



Monthly Activity Report: Actions

Month of August 2024

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

DEVELOPMENT ADVISORY BOARD MEETING August 5, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-042: A public hearing to consider a Development Plan to construct a non-stealth wireless telecommunications facility on an existing Southern California Edison (SCE) tower located at 3791 South Archibald Avenue, within the UC (Utility Corridor) zoning district. (APN: 0218-771-63) **submitted by Verizon Wireless.**

Action: The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV23-042, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR22-005 & PDEV23-025: A public hearing to consider a Variance (File No. PVAR22-005) request to deviate from the required landscape setback along Grove Avenue from 15-feet to 9.5-feet in conjunction with a Development Plan (File No. PDEV23-025) to construct a 25,482 square foot industrial building on 1.34-acres of land located at 1194 E. Holt Boulevard, within the Industrial Park (IP) zoning district. (APN: 1049-141-24) **submitted by Adel Batarseh. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Variance, File No. PVAR22-005, and Development Plan, File No. PDEV23-025, subject to conditions.

ZONING ADMINISTRATOR MEETING August 5, 2024

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING August 6, 2024

ENVIRONMENTAL ASSESSMENT, AND ZONE CHANGE REVIEW FOR FILE NO. 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: [i] 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



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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.**

Action: The City Council considered and adopted an Ordinance approving the Zone Change (File No. PZC-23-004).

HISTORIC PRESERVATION SUBCOMMITTEE MEETING August 14, 2024

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-003: A Certificate of Appropriateness to facilitate the construction of a 3,515 square foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) and EA (Euclid Avenue Overlay) zoning districts. (APNs: 1050-281-03, 1050-281-02, & 1050-281-01) **submitted by Bickel Group Architecture. Planning /Historic Preservation Commission action is required.**

Action: The Historic Preservation Subcommittee recommended approval of the Certificate of Appropriateness, File No. PHP23-003, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP24-004: A Certificate of Appropriateness to construct alterations for the adaptive reuse of the rear portion of a historic eligible commercial/warehouse building to accommodate a restaurant and



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2 retail units at 115 South Palm Avenue, within the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) zoning district. (APN: 1049-055-09). **submitted by WCPS Holdings, Inc.**

Action: The Historic Preservation Subcommittee approved the Certificate of Appropriateness, File No. PHP24-004, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY – SPECIAL MEETING August 16, 2024

No Planning Items Presented

DEVELOPMENT ADVISORY BOARD MEETING August 19, 2024

ENVIRONMENTAL ASSESSMENT AND MINOR SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA23-002: A public hearing to consider a minor amendment to the California Commerce Center Specific Plan to: a) modify the land use designation on an approximately four-acre Project site from Light Industrial to Rail Industrial; b) create consistency between the Project site and the adjacent properties' land use districts; and c) make text and exhibit modifications throughout the document to accommodate the change. The Project site is located at 301 South Rockefeller, and 4452 and 4462 East Airport Drive. (APNs: 0238-185-26; 0238-185-55; 0238-185-56) **submitted by ARCO National Construction.**

Action: The Development Advisory Board adopted a Decision approving the Minor Specific Plan Amendment, File No. PSPA23-002, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-034: A public hearing to consider a Development Plan to demolish two industrial buildings totaling 44,193 square feet on a 4.07-acre Project site (6.68 total acres of land) to facilitate the expansion of one industrial building totaling 109,539 square feet, located at 301 South Rockefeller Avenue and 4452 and 4462 East Airport Drive, within the proposed Rail Industrial land use district of the California Commerce Center Specific Plan. (APNs: 0238-185-23, 0238-185-55, and 0238-185-56) **submitted by ARCO National Construction**

Action: The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV23-034, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-006: A hearing to consider a Development Plan to construct 120 multiple-family residential units on 9.61 gross acres of land located on the northeast corner of Eames Street and Twinkle Avenue, within Planning Area 2B (Medium Density Residential) of the Rich Haven Specific Plan. (APN: 0218-161-14) **submitted by Tri Pointe Homes. Planning Commission action is required**



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Action: The Development Advisory Board adopted a Decision recommending approval of the Development Plan, File No. PDEV24-006, subject to conditions.

ZONING ADMINISTRATOR MEETING August 19, 2024

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING August 20, 2024

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. On July 16, 2024, the City Council introduced and waived further reading of an Ordinance for File No. PUD23-004.**

Action: The City Council considered and adopted an Ordinance approving the Planned Unit Development, File No. PUD23-004.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN FOR FILE NO. PSP22-001: 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 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 related to (1) 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 (2) 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 23, 2024, the Planning Commission recommended the City Council approve the Specific Plan, File No. PSP22-001, subject to conditions.

Action: The City Council considered and adopted a Resolution certifying the Environmental Impact Report (State Clearinghouse No. 2023020281) prepared for the Euclid Mixed Use Specific Plan, File No. PSP22-001, which includes a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and introduced and waived further reading of an Ordinance approving the Euclid Mixed Use Specific Plan, File No. PSP22-001.

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. pmft23-005), 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.**

Action: The City Council introduced and waived further reading of an Ordinance approving a Development Agreement, File No. PDA23-004.

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 considered and waived further reading of an extension to the Urgency Ordinance for Development Code Amendment, File No. PDCA24-001.

APPEAL OF PLANNING COMMISSION DECISION FOR FILE NO. PCUP23-018: An Appeal of the Planning Commission's decision to deny a Conditional Use Permit request to establish a 10,314 square-foot Adult Day Care facility on 0.46 acres of land located at 910 North Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. (APN: 1010-141-03) **submitted by Michael Mai. The Planning Commission denied this item on May 28, 2024.**

Action: The City Council upheld the denial of Conditional Use Permit File No. PCUP23-018.



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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING August 27, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-017: A public hearing to consider certification of the Final Environmental Impact Report (State Clearinghouse No. 202209006), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with a Development Plan to construct a 270,337-square-foot industrial building on 13.08 acres of land (0.47 FAR) located at 5355 East Airport Drive, within the IH (Heavy Industrial) zoning district. (APNs: 0238-052-29 and 0238-052-20) **submitted by Prologis. At the May 28, 2024, meeting, the Planning Commission voted to reconsider and continue this item.**

Action: The Planning Commission adopted Resolutions approving the Environmental Impact Report including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, and the Development Plan, File No. PDEV22-017, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR21-005 AND PDEV21-028: A public hearing to consider a Variance (File No. PVAR21-005) to reduce the building setback along an arterial street, from 20 feet to 2 feet 8 inches in conjunction with a Development Plan (File No. PDEV21-028) to construct one industrial building totaling 32,165 square feet on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district. (APNs: 1049-382-01 and 1049-382-02) **submitted by Phelan Development Company. The Development Advisory Board recommended approval of this item at the August 15, 2022, hearing with a (6-0) vote.**

Action: The Planning Commission adopted Resolutions approving the Variance, File No. PVAR21-005, and Development Plan, File No. PDEV21-028, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR22-005 & PDEV23-025: A public hearing to consider a Variance (File No. PVAR22-005) request to deviate from the required landscape setback along Grove Avenue from 15-feet to 9.5-feet in conjunction with a Development Plan (File No. PDEV23-025) to construct a 25,482 square foot industrial building on 1.34-acres of land located at 1194 E. Holt Boulevard, within the Industrial Park (IP) zoning district. (APN: 1049-141-24) **submitted by Adel Batarseh. The Development Advisory Board recommended approval of this item at the August 5, 2024, meeting with a (6-0) vote.**

Action: The Planning Commission adopted Resolutions approving the Variance, File No. PVAR22-005, and Development Plan, File No. PDEV23-025, 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. The Development Advisory Board recommended approval of this item on July 15, 2024, with an 8-0 vote.**



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Action: The Planning Commission adopted Resolutions approving the Tentative Tract Map, File No. PMTT23-008, and Development Plan, File No. PDEV23-037, subject to conditions.