



Monthly Activity Report: Actions

Month of November 2023

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

DEVELOPMENT ADVISORY BOARD MEETING November 6, 2023

Meeting Cancelled

ZONING ADMINISTRATOR MEETING November 6, 2023

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING November 7, 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. (APNs: 1051-271-67, 1051-271-06, and 1051-271-66). **submitted by Legacy/Collier Residential LLC. Introduction and first reading took place at a regular meeting by the City Council on October 17, 2023.**

Action: The City Council adopted an Ordinance approving Planned Unit Development File No. PUD22-004.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING November 8, 2023

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

010: A hearing to consider a Certificate of Appropriateness to construct a 2,002 square-foot detached residential accessory structure addition to an existing 444 square-foot garage to accommodate an 8-car garage and an accessory dwelling unit (749 square feet) on 0.55-acre of land located at 303 West H Street, a Contributor to the designated Villa Historic District, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. (APN: 1048-271-10) **submitted by Pam and Jerry Marrs. Planning /Historic Preservation Commission action is required.**



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Action: The Historic Preservation Subcommittee recommended approval of the Certificate of Appropriateness, File No. PHP23-010.

DEVELOPMENT ADVISORY BOARD MEETING November 20, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-004: A public hearing to consider a Development Plan to construct a 2,900 square-foot drive-thru restaurant (Farmer Boys) on 0.83 acres of land, located at 950 North Haven Avenue, within the Commercial land use district of the Piemonte Overlay of the Ontario Center Specific Plan. (APN: 0210-531-23) **submitted by HHI / Farmer Boys.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV23-004, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-023: A hearing to consider a Development Plan to construct a 42,500-square-foot addition, 5,500-square-foot interior remodel and extensive exterior façade improvement to an existing commercial building on 19.23 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of The Ontario Center Specific Plan. (APN: 0210-205-12) **submitted by Steve La Bruna, Right Structures, Inc.**

Action: The Development Advisory Board approved the Development Plan, File No. PDEV23-023, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-011: A public hearing to consider a Development Plan to construct 9 work/live units that consists of 252 square feet of ground floor commercial and 1,892 square feet of residential on the upper 2 levels of a mixed-use development on 0.48 acres of land within LUA-2N (Arts District- North) of the MU-1 (Downtown Mixed Use) zoning district located at 413 West Emporia Avenue. (APN: 1049-059-03) **submitted by JWDA-MS Architects. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval to the Planning Commission for Development Plan, File No. PDEV23-011, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-033: A hearing to consider a Development Plan (File No. PDEV22-033) to construct 77 multiple-family dwellings, on 1.41-acres of land, for property located at 1749 E. Fourth Street within the HDR-45 (High Density Residential - 25.1 to 45.0 du/ac) zoning district. (APNs: 108-551-01, 108-551-34 and 108-551-35) **submitted by Mike Ascione - Ambitus-Ontario 1LP. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval to the Planning Commission for Development Plan, File No. PDEV22-033, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-013: A hearing to consider a Development Plan to construct one industrial building totaling 534,373



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square feet on 23.88 acres of land located on the west side of Mill Creek Avenue approximately 300 feet south of Chino Avenue within Planning Area 2C (Light Industrial District) of the Rich Haven Specific Plan. (APN: 218-161-18). **submitted by Brookcal Ontario LLC. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval to the Planning Commission for Development Plan, File No. PDEV23-013, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-015: A hearing to consider a Development Plan (File No. PDEV23-015) to construct one industrial building totaling 1,165,630 square feet on 49.47 acres of land located at 1945 East Merrill Avenue, on the northwest corner of Merrill Avenue and Carpenter Avenue, within the Industrial land use district of the Merrill Commerce Center Specific Plan. (APNs: 1054-511-01 & 1054-511-02) **submitted by Prologis LP. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval to the Planning Commission for Development Plan, File No. PDEV23-015, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-038: A hearing to consider a Development Plan Modification (File No. PDEV23-038) to File No. PDEV22-014, to increase the height of Building B from 5 to 6 stories, increase building square footage from 221,730 to 387,598 square feet, and increase the unit count from 112 to 201 units, located on 2.37 acres of land located at 4000 Ontario Center Parkway, within the Mixed-Use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. (APNs: 0210-205-01) **submitted by Adept Development. Planning Commission action is required.**

Action: The Development Advisory Board recommended approval to the Planning Commission for Development Plan, File No. PDEV23-038, subject to conditions.

ZONING ADMINISTRATOR MEETING November 20, 2023

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-002: A public hearing to consider Conditional Use Permit (File No. PCUP23-002) to establish alcoholic beverage sales, including a Type 41 On-Sale Beer and Wine and a Type 47 On-Sale General Eating Place License, for on-premises consumption in conjunction with an existing 2,120 square-foot restaurant and a 704 square-foot bar within an existing 426,406 square-foot retail furniture store on 16.34 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. (APNs: 0210-205-12 & 0210-205-13) **submitted by Mathis Management, Inc.**

Action: The Zoning Administrator approved a Conditional Use Permit, File No. PCUP23-002, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-010: A public hearing to establish a Type 47 ABC license (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, within a 2,377



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square-foot restaurant (Cheba Hut) and 814 square-foot outdoor patio, on 10.31 acres of land, located at 1900 East Inland Empire Boulevard, within the PA-2 (Urban Commercial) land use district of the Meredith International Center Specific Plan. (APN: 0110-311-64), **submitted by Tyrone Myles.**
Action: The Zoning Administrator approved a Conditional Use Permit, File No. PCUP23-010, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING November 21, 2023

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA22-006: A public hearing to consider the following 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). This request is related to 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 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. The Planning Commission recommend adoption of a Resolution to approve the Specific Plan Amendment, File No. PSPA22-006, subject to conditions with a 7-0 vote at the October 20, 2023 Planning Commission meeting.**
Action: The City Council adopted a Resolution to approve the Specific Plan Amendment, File No. PSPA22-006, subject to conditions.

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 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-



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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. The Planning Commission recommended adoption of Resolutions to approve the General Plan Amendment, File No. PGPA23-001, and the Zone Change, File No. PZC23-003, subject to conditions, with a 7-0 vote.**

Action: The City Council adopted a Resolution to approve General Plan Amendment File No. PGPA23-001; and introduced and waived further readings of an Ordinance approving a Zone Change, File No. PZC23-003.

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. recommend adoption of a Resolution to approve the Specific Plan Amendment, File No. PSPA21-005, subject to conditions, with a 7-0 vote.**

Action: The City Council adopted a Resolution to approve the Specific Plan Amendment, File No. PSPA21-05.

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. This item was previously continued at the City Council meeting held on October 3, 2023.**

Action: The City Council introduced and waived further readings of this item.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING November 28, 2023

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-015: A hearing to consider a Development Plan (File No. PDEV23-015) to construct one industrial building

totaling 1,162,630 square feet on 49.47 acres of land located at 1945 East Merrill Avenue, on the northwest corner of Merrill Avenue and Carpenter Avenue, within the Industrial land use district of the Merrill Commerce Center Specific Plan. (APNs: 1054-511-01 & 1054-511-02) **submitted by Prologis LP.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV23-015.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-038: A hearing to consider a Development Plan Modification (File No. PDEV23-038) to File No. PDEV22-014, to increase the height of Building B from 5 to 6 stories, increase building square footage from 221,730 to 387,598 square feet, and increase the unit count from 112 to 201 units, located on 2.37 acres of land located at 4000 Ontario Center Parkway, within the Mixed-Use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. (APNs: 0210-205-01) **submitted by Adept Development.**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV23-038.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-033: A hearing to consider a Development Plan (File No. PDEV22-033) to construct 77 multiple-family dwellings on 1.41-acres of land, for property located at 1749 E. Fourth Street within the HDR-45 (High Density Residential - 25.1 to 45.0 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 Project) 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: 108-551-01, 108-551-34 and 108-551-35) **submitted by Mike Ascione - Ambitus-Ontario 1LP**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV23-033.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-013: A hearing to consider a Development Plan to construct one industrial building totaling 534,373 square feet on 23.88 acres of land located on the west side of Mill Creek Avenue approximately 300 feet south of Chino Avenue within Planning Area 2C (Light Industrial District) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. 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. (APN: 218-161-18). **submitted by Brookcal Ontario LLC**

Action: The Planning Commission adopted a Resolution to approve the Development Plan, File No. PDEV23-013.

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP23-010 AND PCUP23-015:

A hearing to consider a Certificate of Appropriateness (File No. PHP23-010) and a Conditional Use Permit (File No. PCUP23-015) to construct a 2,446 square-foot detached residential accessory structure that is approximately 18 feet in height to accommodate an 8-car garage and an accessory dwelling unit (749 square feet) on 0.55-acre of land located at 303 West H Street, a Contributor to the designated Villa Historic District, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. (APN: 1048-271-10) **submitted by Pam and Jerry Marrs.**

Action: The Planning Commission adopted Resolutions to approve the Certificate of Appropriateness, File No. PHP23-010, and the Conditional Use Permit, File No. PCUP23-015, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO.

PDA05-002: A public hearing to consider a Fifth Amendment to the Development Agreement (File No. PDA05-002) between the City of Ontario and SC Ontario Development Company, LLC to establish the terms and conditions associated with Tentative Tract Map No. 20487 (File No. PMTT22-024) to subdivide 31.70 acres of land into 5 numbered lots for condominium purposes, located east of the Cucamonga Creek Channel, west of Archibald Avenue, south of Ontario Ranch Road and approximately 1,104 feet north of Eucalyptus Avenue within Planning Areas 17, 18, and 19 of the Parkside Specific Plan (File No. PSP03-002). (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. City Council action is required**

Action: The Planning Commission recommended City Council approval of a Resolution for the Development Agreement, File No. PDA05-002.

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 building categories; 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



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Avenue and adjacent to East Grand Park Street and East Griffith Court within Planning Area 21. (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. This item was continued from the October 24, 2023 Planning Commission meeting.**

Action: The Planning Commission recommended City Council approval of a Resolution for the Specific Plan Amendment, File No. PSPA21-006 and approved Resolutions for the Development Plans, File Nos. PDEV22-037 and PDEV22-029 and the Tentative Tract Map, File No. PMTT22-024.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA23-002: A public hearing to consider a Development Agreement (File No. PDA23-002) between the City of Ontario IV3 Loma Creek Logistics Center, LLC, a Delaware limited liability company, to establish the terms and conditions associated with a Development Plan (PDEV23-013), to construct one (1) industrial building totaling 534,373 square feet on 23.88 acres of land, located on the west side of Mill Creek Avenue approximately 300 feet south of Chino Avenue within Planning Area 2C (Light Industrial District) of the Rich Haven Specific Plan (File No. PSPA22-001). (APN: 218-161-18). **submitted by Brookcal Ontario LLC. City Council action is required**

Action: The Planning Commission recommended City Council approval of a Resolution for the Development Agreement, File No. PDA23-002.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT CODE AMENDMENT, AND ZONE CHANGE FOR FILE NO. PDCA23-003 AND PZC23-002: A public hearing to consider [1] Development Code Amendment (File No. PDCA23-003) revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 3.0 (Nonconforming Lots, Land Uses, Structures, and Signs), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), and (8.0 (Sign Regulations) of the City of Ontario Development Code, and [2] Zone Change (File No. PZC23-002) to modify the Zoning Map to remove the EA (Euclid Avenue) Overlay south of Philadelphia Avenue. **City Initiated. City Council action is required.**

Action: The Planning Commission recommended City Council approval of Ordinances for the Development Code Amendment, File No. PDCA23-003 and Zone Change, File No. PZC23-002.