



# Monthly Activity Report: Actions

Month of October 2023

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

## DEVELOPMENT ADVISORY BOARD MEETING October 2, 2023

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-043:** A hearing to consider a Development Plan to construct a 6-level parking structure with a total of approximately 821 parking spaces on approximately 2.0-acres of land generally located at C Street and Sultana Avenue within the OL (Low Intensity Office) and CIV (Civic) zoning districts. (APNs: 1048-545-15 and 1048-545-16); **submitted by the City of Ontario.**

**Action: The Development Advisory Board approved a Development Plan File No. PDEV22-043, subject to conditions.**

## ZONING ADMINISTRATOR MEETING October 2, 2023

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING October 3, 2023

A public hearing to consider an amendment to the Ontario Development Code, updating regulations for the short-term rental of property in the city and establishing fees for short term rentals. **Initiated by the City of Ontario.**

**Action: The City Council continues this item to a future meeting.**

## HISTORIC PRESERVATION SUBCOMMITTEE MEETING October 11, 2023

*Meeting Cancelled*

## HISTORIC PRESERVATION SUBCOMMITTEE SPECIAL MEETING October 18, 2023

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-005:** A public hearing to consider a Certificate of Appropriateness to establish a management plan for the historic rock curbs located within the public-right-of-way (Citywide) for the purpose of identifying the location, historic significance, and to make recommendations on the preservation,



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repair, restoration or acceptable removal of the rock curbs. **City initiated. Historic Preservation Commission action is required.**

**Action:** The Historic Preservation Subcommittee recommended approval to the Historic Preservation Commission, of a Certificate of Appropriateness, File No. PHP23-005

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP23-007:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 3,414 square foot Craftsman style single-family residence, a Contributor to the Villa Historic District, located at 311 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-271-09) **submitted by Michael and Cynthia Kerby. Historic Preservation Commission and City Council actions are required.**

**Action:** The Historic Preservation Subcommittee recommended approval to the Historic Preservation Commission, of a Mills Act Contract, File No. PHP23-007.

## CITY COUNCIL/HOUSING AUTHORITY MEETING October 17, 2023

**ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD22-004:**

A public hearing to consider a Planned Unit Development (File No. PUD22-004) to establish development standards and design guidelines for the overall 10.6-acre project site, related to: [1] 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. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was prepared. 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: 1051-271-67, 1051-271-06, and 1051-271-66). **submitted by Legacy/Collier Residential LLC. The Planning Commission recommended approval of this item on September 26, 2023, with a 4-0 vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance to approve Planned Unit Development, File No. PUD22-004.

## DEVELOPMENT ADVISORY BOARD MEETING October 16, 2023

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMT22-024 (TTM 20487) AND PDEV22-037:** A public hearing to consider Tentative Tract Map



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No. 20487 (File No. PMTT22-024) to subdivide approximately 33.05-acres of land into 5 numbered lots for clubhouse/recreation area, and residential and commercial land uses in conjunction with a Development Plan (File No. PDEV22-037) to construct 508 apartment units located at the southwest corner of Archibald Avenue and Ontario Ranch Road, within Planning Areas 17, 18 and 19 of the Parkside Specific Plan. (APNs: 0218-231-10, 0218-231-11, 0218-231-15, 0218-231-16, 0218-231-31, 0218-231-13, 0218-231-23, 0218-231-24, 0218-231-32, 0218-231-34, 0218-231-36, 0218-231-42, 0218-231-47, 0218-231-48 and a portion of 0218-073-06; **submitted by SC Ontario Development Company, LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended approval to the Planning Commission of Tentative Tract Map and Development Plan, File Nos. PMTT22-024 and PDEV22-037, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-029:** A hearing to consider a Development Plan (File No. PDEV22-029) to construct a park on approximately 16 acres of land generally located east of the Cucamonga Creek Channel, west of Archibald Avenue and adjacent to East Grand Park Street and East Griffith Court, within Planning Area 21 of the Parkside Specific Plan. (APNs 0218-063-06 and a portion of 0218-063-07); **submitted by SC Ontario Development Company, LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended approval to the Planning Commission of Development Plan, File No. PDEV22-029, subject to conditions.**

## ZONING ADMINISTRATOR MEETING October 16, 2023

**ENVIRONMENTAL ASSESSMENT AND VARIANCE FOR FILE NO. PVAR23-003:** A public hearing to consider a Variance (File No. PVAR23-003) to deviate from the maximum Development Code standard for lot coverage from 30 percent to 34.23 percent, in conjunction with the construction of an attached two-car garage, on 0.449 acres of land located at 935 South Elderberry Avenue, within the AR-2 (Residential Agricultural) zoning district. (APN: 1011-421-23) **submitted by Fernando Larez.**

**Action: The Zoning Administrator approved a Variance, File No. PVAR23-003, subject to conditions.**

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING October 24, 2023

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP23-007:** A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 3,414 square foot Craftsman style single-family residence, a Contributor to the Villa Historic District, located at 311 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. (APN: 1048-271-09). **submitted by Michael and Cynthia Kerby. City Council actions is required.**

**Action: The Planning Commission recommended adoption of a Resolution to City Council to approve the Mills Act Contract, File No. PHP23-007, subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP23-005:** A public hearing to consider a Certificate of Appropriateness to establish a management plan for the historic rock curbs located within the public-right-of-way (Citywide) for the purpose of identifying the location, historic significance, and to make recommendations on the preservation, repair, restoration or acceptable removal of the rock curbs. **City initiated.**

**Action: The Planning Commission adopted a Resolution to City Council to approve the Certificate of Appropriateness, File No. PHP23-005, 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 (File No. PMTT22-025) to consolidate two existing parcels into one and facilitate the vacation of a portion of Woodruff Way; 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. PMTT22-025 and PDEV22-034 on September 18, 2023, with a unanimous vote. This item was continued from the September 26, 2023 Planning Commission meeting.**

**Action: The Planning Commission recommended adoption of Resolution to City Council to approve the Specific Plan Amendment, File No. PSPA22-006, subject to conditions of approval. The Planning Commission adopted Resolutions to approve the Tentative Parcel Map, File No. PMTT22-025 and the Development Plan, File No. PDEV22-034, subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA21-005:** A public hearing to consider certification of the Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with an Amendment (File No. PSPA21-005) to the Subarea 29 Specific Plan, to include: [1] The annexation of 113.2 gross acres of land, located on the southwest corner of Haven Avenue and Eucalyptus Avenue and establish Planning Area 32 (Mixed Residential (5-25 du/ac), Planning Area 33 (Mixed Residential (5-25 du/ac), and Planning Area 34 (School), [2] Change the land use designation for Planning Area 30 from Conventional Large Lot (3-6 du/ac) to Mixed Residential (5-25 du/ac) and Planning Area 31 from Conventional Medium Lot (4-6 du/ac) to Mixed Residential (5-25 du/ac) to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan, [3] Establish development standards for 7 new product types within the residential land use designations, and [4] Various changes to the Specific Plan land use map, land use table,

development standards, exhibits, and text modification to reflect the proposed annexation and land use changes. The Subarea 29 Specific Plan is bounded by Eucalyptus Avenue to the north, the Cucamonga Creek Channel to the west, the County Line Channel and Bellegrave Avenue to the south, and Mill Creek Avenue to the east. (APNs: 0218-331-12, 0218-331-14, 0218-331-18, 0218-331-30, 0218-331-31, and 0218-331-52) **submitted by SL Ontario Development Company, LLC. City Council action is required.**

**Action: The Planning Commission recommended adoption of a Resolution to City Council to approve Specific Plan Amendment, File No. PSPA21-005, subject to conditions of approval.**

**ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PSPA21-006, PMTT22-024 (TTM 20487), PDEV22-037, AND PDEV22-029:**

A public hearing to consider certain entitlements that are located within the Parkside Specific Plan area, which is approximately 250-acres of land and has 23 planning areas, bordered by Carpenter Avenue on the west, Archibald Avenue on the east, Eucalyptus Avenue on the south, and Ontario Ranch Road on the north, as follows: 1] An Amendment to the Parkside Specific Plan (File No. PSPA21-006) to: a) increase the residential unit capacity from 1,947 to 2,851 dwelling units by modifying density ranges in all residential planning areas and adjusting certain planning area boundaries; b) decrease commercial land use from 11.15 acres of land to 2.77 acres of land within Planning Area 19; c) decrease Great Park land use from 54.4 acres of land to approximately 33.4 acres within Planning Area 21; d) increase residential land use from 9.58 acres of land to 27.81 acres within Planning Areas 17 and 18; e) update certain development standards and introduce new building types; and f) eliminate the private open space land use in Planning Areas 23, 24, and 25; 2] Tentative Tract Map No. 20487 (File No. PMTT22-024) to subdivide 31.70 acres of land into 5 numbered lots for condominium purposes located within Planning Areas 17, 18, and 19; 3] A Development Plan (File No. PDEV22-037) to construct 508 apartment units on 30 acres of land located at the southwest corner of Archibald Avenue and Ontario Ranch Road within Planning Areas 17 and 18; and 4] A Development Plan (File No. PDEV22-029) to construct a park on 16.34 acres of land generally located east of the Cucamonga Creek Channel, west of Archibald Avenue and adjacent to East Grand Park Street and East Griffith Court within Planning Area 21. An Addendum to the Parkside Specific Plan (File No. PSP03-002) (APNs: 0218-221-10, 0218-221-11, 0218-231-45, 0218-231-04, 0218-231-08, 0218-231-10, 0218-231-11, 0218-231-13, 0218-231-15, 0218-231-16, 0218-231-23, 0218-231-24, 0218-231-31, 0218-231-32, 0218-231-34, 0218-231-36, 0218-231-39, 0218-063-06, 0218-063-07, 0218-073-04, 0218-073-06, 0218-073-07, 0218-063-04 and 0218-231-47, and 0218-231-48); **submitted by SC Ontario Development Company, LLC. City Council action is required for File No. PSPA21-006.**

**Action: This item was continued to the November 28, 2023 Planning Commission meeting.**

**ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND ZONE CHANGE FOR FILE NO.**

**PGPA23-001 AND PZC23-003:** A City initiated request to amend the Policy Plan (General Plan) component of The Ontario Plan to: [1] Modify the Land Use Plan (Exhibit LU-01) and Exhibit LU-03 (Future Buildout) changing the land use designation for 3.8 acres of land from High-Density Residential to Mixed Use - Downtown, [2] Modify the Land Use Plan (Exhibit LU-01) and Exhibit LU-03 (Future Buildout) changing the land use designation for 9.3 acres of land, from Medium-Density Residential to Low-Density Residential, [3] Modify the Land Use Plan (Exhibit LU-01) and Exhibit LU-03 (Future Buildout) changing the land use designation for 4.7 acres of land from High-Density



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Residential to Medium-Density Residential, [4] Modify the Land Use Plan (Exhibit LU-01) and Exhibit LU-03 (Future Buildout) changing the land use designation for 9.8 acres of land from Business Park to Mixed Use – East Holt, and [5] Modify the text in the Land Use Designation Summary Table (Exhibit LU-02) to allow Civic uses within the Mixed-Use Downtown land use designation. A City-initiated Zone Change request to amend the Official Zoning Map: [1] rezoning 3.8 acres of land from HDR-45 (High-Density Residential) to MU-1 (Downtown Mixed Use), [2] rezoning of 9.8 acres of land from BP (Business Park) to MU-6 (East Holt Mixed Use), and [3] rezoning 5.75 acres of land from OL (Low-Intensity Office) to MU-1 (Downtown Mixed Use). (APNs: 0110-072-25, 0110-081-06, 0110-081-07, 1008-551-01, 1008-551-07, 1008-551-11, 1008-551-12, 1008-551-13, 1008-561-06, 1010-491-02, 1010-491-03, 1010-491-16, 1048-344-03, 1048-353-04, 1048-353-05, 1048-353-09, 1048-353-13, 1048-353-14, 1048-541-15, 1048-576-01, 1048-576-02, 1048-604-13, 1048-604-14, 1048-604-15). **City initiated. City Council action is required.**

**Action: The Planning Commission recommended adoption of Resolutions to City Council to approve General Plan Amendment, File No. PGPA23-001, and Zone Change, File No. PZC23-003, subject to conditions of approval.**