



Monthly Activity Report: Actions

Month of September 2023

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

CITY COUNCIL/HOUSING AUTHORITY MEETING September 5, 2023

No Planning Department Items Scheduled

DEVELOPMENT ADVISORY BOARD MEETING September 6, 2023

Meeting Cancelled

ZONING ADMINISTRATOR MEETING September 6, 2023

Meeting Cancelled

HISTORIC PRESERVATION SUBCOMMITTEE MEETING September 13, 2023

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PHP22-002, PHP22-004, PHP22-005, AND PHP22-006: A public hearing to consider a Certificate of Appropriateness for the demolition of 4, Tier III historic resources located at 204, 220-222, 444 and 616 East Holt Boulevard, to facilitate the construction of the West Valley Connector Bus Rapid Transit (BRT) service. (APNs: 1049-063-01, 1049-063-03, 1049-063-04, 1049-066-02 and 1049-093-01); submitted by San Bernardino County Transportation Authority.

Action: The Historic Preservation Subcommittee recommended approval of File Nos. PHP22-002, PHP22-004, PHP22-005, AND PHP22-006 to the Planning Historic Commission, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-006: A Certificate of Appropriateness to construct a 577 square foot addition to an existing 872 square foot single family residence (Eligible Historic Resource), located at 541 Lynn Haven Court, within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-531-20) submitted by Reliance Development and Construction Inc.

Action: The Historic Preservation Subcommittee approved of File No. PHP23-006, subject to conditions of approval.



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ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-

009: A Certificate of Appropriateness to construct a 489 square foot addition to an existing 805 square foot single family residence (Eligible Historic Resource), located at 726 East H Street, within the LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) zoning district. (APN: 1048-202-09) submitted by Koby Klinghoffer.

Action: The Historic Preservation Subcommittee approved of File No. PHP23-009, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-

003: A public hearing to consider a Certificate of Appropriateness for the demolition of a Tier II designated historic resources (Local Landmark No. 8, Dietz Garage) located at 212-214 East Holt Boulevard, to facilitate the construction of the West Valley Connector Bus Rapid Transit (BRT) service. (APN: 1049-063-02) submitted by San Bernardino County Transportation Authority. Historic Preservation Commission action is required.

Action: The Historic Preservation Subcommittee approved of File No. PHP22-003, subject to conditions of approval.

CITY COUNCIL/HOUSING AUTHORITY MEETING
September 19, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-035: A public hearing to consider an appeal of the Planning Commission's approval for file no. PDEV21-035 for 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. (APN(s): 1049-491-01, 1049-491-02 and 1049-491-03); **submitted by Chartwell Real Estate Development. The Planning Commission approved this item on July 25, 2023, with a 6-0 vote.**

Action: The City Council considered and adopted a Resolution upholding the Planning Commission's approval of the Development Plan, File No. PDEV21-035 and denying the appeal.

DEVELOPMENT ADVISORY BOARD MEETING
September 18, 2023

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-025 AND PDEV22-034: A public hearing to consider a Tentative Parcel Map 20559 (File No. PMTT22-025) to consolidate two existing parcels on site into one parcel and vacate a portion of Woodruff way to facilitate a Development Plan (File No. PDEV22-034) to raze approximately 161,320 square feet of commercial buildings and construct one 344,110 square-foot industrial building, on 16.65 acres of land generally located at the southeast corner of Rockefeller Avenue and Wanamaker Avenue, within the proposed Light Industrial Land Use Designation of the California Commerce Center Specific Plan. (APNs: 0238-201-41 and 0238-221-



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22) submitted by Link Logistics Real Estate Management LLC. Planning Commission action is required.

Action: The Development Advisory Board recommended approval of an Addendum and File Nos. PMTT22-025 and PDEV22-034, subject to the revised conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-007: A hearing to consider a Development Plan to construct 144 multiple-family residential units on 9.18 gross acres of land located on the east side of Twinkle Avenue approximately 500 feet north of Moonlight Street, within Planning Area 3B (Medium Density Residential) of the Rich Haven Specific Plan. (APNs: 0218-016-06, 0218-016-07, 0218-016-18, 0218-203-08, 0218-203-01, 0218-203-02, 0218-203-03, 0218-203-04, 0218-203-07, 0218-203-06, and 0218-203-05) submitted by Landsea Homes. Planning Commission action is required.

Action: The Development Advisory Board recommended approval of File No. PDEV23-007, subject to the revised conditions.

ZONING ADMINISTRATOR MEETING September 18, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-006: A public hearing to establish a Conditional Use Permit for three ABC Licenses (Type 6 – Still, Type 23 – Small Beer Manufacturer, and Type 74 – Craft Distillers) for on-sale and off-sale alcohol consumption in conjunction with a proposed 5,040 square-foot restaurant and 1,250 square-foot outdoor patio, on 0.72 acres of land, located at 980 North Haven Avenue, within the Commercial land use district of the Piemonte Overlay within the Ontario Center Specific Plan. (APN: 0210-531-10) submitted by Left Coast Brewing Co.

Action: The Zoning Administrator approved of File No. PCUP23-006, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-009: A public hearing to consider a Type 41 ABC license (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer and wine within a proposed 2,864 square-foot restaurant (California Fish Grill) on 17.09 acres of land, at the southwest corner of Hamner Avenue and Ontario Ranch Road within Planning Area 8 (Regional Commercial) of the Rich Haven Specific Plan. (APN: 218-211-37) submitted by California Fish Grill, LLC.

Action: The Zoning Administrator approved of File No. PCUP23-009, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING September 26, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-007: A hearing to consider a Development Plan to construct 144 multiple-family residential units on 9.18 gross acres of land located on the east side of Twinkle Avenue approximately 500 feet north of



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Moonlight Street, within Planning Area 3B (Medium Density Residential) of the Rich Haven Specific Plan. (APNs: 0218-016-06, 0218-016-07, 0218-016-18, 0218-203-08, 0218-203-01, 0218-203-02, 0218-203-03, 0218-203-04, 0218-203-07, 0218-203-06, and 0218-203-05). **Submitted by Landsea Homes. The Development Advisory Board recommended approval of this item on September 18, 2023, with a 7-0 vote.**

Action: The Planning Commission adopted a Resolution to approve File No. PDEV23-007, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-003: A public hearing to consider a Certificate of Appropriateness for the demolition of a Tier II designated historic resources (Local Landmark No. 8, Dietz Garage) located at 212-214 East Holt Boulevard, to facilitate the construction of the West Valley Connector Bus Rapid Transit (BRT) service (APN: 1049-063-02). **submitted by San Bernardino County Transportation Authority. The Historic Preservation Subcommittee recommended approval of this item on September 13, 2023, with a 2-0 vote.**

Action: The Planning Commission adopted a Resolution to approve File No. PHP22-003, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PSPA22-006, PMTT22-025, AND PDEV22-034: A public hearing to consider the following: [1] An amendment to the California Commerce Center Specific Plan (File No. PSPA22-006), to change the land use designation from Commercial/Food/Hotel to Light Industrial, update exhibits and text to support the change, and bring the Specific Plan into conformance with The Ontario Plan 2050 (General Plan); [2] A Tentative Parcel Map 20559 (File No. PMTT22-025) to consolidate two existing parcels into one; and [3] A Development Plan (File No. PDEV22-034) to raze approximately 161,320 square feet of commercial buildings and construct one 344,110 square-foot industrial building, on 16.65 acres of land generally located at the southeast corner of Rockefeller Avenue and Wanamaker Avenue, at 1350 and 1375 S. Woodruff Way, within the proposed Light Industrial Land Use Designation of the California Commerce Center Specific Plan. (APNs: 0238-201-41 and 0238-221-22). **submitted by Link Logistics Real Estate Management LLC. City Council action is required for File No. PSPA22-006. The Development Advisory Board recommended approval of File Nos. Addendum, PMTT22-025 and PDEV22-034 on September 18, 2023, with a 7-0 vote.**

Action: The Planning Commission continued this item to the October 24, 2023 Planning Commission meeting.

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 a 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-



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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. This item was continued from the August 22, 2023 Planning Commission meeting.

Action: The Planning Commission adopted resolutions to approve the Certificate of Appropriateness, File No. PHP22-015, and the Development Plan, File No. PDEV22-027, subject to conditions of approval. The Planning Commission recommended the adoption of resolutions to approve the Addendum, and the Planned Unit Development, File No. PUD22-004, subject to conditions of approval.