



Monthly Activity Report: Actions

Month of July 2024

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

DEVELOPMENT ADVISORY BOARD MEETING July 1, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-032: A hearing to consider a Development Plan to construct a 2,274 square foot commercial building on 0.4-acre of land located at the northwest corner of Vine Avenue and Brooks Street, within the LUA-3 (Holt Boulevard) land use district of the MU-1 (Downtown Mixed Use) zoning district (APN: 1049-021-19) **City initiated.**

Action: The Development Advisory Board adopted a Decision approving Development Plan, File No. PDEV23-032, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT REVIEW FOR FILE NO. PMTT23-005 AND PDEV23-011: A public hearing to consider tentative Parcel Map 20714 to subdivide approximately 60 acres of land into 13 numbered lots and 2 lettered lots and a Development Plan to construct 12 business park industrial buildings totaling 882,538 square feet on approximately 43 acres of land generally located east of Euclid Avenue, south of Schaefer Avenue, west of Sultana Avenue and north of Edison Avenue within a proposed Euclid Mixed Use Specific Plan (File No. PSP22-001) (APNs: 1053-071-01; 1053-071-02; 1053-071-03; 1053-071-04; 1053-211-01; 1053-211-02; 1053-281-08; 1053-081-01; 1053-081-02; 1053-081-03; 1053-081-04) **submitted by Euclid Land Investment LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of Tentative Parcel Map, File No. PMTT23-005, and Development Plan, File No. PDEV23-011, subject to conditions.

ZONING ADMINISTRATOR MEETING July 1, 2024

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING July 2, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT 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. 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. City Council action is required.**

Action: The City Council considered and adopted an Ordinance approving Development Code Amendment, File No. PDCA24-002.



Monthly Activity Report: Actions

Month of July 2024

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

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.**
Action: The City Council considered and adopted an Ordinance approving Development Agreement, File No. PDA21-010.

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, 1048-354-01, 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.**
Action: The City Council continued this item to the July 16, 2024 City Council meeting.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING July 10, 2024

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING July 15, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-039: A public hearing to consider a Development Plan to construct one (1) industrial warehouse building totaling 108,674 square feet on 5.8 acres of land located at 1580 East Eucalyptus Avenue, within



Monthly Activity Report: Actions

Month of July 2024

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

the PA-3A (Business Park) land use district of the Merrill Commerce Center Specific Plan. (APN:1054-161-05) **submitted by Prologis. L.P.**

Action: The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV22-039, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-008: A public hearing to consider a Development Plan to construct a 55-foot-tall stealth monopine wireless telecommunications facility on 4.07-acres of land, on property located at 2500 South Archibald Avenue, within the CC (Community Commercial) zoning district (APN: 1083-011-09) **submitted by New Cingular Wireless PCS, LLC dbd AT&T Mobility.**

Action: The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV23-008, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-010: A public hearing to consider a Development Plan to construct an approximate 2-acre Public Plaza located adjacent to the east of the Toyota Arena within the Mixed-Use land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-205-01) **City initiated.**

Action: The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV24-010, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILES NO. PMTT23-008 AND PDEV23-037: A public hearing to consider Tentative Tract Map No. 20659 (File No. PMTT23-008), subdividing 3.1 acres of land into one parcel for condominium purposes, in conjunction with a Development Plan (File No. PDEV23-037) to construct 70 multiple-family residential condominium units on the project site, including 7 moderate affordable dwellings, located at 1355 West 5th Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district (APN: 1008-551-12) **submitted by Warmington Residential, LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Tentative Tract Map, File No. PMTT23-008 and Development Plan, File No. PDEV23-037, subject to conditions.

ZONING ADMINISTRATOR MEETING July 15, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-006: A public hearing to consider a Conditional Use Permit for a Type 41 ABC License (On-Sale Beer and Wine) for on-premises consumption of alcoholic beverages, including beer and wine with an existing 1,549 square-foot restaurant (Catrina's Kitchen) on 0.487 acres of land located at 1047 North Mountain Avenue, within the CC (Community Commercial) zoning district (APN: 1010-132-01) **submitted by Ernesto Osuna.**

Action: The Development Advisory Board adopted a Decision approving Conditional Use Permit PCUP24-006, subject to conditions.



Monthly Activity Report: Actions

Month of July 2024

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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-010: A public hearing to consider a Conditional Use Permit for a Type 41 ABC License (On-Sale Beer and Wine) for on-premises consumption of alcoholic beverages, including beer and wine within a proposed 1,572 square-foot restaurant (Poki Bowl) on 4.15 acres of land located at 3520 East Guasti Road, Suite 120, within the Mixed-Use planning area of the Ontario Gateway Specific Plan (APN: 0210-212-65) **submitted by Poki Bowl Ontario LLC.**

Action: The Development Advisory Board adopted a Decision approving Conditional Use Permit PCUP24-010, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING July 16, 2024

ENVIRONMENTAL ASSESSMENT AND WILLIAMSON ACT CONTRACT CANCELLATION FOR FILE NO. PWIL23-001: A public hearing to consider cancellation of Williamson Act Land Conservation Contract #72-384 (File No. PWIL23-001) related to 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 City Council adopted a Resolution approving 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.**

Action: The City Council adopted Resolutions approving the Environmental Impact Report and General Plan Amendment, File No. PGPA23-002, and introduced and waived further reading of an Ordinance approving the Zone Change (File No. PZC23-004).

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, 1048-354-01, 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.**

Action: The City Council considered and adopted a Resolution approving a Mitigated Negative Declaration and introduced and waived further reading of an Ordinance approving the Planned Unit Development, File No. PUD23-004.



Monthly Activity Report: Actions

Month of July 2024

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

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING July 23, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA23-004: A public hearing to consider a Development Agreement (File No. PDA23-004) between the City of Ontario and Euclid Land Investment, LLC to establish the terms and conditions associated with Tentative Parcel Map 20714 (File No. PMTT23-005), a 60 acre property located east of Euclid Avenue, south of Schaefer Avenue, west of Sultana Avenue and north of Edison Avenue within a proposed Euclid Mixed Use Specific Plan (File No. PSP22-001) (APNs: 1053-071-01; 1053-071-02; 1053-071-03; 1053-071-04; 1053-211-01; 1053-211-02; 1053-281-08; 1053-081-01; 1053-081-02; 1053-081-03; 1053-081-04); **submitted by Euclid Land Investment, LLC. City Council action is required.**

Action: The Planning Commission recommended the City Council approve the Development Agreement, File No. PDA23-004, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT REVIEW FOR FILE NOS. PSP22-001, PMTT23-005 AND PDEV23-011: A public hearing to consider certification of the Environmental Impact Report (SCH #2023020281), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] a Specific Plan (File No. PSP22-001 – Euclid Mixed Use Specific Plan) to establish the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 1,386,776 square feet of Business Park land uses, 290,110 square feet of office and retail land uses, and 446 dwelling units on the 84-acre project site; [2] Tentative Parcel Map No. 20714 (File No. PMTT23-005) to subdivide approximately 60 acres of land into 13 numbered lots and 2 lettered lots; and [3] a Development Plan (File No. PDEV23-011) to construct 12 business park industrial buildings totaling 882,538 square feet on approximately 43 acres of land generally located east of Euclid Avenue, south of Schaefer Avenue, west of Sultana Avenue and north of Edison Avenue within the proposed Euclid Mixed Use Specific Plan (APNs: 1053-071-01; 1053-071-02; 1053-071-03; 1053-071-04; 1053-211-01; 1053-211-02; 1053-211-05; 1053-281-01; 1053-281-02; 1053-281-03; 1053-281-04; 1053-281-07; 1053-281-08; 1053-081-01; 1053-081-02; 1053-081-03; 1053-081-04) **submitted by Euclid Land Investment LLC. City Council action is required for PSP22-001 and the Environmental Impact Report (SCH #2023020281). On July 1, 2024, the Development Advisory Board recommended approval of File Nos. PMTT23-005 and PDEV23-011 with a (8-0) vote.**

Action: The Planning Commission adopted Resolutions approving Tentative Parcel Map, File No. PMTT23-005, and Development Plan, File No. PDEV23-011, subject to conditions, and recommended the City Council approve the Specific Plan, File No. PSP22-001, subject to conditions.