



Monthly Activity Report: Actions

Month of July 2023

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

DEVELOPMENT ADVISORY BOARD MEETING July 3, 2023

Meeting Cancelled

ZONING ADMINISTRATOR MEETING July 3, 2023

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING July 4, 2023

Meeting Cancelled

HISTORIC PRESERVATION SUBCOMMITTEE MEETING July 12, 2023

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING July 17, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-048: A hearing to consider a Development Plan to construct a 2,304 square foot commercial building for a fast-food restaurant (Del Taco) with a drive-thru facility on 0.67 acres of land, located at 2938 South Milliken Avenue within the Community Commercial zoning district. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) for File Nos. PGPA19-007, PSPA19-010 and PZC19-002. 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: 1083-361-22) **submitted by Del Taco, LLC.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV21-048, subject to the conditions and the fire condition being worked out.



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ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-034: A hearing to consider a Development Plan to construct a 33,363 square foot industrial building on 1.4 acres of land located at 621 South Mountain Avenue, within the IL (Light Industrial) 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: 1011-182-10 and 1011-182-15) **submitted by Golden Opportunity Zone Fund, LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV21-034, subject to conditions, to the Planning Commission.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-053: A hearing to consider a Development Plan to construct 88 single-family residential units and 210 multiple-family residential units on 23.58 acres of land located on the southeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed-Use District Planning Area 4B (Stand-Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. This application introduces no new significant environmental impacts. 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: 218-211-01) **submitted by Brookfield Residential. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV22-053, subject to conditions, to the Planning Commission.

ZONING ADMINISTRATOR MEETING July 17, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP23-007: A public hearing to consider a Conditional Use Permit to establish a Type 47 ABC license (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, within a proposed 2,833 square-foot restaurant (IL TORO ROSSO) with a 709 square-foot enclosed patio on 1.21 acres of land, located at 960 North Ontario Mills Drive, Suite A, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. (APN: 0238-014-04). **submitted by Rosa's Cucina, INC.**

Action: The Zoning Administrator approved Conditional Use Permit, File No. PCUP23-007, subject to conditions.



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CITY COUNCIL/HOUSING AUTHORITY MEETING July 18, 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 approved this item on March 23, 2023, with a 4-0 vote.**

Action: The City Council adopted an Ordinance to approve Development Agreement, File No. PDA21-006.

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 approved this item on March 23, 2023, with a 4-0 vote.**

Action: The City Council adopted an Ordinance to approve Development Agreement, File No. PDA22-005.

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD22-002: A public hearing to consider a Planned Unit Development to establish development standards and design guidelines for the project site, related to [1] a Tentative Tract Map No. 20534 (File No. PMTT22-014) consolidating 2 lots into one lot for condominium purposes; and [2] 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. The Planning Commission approved this item on June 27, 2023, with a 6-0 vote.**

Action: The City Council introduced and waived further reading of an Ordinance to approve Planned Unit Development, File No. PUD22-002.

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. PMTT21-017), 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-



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151-10) **submitted by Richland Communities. The Planning Commission approved this item on June 27, 2023, with a 6-0 vote.**

Action: The City Council introduced and waived further reading of an Ordinance to approve Development Agreement, File No. PDA21-008.

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:

- [A] Designate Planning Area 1 with Medium Density Residential land uses consistent with The Ontario Plan 2050 (TOP) Policy Plan (General Plan) Land Use Map;
- [B] Increase the number of allowed units within Planning Area 1 from 173 dwelling units to 451 dwelling units;
- [C] Increase the Planning Area 1 density range from 6.07 du/ac to 15.08 du/ac;
- [D] Revise the allowed uses within Planning Area 1 from Detached Courtyard and 4,000 square foot lots to Detached Courtyard and Attached Homes;
- [E] Designate Planning Area 3 with Low Medium Density Residential land uses consistent with TOP 2050 Policy Plan Land Use Map;
- [F] Increase the number of allowed units within Planning Area 3 from 92 dwelling units to 203 dwelling units;
- [G] Increase the Planning Area 3 density range from 4.57 du/ac to 10.1 du/ac;
- [H] Revise the allowed uses within Planning Area 3 from 4,950 square foot lots to Detached and Attached Homes;
- [I] Decrease the Planning Area 3 acreage from 20.12 acres to 19.17 acres; and
- [J] 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. The Planning Commission approved this item on June 27, 2023, with a 6-0 vote.**

Action: The City Council introduced and waived further reading of an Ordinance to approve Specific Plan Amendment, File No. PSPA21-004.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING July 25, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-034: A hearing to consider a Development Plan to construct a 33,363 square foot industrial building on 1.4 acres of land located at 621 South Mountain Avenue, within the IL (Light Industrial) 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: 1011-182-10 and 1011-182-15) **submitted by Golden Opportunity Zone Fund, LLC. The Development Advisory Board recommended approval of this item on July 17, 2023, with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV21-034, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-053: A hearing to consider a Development Plan to construct 88 single-family residential units and 210 multiple-family residential units on 23.58 acres of land located on the southeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed-Use District Planning Area 4B (Stand-Alone Residential Overlay) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) certified by the City Council on June 20, 2023. This application introduces no new significant environmental impacts. 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: 218-211-01) **submitted by Brookfield Residential. The Development Advisory Board recommended approval of this item on July 17, 2023, with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV22-053, 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. 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: 0113-394-40 and 0113-394-41) **submitted by Scannell Properties. The Development Advisory Board recommended approval of this item on June 19, 2023, with an 8-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV22-055, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN 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 use in conjunction with a Development Plan (File No. PDEV22-052) to construct a self-storage facility consisting of three buildings totaling 63,994 square feet on 1.55 acres of land, located at 5056 East Fourth Street, within the Freeway Commercial land use district of the Exchange Specific Plan. 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



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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: 0238-012-31) **submitted by West Coast Self Storage. The Development Advisory Board recommended approval of this item on June 19, 2023, with an 8-0 vote.**

Action: The Planning Commission adopted Resolutions to approve the Conditional Use Permit, File No. PCUP22-023 and the Development Plan, File No. PDEV22-052, 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. 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 (ALUCP). (APN(s): 1049-491-01, 1049-491-02 and 1049-491-03) **submitted by Chartwell Real Estate Development. The Development Advisory Board recommended approval of this item on June 19, 2023, with an 8-0 vote.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV21-035, subject to conditions of approval.