



Monthly Activity Report: Actions

Month of August 2023

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

CITY COUNCIL/HOUSING AUTHORITY MEETING August 1, 2023

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING August 7, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-041: A hearing to consider a Development Plan to construct 362 multiple-family dwellings, consisting of 182 Motor Court homes and 180 Rowtown homes on 22.2 acres of land located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within Planning Area 7 (PA-7) and Planning Area 8 (PA-8) of the Grand Park Specific Plan. (APNs: 0218-241-51, 0218-241-52, 0218-241-53 and 0218-241-54); **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of File No. PDEV21-041 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-018 AND PDEV22-026: A public hearing to consider: [1] Tentative Tract Map No. 20557 (File No. PMTT22-018) subdividing 3.9 acres of land into a single parcel for condominium purposes; and [2] a Development Plan (File No. PDEV22-026) for the construction of 70 multiple-family dwellings located at 2037 and 2055 South Fern Avenue, within the MDR-18 (Medium Density Residential—11.1 to 18.0 DUs/Acre) zoning district. (APNs: 1050-591-01 and 1050-591-02) **submitted by Melia Homes. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of File No. PMTT22-018 and File No. PDEV22-026 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-027: A public hearing to consider a Development Plan to construct 346 apartment units and 5,400 square feet of commercial space on 9.4 acres of land, located at the northwest corner of Euclid Avenue and Walnut Avenue, within the Mixed Use – Neighborhood Hub 8e – Euclid and Walnut (MU-NH 8e) zoning district. (APNs: 1051-271-67, 1051-271-06, and 1051-271-66) **submitted by Legacy/Collier Residential LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of File No. PDEV22-027 to the Planning Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-050: A hearing to consider a Development Plan to construct one industrial building totaling 167,174 square feet on 6.98 acres of land located at 1600 East Francis Street, within the General Industrial (IG) zoning district. (APNs: 113-381-03, 113-381-04, 113-381-05 & 113-381-06) **submitted by DPIF3 CA 40 LC at 60 Freeway, LLC. Planning Commission action is required.**



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Action: The Development Advisory Board recommended approval of File No. PDEV22-050 to the Planning Commission, subject to conditions of approval.

ZONING ADMINISTRATOR MEETING August 7, 2023

Meeting Cancelled

HISTORIC PRESERVATION SUBCOMMITTEE MEETING August 9, 2023

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS FOR FILE NO. PHP22-015: A hearing to consider a Certificate of Appropriateness to facilitate the construction of a mixed-use development consisting of 346 apartment units and 5,400 square feet of commercial space on 9.4 acres of land located at the northwest corner of Euclid Avenue and Walnut Avenue, within the Mixed-Use – Neighborhood Hub 8e – Euclid and Walnut (MU-NH 8e) zoning district. Submitted by Legacy/Collier Residential LLC. **Planning/Historic Preservation Commission action is required.**

Action: The Historic Preservation Subcommittee recommended approval of File No. PHP-22-015 to the Planning Commission, subject to conditions of approval.

CITY COUNCIL/HOUSING AUTHORITY MEETING August 15, 2023

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT 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 recommended approval of this item on June 27, 2023.**

Action: The City Council considered and adopted an Ordinance approving File No. PUD22-002 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



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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: 0218-151-10) **submitted by Richland Communities. The Planning Commission recommended approval of this item on June 27, 2023.**

Action: The City Council considered and adopted an Ordinance approving File No. PDA21-008 subject to conditions of approval.

DEVELOPMENT ADVISORY BOARD MEETING August 21, 2023

Meeting Cancelled

ZONING ADMINISTRATOR MEETING August 21, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-005: A public hearing to consider a Conditional Use Permit to establish Type 21 ABC License (Off-Sale General) for the retail sales including beer, wine, and distilled spirits for off-premise consumption in conjunction with a 47,490 square-foot supermarket (Stater Bros. Markets) on 3.3 acres of land, located at 930 North Haven Avenue, within the Commercial land use district of the Piemonte Overlay of the Ontario Center Specific Plan. (APN: 0210-531-21); **submitted by Stater Bros. Development**

Action: The Zoning Administrator approved File No. PCUP23-005, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING August 22, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-041: A hearing to consider a Development Plan to construct 362 multiple-family dwellings, consisting of 182 Motor Court (Green Court) townhomes and 180 Row Town homes on 22.2 acres of land located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within Planning Area 7 (PA-7) and Planning Area 8 (PA-8) of the Grand Park Specific Plan. (APNs: 0218-333-01, 0218-333-02, 0218-333-03); **submitted by Lennar Homes of California, Inc. The Development Advisory Board recommended approval of this item on August 7, 2023, with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve File No. PDEV21-041, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-050: A hearing to consider a Development Plan to construct one industrial building totaling 167,174 square feet on 6.98 acres of land located at 1600 East Francis Street, within the General Industrial (IG) zoning district. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the City Council on August 16, 2022, was prepared. (APNs: 113-381-03, 113-381-04, 113-381-05 & 113-381-06) **submitted by DPF3 CA 40 LC at 60 Freeway, LLC. The Development Advisory Board recommended approval of this item on August 7, 2023, with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve File No. PDEV21-050, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-018 AND PDEV22-026: A public hearing to consider: [1] Tentative Tract Map No. 20557 (File No. PMTT22-018) subdividing 3.9 acres of land into a single parcel for condominium purposes; and [2] a Development Plan (File No. PDEV22-026) for the construction of 70 multiple-family dwellings located at 2037 and 2055 South Fern Avenue, within the MDR-18 (Medium Density Residential—11.1 to 18.0 DUs/Acre) 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: 1050-591-01 and 1050-591-02) **submitted by Melia Homes. The Development Advisory Board recommended approval of this item on August 7, 2023, with a 7-0 vote**

Action: The Planning Commission adopted Resolutions to approve File Nos. PMTT22-018 and PDEV22-026, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT, CERTIFICATE OF APPROPRIATENESS, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD22-004, PHP22-015, AND PDEV22-027: A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-004) to establish development standards and design guidelines for the overall 10.6-acre project site; [2] a Certificate of Appropriateness (File No. PHP22-015) to determine whether the project site is an historic resource; and [3] a Development Plan (File No. PDEV22-027) to construct 346 apartment units and 5,400 square feet of commercial space on 9.4 acres of the project site, located at the northwest corner of Euclid Avenue and Walnut Street, within the Mixed Use – Neighborhood Hub 8e – Euclid and Walnut (MU-NH 8e) zoning district. (APNs: 1051-271-67, 1051-271-06, and 1051-271-66) **submitted by Legacy/Collier Residential LLC. City Council action is required for File No. PUD22-004. The Development Advisory Board recommended approval of File No. PDEV22-027 on August 7, 2023, with a 7-0 vote.**

Action: The Planning Commission recommended adoption of a Resolution to approve File No. PDU22-004, and adopted Resolutions to approve File Nos. PHP-22-015 and PDEV22-026, subject to conditions of approval.