



Monthly Activity Report: Actions

Month of May 2024

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

DEVELOPMENT ADVISORY BOARD MEETING May 6, 2024

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND ADMINISTRATIVE EXCEPTION REVIEW FOR FILE NOS. PDEV23-041 AND PADX23-002: A hearing to consider a Development Plan (File No. PDEV23-041) to construct a fueling facility (Costco) composed of a fueling canopy with 15 fuel dispensers on 4.15-acres, in conjunction with an Administrative Exception (File No. PADX23-002) for a 10% reduction in required parking, for property located at 3580 East Guasti Road, within the Mixed Use land use designation of the Ontario Gateway Specific Plan. (APN: 0210-212-65) **submitted by Therese Garcia. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-041 and Administrative Exception, File No. PADX23-002, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-022: A public hearing to consider a Tentative Tract Map (TTM 20562) subdividing 64.21 acres of land into 8 numbered lots and 3 lettered lots for residential uses, private drives, landscape edges and common open space purposes, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. (APNs: 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10) **submitted by SL Ontario Development Company, LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT22-022, subject to conditions.

ZONING ADMINISTRATOR MEETING May 6, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-018: A public hearing to consider a Conditional Use Permit to establish an outdoor truck trailer storage yard on 16.17 acres of land located at 2202 and 2702 South Milliken Avenue, within the IG (General Industrial) zoning district. (APNs: 1083-352-02 and 0211-321-10) **submitted by Milliken Avenue Holdings, LLC.**

Action: The Zoning Administrator adopted a decision approving Conditional Use Permit, File No. PCUP18-018, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING May 7, 2024

PROCLAMATION OF HISTORIC PRESERVATION MONTH MAY 2022

Action: The City Council adopted a Resolution proclaiming May 2022 as Historic Preservation month.



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HISTORIC PRESERVATION SUBCOMMITTEE MEETING May 8, 2024

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING May 20, 2024

Meeting Cancelled

ZONING ADMINISTRATOR MEETING May 20, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-001: A public hearing to consider a modification to a previously approved Conditional Use Permit (File No. PCUP18-012) from a Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, within an existing 3,797 square-foot restaurant (Mantra Indian Cuisine) on 1.8 acres of land, located at 990 North Ontario Mills Drive, Suite H, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. (APN: 238-014-03) **submitted by Mantra Restaurants, Inc.**

Action: The Zoning Administrator adopted a decision approving Conditional Use Permit, File No. PCUP24-001, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING May 21, 2024

A public hearing to consider an urgency ordinance to implement Multiple-Family Residential and Mixed-Use Residential Objective Design and Development Standards, File No. PDCA24-001. **City Initiated.**

Action: The City Council introduced and waived further reading of Development Code Amendment, File No. PDCA24-001.

**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
May 28, 2024**

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-010: A public hearing to consider a Development Agreement (File No. PDA21-010) between the City of Ontario and SL Ontario Development Company, LLC to establish the terms and conditions associated with Tentative Tract Map 20562 (File No. PMTT22-022), a 62.69 acre property, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. (APNs: 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10); **submitted by SL Ontario Development Company, LLC. City Council action is required.**

Action: The Planning Commission recommended approval of Development Agreement, File No. PDA21-010, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-022: A public hearing to consider a Tentative Tract Map (TTM 20562) subdividing 62.69 acres of land into 8 numbered lots and 3 lettered lots for residential uses, private drives, landscape edges and common open space purposes, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 32 (Mixed-Residential) and Planning Area 34 (School) of the Subarea 29 Specific Plan. (APNs: 1073-171-04, 1073-171-08, 1073-171-09 and 1073-171-10) **submitted by SL Ontario Development Company, LLC. The Development Advisory Board recommended approval of PMTT22-022 on May 6, 2024, with a 7 - 0 vote.**

Action: The Planning Commission adopted a Resolution approving Tentative Tract Map, File No. PMTT22-022, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-017: A public hearing to consider certification of the Final Environmental Impact Report (State Clearinghouse No. 202209006), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with a Development Plan to construct a 270,337-square-foot industrial building on 13.08 acres of land (0.47 FAR) located at 5355 East Airport Drive, within the IH (Heavy Industrial) zoning district. (APNs: 0238-052-29 and 0238-052-20) **submitted by Prologis.**

Action: The Planning Commission voted to reconsider the vote denying the FEIR and Development Plan File No. PDEV22-017 and continued this item to the June 25, 2024 Planning Commission meeting.

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD23-004: A public hearing to consider a Planned Unit Development to establish a set of planning and design principles, development regulations and performance standards to govern future development of 21.58 acres of land, generally located south of E Street, north of Holt Boulevard, west of Euclid Avenue, east of Palm Avenue, and the northern portion of the block between Fern and Palm Avenues and C and D Streets, within the MU-1 (Downtown Mixed Use) zoning district. (APNs: 1048-566-08, 1048-566-09, 1048-566-10, 1048-566-02, 1048-566-01, 1048-566-03, 1048-566-04, 1048-566-06, 1048-566-07, 1048-561-07, 1048-561-08, 1048-561-09, 1048-561-10, 1048-561-12, 1048-561-13, 1048-562-01, 1048-562-02, 1048-565-01, 1048-565-04, 1048-565-05, 1048-565-06, 1048-566-06, 1048-566-07, 1048-354-04, 1048-354-05, 1048-354-06, 1048-354-07, 1048-354-08, 1048-353-13, 1048-353-14, 1048-



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354-01, 1048-35-02, 1048-354-03, 1048-565-14, 1048-566-05, 1048-566-11, 1048-561-11, 1048-562-03, 1048-562-06, 1048-562-07, 1048-563-01, 1048-563-02, 1048-563-03, 1048-563-04, 1048-563-05, 1048-576-01, 1048-576-02, 1048-563-01, 1048-563-07, 1048-563-08, 1048-564-07, 1048-564-11, 1048-564-12, 1048-564-13, 1048-564-14, 1048-565-02, 1048-565-03, 1048-563-06, 1048-563-07, 1048-563-08, 1048-563-09, 1048-563-10, 1048-565-07, 1048-565-08, 1048-565-09, 1048-565-10, 1048-565-11, 1048-565-12, 1048-565-13, 1048-563-10, 1048-563-11, 1048-564-01, 1048-564-02, 1048-564-03, 1048-564-04, 1048-564-05, 1048-564-06, 1048-564-08, 1048-564-09, 1048-564-10) **City initiated. City Council action is required.**

Action: The Planning Commission adopted Resolutions recommending approval of THE Mitigated negative Declaration and the Planned Unit Development, File No. PUD23-004, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMNET CODE AMENDMENT FOR FILE NO. PDCA24-002:

A public hearing to consider a Development Code Amendment revising Table 2.02-1: Reviewing Matrix of Chapter 2 (Administration and Procedures) to include the Fire Marshal as an Approving Authority, and Chapters 4 (Permits Actions and Decision) and 7 (Historic Preservation) to include Historic Preservation- Adaptive Reuse Plan. **City initiated. City Council action is required.**

Action: The Planning Commission adopted a Resolution recommending approval of Development Code Amendment, File No. PDCA24-002, subject to conditions.

APPEAL OF ZONING ADMINISTRATOR DECISION FOR FILE NO. PCUP23-018: An Appeal of the Zoning Administrator's decision to deny a Conditional Use Permit request 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. The Zoning Administrator denied this item on March 12, 2024.**

Action: The Planning Commission upheld the Zoning Administrator's decision to deny Conditional Use Permit, File No. PCUP23-018.

APPEAL OF ZONING ADMINISTRATOR DECISION FOR FILE NOS. PDET23-005, PDET23-007, PDET23-008, PDET23-009, PDET23-010, PDET23-015, AND PDET23-016:

An appeal of Zoning Administrators interpretation and determination decision that the Ontario Development Code Division 5.03, Section 5.03.250(E)(I) is applicable and enforceable to the operation of the following hotels and motels; 1) Hotel Hacienda (File No PDET23-005), located at 2423 South Archibald Avenue; 2) Bright Star Motel (File No. PDET23-005), located at 1530 West Mission Boulevard; 3) Days Inn Ontario Motel (File No.PDET23-008, located at 1405 East 4th Street; 4) Economy Inn (File No. PDET23-009), located at 2301 South Euclid Avenue; 5) Mayfair Inn (File No. PDET23-010), located 1120 East Holt Boulevard; 6) Sands Motel (File No. PDET23-015), located at 1240 West Mission Boulevard and 7) and the West Coast Inn (File No. PDET23-016), located at 1211 North Grove Avenue. (APNS: 1083-071-26, 1011-221-15, 0108-381-32, 1051-071-04, 1049-141-25, 1101-211-03 and 1047-451-25). **Submitted by Frank A. Weiser – Attorney at Law.**

Action: The Planning Commission upheld the Zoning Administrator's interpretation and determination decision that the Ontario Development Code Division 5.03, Section 5.03.250(E)(I) is applicable and enforceable to the operation to the subject businesses listed in File Nos. PDET23-005, PDET23-007, PDET23-008, PDET23-009, PDET23-010, PDET23-015, and PDET23-016.