File No. PSPA22-001) to the Rich Haven Specific Plan, to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan to include:

- [A] The reduction of Low-Medium Density Residential land use acreage from 102.1 acres to 24.5 acres;
- [B] Increase the Medium Density Residential land use acreage from 96.7 acres to 113.4 acres;
- [C] Increase the Light Industrial land use acreage from 49.4 acres to 116.5 acres;
- [D] Reduction to the Mixed-Use Overlay land use acreage from 29.4 acres to 20.5 acres;
- [E] Reduction to the Regional Commercial land use acreage from 74 acres to 58.4 acres;
- [F] Increase the Mixed-Use Standalone Residential Overlay land use acreage from 141.9 acres to 144.1 acres;
- [G] Increase the Open Space – Non-Recreation land use acreage from 38.2 acres to 55 acres; and
- [H] Various changes to the Specific Plan land use map (Planning Areas,) development standards, exhibits, and text modification, to reflect the proposed land use changes.

The Rich Haven Specific Plan is generally bounded by Riverside Drive, Colony High School and the SCE substation to the north, Hamner Avenue/Mill Creek Road to the east, Old Edison Road to the south, and Haven Avenue to the west. 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 (ALUCP); (APNs: 218-161-14, 218-016-06, 218-016-10, 218-016-11, 218-016-19, 218-016-15, 218-016-07, 218-016-18, 218-203-08, 218-016-14, 218-016-12, 218-016-13, 218-203-07, 218-203-04, 218-203-03, 218-203-05, 218-203-06, 218-211-39, 218-211-01, 218-211-21, 218-211-36, 218-211-37 and 218-211-15) **submitted by Richland Developers, Inc and Brookcal Ontario, LLC. City Council action is required.**

Action: The Planning Commission recommended the City Council adopt a resolution to approve the Environmental Impact Report and recommended the City Council adopt a resolution to approve Specific Plan Amendment, File No. PSPA22-001, subject to conditions of approval.