



Monthly Activity Report: Actions

Month of December 2022

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

DEVELOPMENT ADVISORY BOARD MEETING December 5, 2022

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-016 (TPM 20583): A hearing to consider Tentative Parcel Map No. 20583, subdividing 4.29 acres of land into two parcels generally located at the southeast corner of Haven Avenue and Guasti Road, within the Mixed-Use land use district of the Ontario Gateway Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 0210-212-65) **submitted by Prime A Investments-Ontario, LLC. Continued from November 21, 2022. Planning Commission action is required.**

Action: Continue to the December 19, 2022 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-013: A hearing to consider a Development Plan to facilitate the construction of a new 27,835-square-foot, 2-story fire station, replacing the existing Fire Station No. 1 currently located at 425 East B Street, on approximately 1.2 acres of land located at the southwest corner East D Street and North Sultana Avenue within the OL (Low Intensity Office) 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: 1048-545-15) **submitted by City of Ontario Public Works Agency.**

Action: The Development Advisory Board adopted the Decision approving the Development Plan (File No. PDEV22-013), subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-051: A hearing to consider a Development Plan to establish a master conceptual plan comprised of a 27,835-square-foot, 2-story fire station, a 60,000-square-foot, 4-story office building, and a 6-level parking structure on approximately 4.5 acres of land generally located at the southwest corner East D Street and North Sultana Avenue, within the OL (Low Intensity Office) and CIV (Civic) zoning districts. 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; (APNs: 1048-545-15 and 1048-545-16) **submitted by City of Ontario Public Works Agency.**

Action: The Development Advisory Board adopted the Decision approving the Development Plan (File No. PDEV22-051), subject to conditions.



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ZONING ADMINISTRATOR MEETING December 5, 2022

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING December 6, 2022

ENVIRONMENTAL ASSESSMENT & PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD20-001: A public hearing to consider a Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.81-acre of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) 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) 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: 1049-021-09) **submitted by Kathy Huynh. Planning Commission recommended approval of this item on July 26, 2022, with a 7 – 0 vote.**
Action: The City Council continued this item to the December 20, 2022 meeting.

SPECIAL CITY COUNCIL/HOUSING AUTHORITY MEETING December 9, 2022

No Planning Department Items on the Agenda

DEVELOPMENT ADVISORY BOARD MEETING December 19, 2022

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-016 (TPM 20583): A hearing to consider Tentative Parcel Map No. 20583, subdividing 4.29 acres of land into two parcels generally located at the southeast corner of Haven Avenue and Guasti Road, within the Mixed-Use land use district of the Ontario Gateway Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 0210-212-65) **submitted by Prime A Investments-Ontario, LLC. Continued from December 5, 2022. Planning Commission action is required.**



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

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve Tentative Tract Map No. 20583 (File PMTT22-016), subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT22-013, PDEV22-021, AND PCUP22-006: A public hearing to hearing to consider Tentative Parcel Map No. 20505 (File No. PMTT22-013), subdividing 3.37 acres of land into two parcels to facilitate a Development Plan (File No. PDEV22-021) to construct a 2,930-square-foot fast food restaurant with drive-thru (Chick Fil-A) and a 118-room limited-service hotel (Everhome Suites), in conjunction with a Conditional Use Permit (File No. PCUP22-006) to establish and operate the hotel land use, generally located at the southeast corner of Corona Avenue and G Street, within the CCS (Convention Center Support Commercial) 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: 0110-241-33) **submitted by Paladin Equity Capital. Planning Commission action is required for the proposed Tentative Parcel Map and Development Plan. City Council action is required for the proposed Conditional Use Permit.**

Action: The Development Advisory Board adopted the Decisions recommending the Planning Commission: [1] approve Tentative Tract Map No. 20505 (File PMTT22-013), subject to conditions; [2] approve the Development Plan (File PDEV22-021), subject to conditions; and [3] recommend the City Council approve the Conditional Use Permit (File No. PCUP22-006), subject to conditions.

ZONING ADMINISTRATOR MEETING December 19, 2022

Meeting Cancelled

SPECIAL PLANNING/HISTORIC PRESERVATION COMMISSION MEETING December 19, 2022

GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402: A request for a determination of General Plan consistency pursuant to Government Code Section 65402, for the exchange of real property ownership between the City of Ontario and the Roman Catholic Bishop of San Bernardino, for properties located at 221 West E Street, 206 West D Street, 315 West D Street and 325 North Palm Avenue; (APNS: Portion of 1048-353-13, 1048-353-14, 1048-576-01 and 1048-576-02). **City Initiated.**

Action: The Planning Commission adopted a resolution approving a determination of General Plan consistency pursuant to Government Code Section 65402.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-016: A public hearing to consider Tentative Parcel Map No. 20583, subdividing 4.29 acres of land into two parcels generally located at the southeast corner of Haven Avenue and Guasti Road, within the Mixed-Use land use district of the Ontario Gateway Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 0210-212-65) **submitted by Prime A Investments-Ontario, LLC. Continued from the November 23, 2022 Planning Commission meeting.**

Action: The Planning Commission adopted the Resolution approving Tentative Tract Map No. 20583 (File PMTT22-016), subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-013 AND PDEV20-034: A public hearing to consider Tentative Tract Map No. 20379 (File No. PMTT20-013), subdividing 0.835-acre of land into one lot for condominium purposes, and a Development Plan for the construction of 14 residential condominiums units, located at 743 West California Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 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; (APNs: 1049-312-02, 1049-312-03, 1049-312-04, 1049-312-05 & 1049-312-06) **submitted by Twen Ma Architects.**

Action: The Planning Commission adopted the Resolutions: [1] approving Tentative Tract Map No. 20379 (File PMTT20-013), subject to conditions; and [2] approving the Development Plan (File PDEV20-034), subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT22-013, PDEV22-021, AND PCUP22-006: A public hearing to hearing to consider Tentative Parcel Map No. 20505 (File No. PMTT22-013), subdividing 3.37 acres of land into two parcels to facilitate a Development Plan (File No. PDEV22-021) to construct a 2,930-square-foot fast food restaurant with drive-thru (Chick Fil-A) and a 118-room limited-service hotel (Everhome Suites), in conjunction with a Conditional Use Permit (File No. PCUP22-006) to establish and operate the hotel land use, generally located at the southeast corner of Corona Avenue and G Street, within the CCS (Convention Center Support Commercial) 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: 0110-241-33) **submitted by Paladin Equity Capital. City Council action is required for the proposed Conditional Use Permit.**

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



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CITY COUNCIL/HOUSING AUTHORITY MEETING December 20, 2022

ENVIRONMENTAL ASSESSMENT & PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD20-001: A public hearing to consider a Planned Unit Development to establish development standards, design guidelines, and infrastructure requirements for 0.81-acre of land located at 549 West Holt Boulevard, within the MU-1/LUA-3 (Downtown Mixed-Use/Holt Boulevard District) 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) 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: 1049-021-09) **submitted by Kathy Huynh. Planning Commission recommended approval of this item on July 26, 2022, with a 7 – 0 vote.**

Action: The City Council introduced and waived further reading of an Ordinance approving the Planned Unit Development (File No. PUD20-001).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA22-005: A public hearing to consider an urgency ordinance approving a Development Code Amendment, File No. PDCA22-005, revising Division 5.03 – Supplemental Land Use Regulations, Section 5.03.010 (Accessory Residential Structures), in order to bring the City's current provisions governing accessory dwelling units into compliance with recent changes in State Law (SB 897 and AB 2221) that become effective on January 1, 2023. **City Initiated.**

Action: The City Council adopted and waived further reading of the ordinance approving the Urgency Ordinance.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING December 27, 2022

Meeting Cancelled