



Monthly Activity Report: Actions

Month of June 2023

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

DEVELOPMENT ADVISORY BOARD MEETING June 5, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-045: A public hearing to consider a Development Plan to construct a 1,796-square-foot commercial building on 0.37-acre of land located at 2575 South Archibald Avenue, within the CC (Community Commercial) zoning district (APN: 1083-071-25) **submitted by Michael Heinemeyer.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV21-045, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-017: A public hearing to consider a Tentative Tract Map (TTM 20452) to subdivide 19.1 acres of land into 145 lots, located approximately 1,300 feet south of the intersection of Riverside Drive and Haven Avenue, within the Planning Area 3 of the West Haven Specific Plan. (APNs: 0218-151-10) **submitted by HCW Lathrop Investors, LLC & JH Bray, LLC. Planning Commission action is required.**

Action: This Item was continued to the June 19, 2023 meeting.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-006 AND PDEV22-009: A public hearing to consider a Tentative Parcel Map No. 20526 (File No. PMTT22-006) to subdivide 4.44 acres of land into 2 parcels in conjunction with a Development Plan (File No. PDEV22-009) to construct two industrial buildings totaling 79,323 square feet located at the southeast corner of Sultana Avenue and Mission Boulevard, within the IL (Light Industrial) zoning district. (APN(s): 1049-353-09, 1049-353-10, 1049-353-11, 1049-353-12 & 1049-353-14) **submitted by Clark Neuhoff. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Tentative Parcel Map File No. PMTT22-006 and Development Plan, File No. PDEV22-009 to the Planning Commission, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-014 AND PDEV22-023: A public hearing to consider Tentative Parcel Map No. 20576 (File No. PMTT22-014), consolidating 2 lots into one lot in conjunction with a Development Plan (File No. PDEV22-023) to construct 28 townhome apartment units on approximately 0.79 acres of land located at the northeast corner of Laurel Avenue and D Street within the LUA-1 (Euclid Avenue Entertainment District) land use district of the MU-1 (Downtown Mixed-use) zoning district. (APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Tipping Development. Planning Commission action is required.**

Action: This Item was continued to the June 19, 2023 Development Advisory Board meeting.



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ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE FOR

FILE NOS. PMTT22-027, PDEV22-047, & PVAR23-001: A public hearing to consider Tentative Tract Map No. 20599 (File No. PMTT22-027) subdividing 3.47 acres of land for common interest subdivision purposes to create two lots for condominium purposes to facilitate a Development Plan (File No. PDEV22-047) to construct 16 multiple-family buildings with a total of 84 units, in conjunction with a Variance (File No. PVAR23-001) to reduce the building setback from Concours Street from 15 feet to 10 feet, located at the northwest and northeast corners of Duesenberg Drive and Concours Street, within the Office/Residential land use district of the Piemonte Overlay at the Ontario Center Specific Plan. (APNs: 0210-531-20 and 0210-531-16); **submitted by Shea Homes Limited Partnership. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT22-027, Development Plan, File No. PDEV22-047 and Variance, File No. PVAR23-001 to the Planning Commission, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT23-003:

A public hearing to consider a Tentative Parcel Map No. 20465 to subdivide 17.09 acres of land into 10 parcels located at the southwest corner of Hamner Avenue and Ontario Ranch Road within Planning Area 8A (Regional Commercial) of the Rich Haven Specific Plan. (APN: 218-211-37) **submitted by The Ranch at Model Colony, LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Tentative Parcel Map, File No. PMTT23-003 to the Planning Commission, subject to conditions.

ZONING ADMINISTRATOR MEETING June 5, 2023

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING June 6, 2023

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD22-005:

A public hearing to consider a Planned Unit Development to establish development and performance standards and design guidelines for 2.38-acres of land located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed Use) zoning district. The proposed Planned Unit Development is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) 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;



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(APNs: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Ontario Place D Block LLC. Planning Commission recommended approval of this item on April 25th, 2023, with a (6-0) vote.**

Action: The City Council adopted an Ordinance to approve the Planned Unit Development, File No. PUD22-005

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. Planning Commission recommended approval of a Resolution for Planned Unit Development, File No. PUD22-005 on April 25th, 2023, with a (6-0) vote.**

Action: The City Council adopted an Ordinance to approve the Development Agreement, File No. PDA21-005.

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REQUEST FOR FILE NO. 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. Planning Commission recommended approval of a Resolution for Zone Change, File No. PZC23-001 on April 25th, 2023, with a (6-0) vote.**

Action: The City Council adopted an Ordinance to approve the Zone Change, File No. PZC23-001.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING June 14, 2023

Meeting Cancelled

SPECIAL CITY COUNCIL/HOUSING AUTHORITY MEETING June 15, 2023

No Planning Department Items Scheduled



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DEVELOPMENT ADVISORY BOARD MEETING June 19, 2023

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-017: A public hearing to consider a Tentative Tract Map (TTM 20452) to subdivide 19.1 acres of land into 145 lots, located approximately 1,300 feet south of the intersection of Riverside Drive and Haven Avenue, within the Planning Area 3 of the West Haven Specific Plan. (APNs: 0218-151-10) **submitted by HCW Lathrop Investors, LLC & JH Bray, LLC. Planning Commission action is required. This Item was continued from the June 5, 2023 Development Advisory Board meeting.**

Action: The Development Advisory Board recommended approval of the Tentative Tract Map, File No. PMTT21-017 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-014 AND PDEV22-023: A public hearing to consider Tentative Tract Map No. 20534 (File No. PMTT22-014), consolidating 2 lots into one lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV22-023) to construct 28 townhome units on approximately 0.79 acres of land located at the northeast corner of Laurel Avenue and D Street within the LUA-1 (Euclid Avenue Entertainment District) land use district of the MU-1 (Downtown Mixed-use) zoning district. (APNs: 1048-354-12 and 1048-354-13); **submitted by Tipping Development. This Item was continued from the June 5, 2023 Development Advisory Board meeting. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT22-014 and Development Plan, File No. PDEV22-023 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-012: A hearing to consider a Development Plan to construct 2 commercial buildings totaling 7,225 square feet on 0.98 acres of land located west of and adjacent to Archibald Avenue approximately 300 feet south of Philadelphia Street, within the Support Commercial zoning district of the Archibald Center Specific Plan. (APN: 1083-011-18) **submitted by Frank Coda**
Action: The Development Advisory Board approved the Development Plan, File No. PDEV22-012, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-035: A public hearing to consider a Development Plan to construct a 59,984 square foot industrial building on 3.15 gross acres of land located at the southeast corner of Sultana Avenue and Belmont Street, within the IL (Light Industrial) zoning district. (APN(s): 1049-491-01, 1049-491-02 and 1049-491-03) **submitted by Chartwell Real Estate Development. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV21-035 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PCUP22-023 AND PDEV22-052: A hearing to consider a Conditional Use Permit (File No. PCUP22-023) to establish a self-storage facility in conjunction with a Development Plan (File No. PDEV22-052) to construct a self-storage use consisting of three buildings totaling 63,994 square feet



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on 1.55 acres of land, located at 5056 East Fourth Street, within the Freeway Commercial land use district of the Exchange Specific Plan. (APN: 0238-012-31) **submitted by West Coast Self Storage. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV22-052 and Conditional Use Permit, File No. PCUP22-023 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-055: A hearing to consider a Development Plan to construct one industrial building totaling 86,548 square feet on 3.78 acres of land located at 2049 East Francis Street, within the IG (General Industrial) zoning district. (APNs: 0113-394-40 and 0113-394-41) **submitted by Scannell Properties. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV22-055 to the Planning Commission, subject to conditions of approval.

ZONING ADMINISTRATOR MEETING June 19, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-001: A public hearing to consider a Conditional Use Permit to establish a 3,856 square-foot church (Praise Chapel) on 5.17 acres of land, located at 1609 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. (APN: 0113-361-08) **submitted by Praise Chapel.**

Action: The Zoning Administrator approved the Conditional Use Permit, File No. PCUP23-001.

CITY COUNCIL/HOUSING AUTHORITY MEETING June 20, 2023

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. The Planning Commission recommended approval of this item on May 23rd, 2023, with a 4-0 vote.**

Action: The City Council introduced and waived further reading of an Ordinance to approve the Development Agreement, File No. PDA21-006.



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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. The Planning Commission recommended approval of this item on May 23rd, 2023, with a 4-0 vote.**

Action: The City Council introduced and waived further reading of an Ordinance to approve Development Agreement, File No. PDA22-005.

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. (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. The Planning Commission recommended approval of this item on May 23rd, 2023, with a 4-0 vote.**

Action: The City Council adopted a Resolution to approve the Specific Plan Amendment, File No. PSPA22-001.



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ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA22-002: A public hearing to consider 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 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 Planning Commission recommended approval of this item on May 23rd, 2023, with a 4-0 vote.**

Action: The City Council adopted a Resolution to approve Specific Plan Amendment, File No. PSPA22-002.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING June 27, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-038: 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. Development Advisory Board recommended approval of this item on May 15, 2023, with a 6-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV22-038, subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD22-002, PMTT22-014 AND PDEV22-023: A public hearing to consider: [1] a Planned Unit Development to establish development standards and design guidelines for the project site; [2] a Tentative Tract Map No. 20534 (File No. PMTT22-014) consolidating 2 lots into one lot for condominium purposes; and [3] a Development Plan (File No. PDEV22-023) to construct 28 townhome units on approximately 0.79 acres of land located at the northeast corner of Laurel Avenue and D Street within the LUA-1 (Euclid Avenue Entertainment District) land use district of the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) 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: 1048-354-12 and 1048-354-13) **submitted by Tipping Development. City Council action is required for File No. PUD22-002.**

Action: The Planning Commission adopted Resolutions to approve the Tentative Tract Map, File No. PMT22-014 and the Development Plan, File No., PDEV22-023, subject to conditions of approval, and recommended approval of the Planned Unit Development, File No. PUD22-002 to the City Council, subject to the conditions of approval.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-004:

A public hearing to consider an amendment (File No. PSPA21-004) to the West Haven Specific Plan, and to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan, to include:

- [I] Designate Planning Area 1 with Medium Density Residential land uses consistent with The Ontario Plan 2050 (TOP) Policy Plan (General Plan) Land Use Map;
- [J] Increase the number of allowed units within Planning Area 1 from 173 dwelling units to 451 dwelling units;
- [K] Increase the Planning Area 1 density range from 6.07 du/ac to 15.08 du/ac;
- [L] Revise the allowed uses within Planning Area 1 from Detached Courtyard and 4,000 square foot lots to Detached Courtyard and Attached Homes;
- [M] Designate Planning Area 3 with Low Medium Density Residential land uses consistent with TOP 2050 Policy Plan Land Use Map;
- [N] Increase the number of allowed units within Planning Area 3 from 92 dwelling units to 203 dwelling units;
- [O] Increase the Planning Area 3 density range from 4.57 du/ac to 10.1 du/ac;
- [P] Revise the allowed uses within Planning Area 3 from 4,950 square foot lots to Detached and Attached Homes;
- [Q] Decrease the Planning Area 3 acreage from 20.12 acres to 19.17 acres; and
- [R] 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 Project site is bounded by Riverside Drive to the north, Schaefer Avenue to the south, Haven Avenue to the east, and Turner Avenue and existing residential development to the west. (APNs: 0218-151-48 and 0218-151-10) **submitted by Lewis Management Corp. City Council action is required.**

Action: The Planning Commission recommended approval of the Specific Plan Amendment, File No., PSPA21-004 to the City Council, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-008:

A public hearing to consider a Development Agreement (File No. PDA21-008) between the City of Ontario and JH Bray LLC and HCW Lathrop Investors LLC, to establish the terms and conditions associated with Tentative Tract Map 20452 (File No. PMT21-017), a 19.1 acre property located approximately 1,300 south of the intersection of Riverside Drive and Haven Avenue, within the Planning Area 3 land use district of the West Haven Specific Plan (File No. PSP03-006). (APN: 0218-151-10) **submitted by Richland Communities. City Council action is required.**

Action: The Planning Commission recommended approval of the Development Agreement, File No., PDA21-008, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-017: A public hearing to consider a Tentative Tract Map No. 20452 (File No. PMTT21-007) for condominium purposes to subdivide 19.1 acres of land into 111 numbered residential lots and 32 lettered lots, located approximately 1,300 feet south of the intersection of Riverside Drive and Haven Avenue, within the Planning Area 3 of the West Haven Specific Plan. (APN: 0218-151-10) **submitted by HCW Lathrop Investors, LLC & JH Bray, LLC. The Development Advisory Board recommended approval of this item on June 19, 2023, with an 8-0 vote.**

Action: The Planning Commission approved the Tentative Tract Map, File No. PMTT21-017, subject to conditions of approval.

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. (APNs: 1011-521-30) **submitted by Samson Mulugeta. The Development Advisory Board recommended approval of this item on May 15, 2023, with a 6-0 vote.**

Action: The Planning Commission approved the Tentative Parcel Map, File No. PMTT22-020, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE FOR FILE NOS. PMTT22-027, PDEV22-047, & PVAR23-001: A public hearing to consider Tentative Tract Map No. 20599 (File No. PMTT22-027) subdividing 3.33 acres of land for common interest subdivision purposes to create two lots for condominium purposes to facilitate a Development Plan (File No. PDEV22-047) to construct 16 multiple-family buildings with a total of 84 units, in conjunction with a Variance (File No. PVAR23-001) to reduce the building setback from Concours Street from 15 feet to 10 feet, located at the northwest and northeast corners of Duesenberg Drive and Concours Street, within the Office/Residential land use district of the Piemonte Overlay at the Ontario Center Specific Plan. (APNs: 0210-531-20 and 0210-531-16); **submitted by Shea Homes Limited Partnership. The Development Advisory Board recommended approval of this item at the June 5, 2023 meeting, with a 6-0 vote.**

Action: The Planning Commission approved the Variance, File No. PVAR23-001, the Tentative Tract Map, File No. PMTT22-027 and the Development Plan, File No., PDEV22-047, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT23-003: A public hearing to consider a Tentative Parcel Map No. 20465 to subdivide 17.09 acres of land into 10 parcels located at the southwest corner of Hamner Avenue and Ontario Ranch Road within Planning Area 8A (Regional Commercial) of the Rich Haven Specific Plan. (APN: 218-211-37) **submitted by The Ranch at Model Colony, LLC. The Development Advisory Board recommended approval of this item at the June 5, 2023 meeting, with a 6-0 vote.**

Action: The Planning Commission approved the Tentative Parcel Map, File No. PMTT23-003, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-006 AND PDEV22-009: A public hearing to consider a Tentative Parcel Map No. 20526 (File No. PMTT22-006) to subdivide 4.44 acres of land into 2 parcels in conjunction with a



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Development Plan (File No. PDEV22-009) to construct two industrial buildings totaling 79,323 square feet located at the southeast corner of Sultana Avenue and Mission Boulevard, within the IL (Light Industrial) zoning district. (APN(s): 1049-353-09, 1049-353-10, 1049-353-11, 1049-353-12 & 1049-353-14) **submitted by Clark Neuhoff. The Development Advisory Board recommended approval of this item at the June 5, 2023, meeting with a 6-0 vote.**

Action: The Planning Commission approved the Tentative Parcel Map, File No. PMT22-006 and the Development Plan, File No. PDEV22-009, subject to conditions of approval.