



# Monthly Activity Report: Actions

Month of June 2024

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

## DEVELOPMENT ADVISORY BOARD MEETING June 3, 2024

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-006:** A public hearing to consider a Development Plan (File No. PDEV21-006) to construct 62 multiple-family residential units (5<sup>th</sup> Street Apartments) on 2.4-acres of land, located at 1466 East Fifth Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. (APNs: 108-511-16 and 108-511-17) **submitted by Fifth Avenue Developments, LLC. Planning Commission action is required.**

**Action:** The Development Advisory Board recommended approval of the Development Plan, File No. PDEV21-006, subject to conditions.

## ZONING ADMINISTRATOR MEETING June 3, 2024

**ENVIRONMENTAL ASSESSMENT, LAND USE DETERMINATION AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDET24-001 AND PCUP24-003:** A public hearing to consider a Land Use Determination (File No. PDET24-001) to establish whether a Charter School (7<sup>th</sup> to 12<sup>th</sup> grade) is similar to, and of no greater intensity, than other allowed land uses within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan, in conjunction with a Conditional Use Permit (PCUP24-003), to establish a Charter School within an existing two-story, 25,600 square-foot commercial building on 1.75 acres of land located at 4550 E. Ontario Mills Parkway, within the Commercial/Office land use district of the California Commerce Center North (Ontario Mills) Specific Plan. (APN: 0238-041-37); **submitted by Excelsior Charter Group.**

**Action:** The Zoning Administrator adopted a Decision approving the Land Use Determination, File No. PDET24-001 and the Conditional Use Permit, File No. PCUP24-003, subject to conditions.

## CITY COUNCIL/HOUSING AUTHORITY MEETING June 4, 2024

**URGENCY ORDINANCE FOR A DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA24-001:** A public hearing to consider an urgency ordinance to implement multiple-family residential and mixed-use residential objective design and development standards, Development Code Amendment, File No. PDCA24-001. **City initiated.**

**Action:** The City Council (1) introduced and waived further reading of an Urgency Ordinance amending the reference document section of the City's Development Code, and (2) considered and adopted a Resolution to implement Objective Development and Design Standards for multiple-family and mixed-use residential development.



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## HISTORIC PRESERVATION SUBCOMMITTEE MEETING

June 12, 2024

*Meeting Cancelled*

## DEVELOPMENT ADVISORY BOARD MEETING

June 17, 2024

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-033:** A public hearing to consider a Development Plan to construct one industrial building totaling 221,658 square feet on 11.31 acres of land located on the southwest corner of Campus Avenue and Phillips Street, within the IL (Light Industrial) zoning district. (APNs: 1049-482-01, 1049-482-02, 1049-482-03 and 1049-482-04) **submitted by California Acquisition, LLC.**

**Action:** The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV23-033, subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-035:** A hearing to consider a Development Plan (File No. PDEV23-035) to construct 265 dwellings consisting of 83 detached cluster dwellings, 126 row-town multifamily dwellings, and 56 single family detached dwellings on approximately 23.2 acres of land located south of Riverside Drive, north of Chino Avenue and west of Archibald Avenue, within Neighborhoods 2A, 2B and 2C of the Countryside Specific Plan. (APNs: 0218-111-60 and 0218-111-61) **submitted by Lennar Homes. Planning Commission action is required.**

**Action:** The Development Advisory Board recommended approval of the Development Plan, File No. PDEV23-035, subject to conditions.

## ZONING ADMINISTRATOR MEETING

June 17, 2024

*Meeting Cancelled*

## SPECIAL CITY COUNCIL/HOUSING AUTHORITY MEETING

June 17, 2024

*No Planning Items Presented*



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## CITY COUNCIL/HOUSING AUTHORITY MEETING June 18, 2024

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE REVIEW 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. The proposed Development Code Amendment may affect properties 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. **City initiated. The Planning Commission recommended approval of this item at the May 28, 2024 meeting with a (5-0) vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving the Development Code Amendment, File No. PDCA24-002.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-010:** A public hearing to consider the adoption of an ordinance approving 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. The Planning Commission recommended approval of this project on May 28, 2024 with a 5-0 vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving the Development Agreement, File No. PDA21-010.

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING June 25, 2024

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-006:** A public hearing to consider a Development Plan (File No. PDEV21-006) to construct 62 multiple-family residential units (5<sup>th</sup> Street Apartments) on 2.4-acres of land, located at 1466 East Fifth Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. (APNs: 108-511-16 and 108-511-17) **submitted by Fifth Avenue Developments, LLC. The Development Advisory Board recommended approval of this item on June 3, 2024, with a (8-0) vote.**

**Action:** The Planning Commission adopted a Resolution approving the Development Plan, File No. PDEV21-006, subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND WILLIAMSON ACT CONTRACT CANCELLATION AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PWIL23-001 AND PDEV23-035:** A public hearing to consider cancellation of Williamson Act Land Conservation Contract #72-384 (File No. PWIL23-001), and Development Plan (File No. PDEV23-035) to construct 265 dwellings consisting of 83

detached cluster dwellings, 126 row-town multifamily dwellings, and 56 single family detached dwellings on approximately 23.2 acres of land located south of Riverside Drive, north of Chino Avenue and west of Archibald Avenue, within Neighborhood 2A, 2B and 2C of the Countryside Specific Plan. (APNs: 0218-111-60 and 0218-111-61) **submitted by Lennar Homes. City Council action is required for PWIL23-001.**

**Action: The Planning Commission adopted a Resolution approving the Development Plan, File No. PDEV23-035, subject to conditions, and recommending the City Council adopt a Resolution approving of the Williamson Act Contract Cancellation, File No. PWIL23-001.**

### **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND ZONE CHANGE REVIEW FOR FILE**

**NOS. PGPA23-002 & PZC-23-004:** A public hearing to consider certification of the Ontario Regional Sports Complex Final Environmental Impact Report (State Clearinghouse No. 2023110328)), including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] An amendment to the Policy Plan (General Plan) component of The Ontario Plan to modify the Land Use Plan (Exhibit LU-01) and Exhibit LU-03 (Future Buildout) changing the land use designation [i] 134.43 acres of Low-Density Residential (LDR) and Medium-Density Residential (MDR) to Open Space-Parkland (OS-R) located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue, [ii] 51.57 acres of Low-Density Residential (LDR) to Hospitality (HOS) located south of Riverside Drive, north of Chino Avenue, east of the unimproved right-of-way for Vineyard Avenue, and west of the Cucamonga Creek Flood Control Channel; [iii] 94 acres of Low-Density Residential (LDR) to Medium Density Residential (MDR) located north of Ontario Ranch Road, south of Chino Avenue, west of the unimproved right-of-way for Hellman Avenue, and east of the unimproved right-of-way for Baker Avenue, [iv] remove the Affordable Housing overlay on 36.18 acres of land located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue, and [v] add the Affordable Housing (AH) overlay on 19.25 acres of land located north of Ontario Ranch Road, south of Schaefer Avenue, west of the unimproved right-of-way for Hellman Avenue, and east of the unimproved right-of-way for Baker Avenue; [2] a Zone Change request to change the zoning district for [i] 134.43 acres from the Armstrong Ranch Specific Plan to OS-R (Open Space Recreation) zoning district located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue; [ii] 51.57 acres from the Armstrong Ranch Specific Plan to CCS (Convention Center Support Commercial) zoning district located south of Riverside Drive, north of Chino Avenue, east of the unimproved right-of-way for Vineyard Avenue, and west of the Cucamonga Creek Flood Control Channel; [iii] remove the AH (Affordable Housing) Overlay zoning district on 36.18 acres of land located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue; [iv] add the AH (Affordable Housing) Overlay zoning district on 19.25 acres of land within the SP (Specific Plan)/AG (Agricultural) Overlay located north of Ontario Ranch Road, south of Schaefer Avenue, west of the unimproved right-of-way for Hellman Avenue, and east of the unimproved right-of-way for Baker Avenue. (APNs: 216-214-05, 216-214-06, 216-214-07, 216-314-07, 216-314-08, 218-101-01, 218-101-02, 218-101-03, 218-101-04, 218-101-05, 218-101-06, 218-101-07, 218-101-08, 218-102-10, 218-102-11, 218-111-04, 218-111-05, 218-111-06, 218-111-08, 218-111-09, 218-111-11, 218-111-12, 218-111-45, 218-111-49, 218-111-50, 218-121-01, 218-121-02, 218-121-03, 218-121-04, 218-181-02, 218-181-15) **submitted by City of Ontario. City Council action is required.**



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**Action: The Planning Commission adopted a Resolution recommending the City Council adopt the Ontario Regional Sports Complex (ORSC) Environmental Impact Report; and adopted a Resolution recommending the City Council approve the General Plan Amendment (File No. PGPA23-002); and adopted a Resolution recommending the City Council approve the Zone Change (File No. PZC-23-004).**