



# Monthly Activity Report: Actions

Month of September 2022

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

## CITY COUNCIL/HOUSING AUTHORITY MEETING September 6, 2022

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-009:** A public hearing to consider a Conditional Use Permit to establish and operate a limited-service, 4-story, 128-room extended-stay hotel on 1.83-acres of land, on property located at 5060 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 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: 0238-012-30) **submitted by Roger Barbosa. The Planning Commission recommended approval of this item on February 22, 2022 with a vote of 7 to 0.**

**Action:** The City Council adopted the Resolution approving the Conditional Use Permit, File No. PCUP21-009, subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA22-003:** A public hearing to consider an amendment to the Ontario Gateway Specific Plan, modifying Table 2.B (Permitted Land Uses by Planning areas) to allow "Auto Sales and Services" as a permitted land use in the Office Planning Area 1 land use district. The project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the common sense exemption (general rule) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The property affected by this Specific Plan Amendment 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: 0210-212-60) **submitted by the City of Ontario. Planning Commission recommended approval of this item on July 26, 2022, with a 7-0 vote.**

**Action:** The City Council adopted the Resolution approving the Specific Plan Amendment, File No. PSPA22-003.

**ENVIRONMENTAL ASSESSMENT & PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD20-001:** A public hearing to consider a Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.81-acre of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) 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) 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; (APN: 1049-021-09) **submitted by Kathy Huynh. Planning Commission recommended approval of this item on July 26, 2022, with a 7 – 0 vote.**



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**Action: Continued to the September 20, 2022 City Council meeting.**

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## DEVELOPMENT ADVISORY BOARD MEETING September 7, 2022

*Meeting Cancelled*

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## ZONING ADMINISTRATOR MEETING September 7, 2022

*Meeting Cancelled*

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## DEVELOPMENT ADVISORY BOARD MEETING September 19, 2022

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-016:** A public hearing to consider Tentative Tract Map No. 20451, subdividing 30.17 acres of land for condominium purposes, into 138 numbered lots and 48 lettered lots, residential uses, landscape neighborhood edge, private drives, private lanes, private streets, and parking, and common open space purposes, located at the southwest corner of Hamner Avenue and Old Edison Road, within PA-3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and PA-4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was certified by the City Council on February 6, 2007. 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; (APNs: 0218-252-39 and 0218-252-09) **submitted by Richland Ventures, Inc. Planning Commission action is required.**

**Action: The Development Advisory Board approved the Decision recommending the Planning Commission approve Tentative Tract Map No. 20451.**



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## ZONING ADMINISTRATOR MEETING September 19, 2022

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-025:** A public hearing to consider a modification to a previously approved Conditional Use Permit (File No. PCUP10-016) to extend the hours of operation for El Pescador restaurant and establish a 744 square feet outdoor dining area, located at 636 North Euclid Avenue, within LUA-1 (Euclid Avenue Entertainment Land Use Area) of the MU-1 (Downtown Mixed-Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) 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: 1048-361-01 1048-361-02 1048-361-03 1048-361-12) **submitted by Hunts Point Falls, LLC.**

**Action:** The Zoning Administrator adopted the decision approving the Conditional Use Permit on October 5, 2022.

## CITY COUNCIL/HOUSING AUTHORITY MEETING September 20, 2022

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC19-001:** A public hearing to consider a Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to facilitate the development of a 0.28-acre project site. The environmental impacts of this project were reviewed in conjunction with File No. PGPA20-002, a General Plan Amendment for The Ontario Plan 2050 Update, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022. 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: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera. Planning Commission recommended approval of this item on August 23, 2022 with a 6-0 vote.**

**Action:** The City Council introduced and waived further reading of the ordinance approving the Zone Change, File No. PZC19-001.

**ENVIRONMENTAL ASSESSMENT & PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD20-001:** A public hearing to consider a Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.81-acre of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) 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) 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



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International Airport Land Use Compatibility Plan; (APN: 1049-021-09) **submitted by Kathy Huynh. Planning Commission recommended approval of this item on July 26, 2022, with a (7 – 0) vote.**

**Action: Continued to an unspecified future meeting.**

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**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING  
September 27, 2022**

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*Meeting Cancelled*

*(All scheduled items continued to the October 25, 2022 Planning Commission meeting)*

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