



Monthly Activity Report: Actions

Month of September 2024

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

CITY COUNCIL/HOUSING AUTHORITY MEETING September 3, 2024

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP22-001: A public hearing to consider approval of 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 relating 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. On August 20, 2024, the City Council introduced and waived further reading.**

Action: The City Council considered and adopted an Ordinance approving the 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. 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. On August 20, 2024, the City Council introduced and waived further reading.**

Action: The City Council considered and adopted an Ordinance approving Development Agreement (File No. PDA23-004).

AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO UPHOLD THE ZONING ADMINISTRATOR'S INTERPRETATION AND DETERMINATION DECISION FOR FILE NOS. PDET23-005, PDET23-007, PDET23-008, PDET23-009, PDET23-010, PDET23-015 AND PDET23- 016:

Action: The City Council introduced and continued this item to the October 1, 2024 meeting.

DEVELOPMENT ADVISORY BOARD MEETING September 4, 2024

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CERTIFICATE OF APPROPRIATENESS, AND VARIANCE FOR FILE NOS. PDEV23-010, PHP23-003, & PVAR23-002: A public hearing to consider a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003)



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to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property 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 Development Advisory Board recommended approval of Development Plan, File No. PDEV23-010, Certificate of Appropriateness, File No. PHP23-003, and Variance, File No. PVAR23-002, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-043: A public hearing to consider a Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. (APNs: 0218-252-39 and 0218-252-09) **submitted by Landwise Development, LLC / Pulte Group, Inc. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval of the Development Plan, File No. PDEV23-043, subject to conditions.

ZONING ADMINISTRATOR MEETING September 4, 2024

Meeting Cancelled

HISTORIC PRESERVATION SUBCOMMITTEE MEETING September 11, 2024

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING September 16, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-022: A public hearing to consider a Development Plan to construct a commercial building and an ancillary storage building totaling 28,509 square feet on 4.97 acres of land, located at the southeast corner of QVC Way and Inland Empire Boulevard, within the Urban Commercial land use district of the



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Meredith International Center Specific Plan. (APN: 0110-321-80) **submitted by Walter's Automotive Group.**

Action: The Development Advisory Board adopted a Decision approving the Development Plan, File No. PDEV23-022, subject to conditions.

ZONING ADMINISTRATOR MEETING September 16, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-012: A public hearing to consider a Conditional Use Permit request to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine – Eating Place) within an existing 2,000 square-foot restaurant (“Ontario Pizza”) located at 1520 N. Mountain Avenue, Suite C 116, within the Sixth Street land use district of the Mountain Village Specific Plan. (APN: 1008-272-02). **Submitted by Kamalpreet Singh.**

Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP24-012, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY September 17, 2024

No Planning Items Presented

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING September 24, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-043: A public hearing to consider a Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. (APNs: 0218-252-39 and 0218-252-09). **Submitted by Landwise Development, LLC / Pulte Group, Inc. The Development Advisory Board recommended approval of this item on September 4, 2024, with a (8-0) vote.**

Action: The Planning Commission adopted a Resolution approving the Development Plan, File No. PDEV23-043, subject to revised 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



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Planning Area 2B (Medium Density Residential) of the Rich Haven Specific Plan. (APN: 0218-161-14). **Submitted by Tri Pointe Homes. The Development Advisory Board recommended approval of this item on August 19, 2024, with a (7-0) vote.**

Action: The Planning Commission adopted a Resolution approving Development Plan, File No. PDEV24-006, subject to conditions.

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PHP23-003, PVAR23-002, & PDEV23-010:

A public hearing to consider a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property 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. The Development Advisory Board recommended approval of this item on September 4, 2024, with a (8-0) vote.**

Action: The Planning/Historic Preservation Commission adopted Resolutions approving Development Plan, File No. PDEV23-010, Certificate of Appropriateness, File No. PHP23-003, and Variance, File No. PVAR23-002, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA24-003:

A public hearing to consider a Development Code Amendment (File No. PDCA24-003) revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), and 6.0 (Development and Subdivision Regulations) of the City of Ontario Development Code. **City Initiated. City Council action is required.**

Action: The Planning Commission recommended approval of Development Code Amendment, File No. PDCA24-003.