



Monthly Activity Report: Actions

Month of October 2024

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

CITY COUNCIL/HOUSING AUTHORITY MEETING October 1, 2024

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.

An appeal of Planning Commission's action to uphold the Zoning Administrators interpretation and determination decision that the Ontario Development Code Division 5.03, Section 5.03.250(E)(I) is applicable and enforceable to the operation of the follow hotels and motels; 1) Hotel Hacienda (File No PDET23-005), located at 2423 South Archibald Avenue; 2) Bright Star Motel (File No. PDET23-005), located 1530 West Mission Boulevard; 3) Days Inn Ontario Motel (File No.PDET23-008, located at 1405 East 4th Street; 4) Economy Inn (File No. PDET23-009), located at 2301 South Euclid Avenue; 5) Mayfair Inn (File No. PDET23-010), located 1120 East Holt Boulevard; 6) Sands Motel (File No. PDET23-015), located at 1240 West Mission Boulevard and 7) and the West Coast Inn (File No. PDET23-016), located at 1211 North Grove Avenue. The appeal is not subject to the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15060(c)(2) of the State CEQA Guidelines, as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. (APNS: 1083-071-26, 1011-221-15, 0108-381-32, 1051-071-04, 1049-141-25, 1101-211-03 and 1047-451-25). **Submitted by Frank A. Weiser – Attorney at Law. The Planning Commission denied this item on May 28, 2024, with a 5-0 vote.**

Action: The City Council introduced and conducted a hearing to consider the Appeal of the Planning Commission's denial of the Application and continued the item to the October 15, 2024, City Council meeting.

DEVELOPMENT ADVISORY BOARD MEETING October 7, 2024

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-041: A public hearing to consider a revision to Development Plan File No. PDEV19-069 to raze an existing service station and convenience store, to construct a new 3,920 square-foot convenience store, 3,528-square foot fuel canopy, and a 1,140-square foot carwash on 0.87-acre of land located at 2156 S. Grove Avenue, within the Office/Commercial land use district of the Grove Avenue Specific Plan. (APN: 1050-491-08). **submitted by Ramila Patel.**

Action: The Development Advisory Board adopted a Decision approving Development Plan, File No. PDEV22-041, subject to conditions.

ZONING ADMINISTRATOR MEETING October 7, 2024

Meeting Cancelled



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HISTORIC PRESERVATION SUBCOMMITTEE MEETING October 9, 2024

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-003: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,980 square foot Victorian style single-family residence, a Contributor to the Villa Historic District, located at 314 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. (APN: 1048-262-25) **submitted by Kali Rose Heitholt and Christopher Ordaz. Historic Preservation Commission and City Council actions are required.**

Action: The Historic Preservation Commission recommended approval of Mills Act Contract, PHP24-003.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-008: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,408 square foot Craftsman Bungalow style single-family residence, a Contributor to the El Morado Court District, located at 208 East El Morado Court, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-243-02) **submitted by Daniel Gillis. Historic Preservation Commission and City Council actions are required.**

Action: The Historic Preservation Commission recommended approval of Mills Act Contract, PHP24-008.

CITY COUNCIL/HOUSING AUTHORITY October 15, 2024

AN APPEAL OF THE PLANNING COMMISSION DECISION APPROVING FILE NOS. PMTT23-008 AND PDEV23-037. A public hearing to consider an appeal of 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 income affordable units, located at 1355 West 5th Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) 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 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; (APN: 1008-551-12) **submitted by Warmington Residential, LLC. The Planning Commission approved this item on August 27, 2024, with a 5-0 vote.**

Action: The City Council upheld the Planning Commission's decision to approve Tentative Tract Map No. 20659 (File No. PMTT23-008) and a Development Plan (File No. PDEV23-037) and denied the appeal.

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-



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008, PDET23-009, PDET23-010, PDET23-015 AND PDET23-016. An appeal of Planning Commission's action to uphold the Zoning Administrators interpretation and determination decision that the Ontario Development Code Division 5.03, Section 5.03.250(E)(I) is applicable and enforceable to the operation of the follow hotels and motels; 1) Hotel Hacienda (File No PDET23-005), located at 2423 South Archibald Avenue; 2) Bright Star Motel (File No. PDET23-005), located 1530 West Mission Boulevard; 3) Days Inn Ontario Motel (File No.PDET23-008, located at 1405 East 4th Street; 4) Economy Inn (File No. PDET23-009), located at 2301 South Euclid Avenue; 5) Mayfair Inn (File No. PDET23-010), located 1120 East Holt Boulevard; 6) Sands Motel (File No. PDET23-015), located at 1240 West Mission Boulevard and 7) and the West Coast Inn (File No. PDET23-016), located at 1211 North Grove Avenue. The appeal is not subject to the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15060(c)(2) of the State CEQA Guidelines, as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. (APNS: 1083-071-26, 1011-221-15, 0108-381-32, 1051-071-04, 1049-141-25, 1101-211-03 and 1047-451-25). **Submitted by Frank A. Weiser – Attorney at Law. The Planning Commission denied this item on May 28, 2024, with a 5-0 vote.**

Action: The City Council upheld the Planning Commission's Decision to uphold the Zoning Administrator Decision No's. ZA23-024 (File No. PDET23-005), ZA23-030 (File No. PDET23-007), ZA23-031 (File No. PDET23-008), ZA23-032 (File No. PDET23-009), ZA23-033 (File No. PDET23-010), ZA23-038 (File No. PDET23-015) and ZA23-039 (File No. PDET23-016) and denied the appeal.

DEVELOPMENT ADVISORY BOARD MEETING October 21, 2024

Meeting Cancelled

ZONING ADMINISTRATOR MEETING October 21, 2024

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-014: A public hearing to establish a 3,580 square-foot religious assembly use (New Life Christian Fellowship) within an existing multi-tenant commercial building on 2.11 acres of land, located at 2246 S. Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. (APN: 1015-131-24); **submitted by New Life Christina Fellowship, Inland Empire.**

Action: The Zoning Administrator conducted a public hearing and subsequently before a decision could be rendered, the applicant withdrew the application.



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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING October 22, 2024

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-003: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,980 square foot Victorian style single-family residence, a Contributor to the Villa Historic District, located at 314 West H Street, within the MDR-11 (Medium Density Residential-5.1 to 11.0 du/ac) zoning district. (APN: 1048-262-25) **submitted by Kali Rose Heitholt and Christopher Ordaz. City Council action is required.**

Action: The Planning/Historic Preservation Commission recommended approval of Mills Act Contract, PHP24-003.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP24-008: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 1,408 square foot Craftsman Bungalow style single-family residence, a Contributor to the El Morado Court District, located at 208 East El Morado Court, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. (APN: 1048-243-02) **submitted by Daniel Gillis. City Council action is required.**

Action: The Planning/Historic Preservation Commission recommended approval of Mills Act Contract, PHP24-008.