



# Monthly Activity Report: Actions

Month of December 2023

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

## DEVELOPMENT ADVISORY BOARD MEETING December 4, 2023

*Meeting Cancelled*

## ZONING ADMINISTRATOR MEETING December 4, 2023

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING December 5, 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. The Planning Commission recommended approval of this item on October 24, 2023 with a vote of 7 to 0.**

**Action: The City Council adopted a Resolution approving Mills Act Contract, File No. PHP23-007.**

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE FOR FILE NO. PZC23-003:** 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.**

**Action: The City Council considered and adopted an Ordinance approving Zone Change, File No. PZC23-003.**

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 considered and adopted an Ordinance approving the subject Development Code Amendment.**



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## HISTORIC PRESERVATION SUBCOMMITTEE MEETING December 13, 2023

*Meeting Cancelled*

## DEVELOPMENT ADVISORY BOARD MEETING December 18, 2023

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-003:** A hearing to consider a Development Plan to construct a 2,668 square foot commercial building for a fast-food restaurant (Jack in the Box) with a drive-thru facility on 0.99 acres of land, located at 2958 South Milliken Avenue within the Community Commercial zoning district. (APN: 1083-361-21) **submitted by Jack in the Box.**

**Action: The Development Advisory Board approved a Decision for the Development Plan, File No. PDEV22-003, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-042:** A public hearing to consider a Development Plan to construct 357 apartment units and 3,800 square feet of commercial space on 5.81 acres of land, located at the northeast corner of Mountain Avenue and Fourth Street, within the MU-8b (Mountain/Fourth Mixed Use) zoning district. (APNs: 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03) **submitted by JAT Land Development LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended approval to the Planning Commission of Development Plan, File No. PDEV22-042, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-018:** A public hearing to consider a Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 (Mixed-Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan. (APNs: 1073-171-01 and 1073-171-02) **submitted by LHC Ontario Holdings, LLC. Planning Commission action is required.**

**Action: The Development Advisory Board recommended approval to the Planning Commission of Tentative Tract Map, File No. PMTT21-018, subject to conditions.**



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## ZONING ADMINISTRATOR MEETING December 18, 2023

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-012:** A public hearing to consider a Conditional Use Permit to establish a tow service with outdoor vehicle storage (Certified Towing, Inc.) on 1.5 acres of land, located at 1060 East Ontario Boulevard, within the IG (General Industrial) zoning district (APN: 1049-181-10) **submitted by Certified Towing, Inc.**  
**Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP23-012, subject to conditions.**

## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING December 18, 2023

**ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD21-002, PCUP23-011, AND PDEV21-011:** A public hearing to consider a Planned Unit Development (File No. PUD21-002) in conjunction with a Development Plan (File No. PDEV21-011) 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 and a Conditional Use Permit (File No. PCUP23-011) to establish and operate live/work units on 0.48 acres of land located at 413 West Emporia Street within LUA-2N (Arts District- North) of the MU-1 (Downtown Mixed Use) zoning district. (APN: 1049-059-03) **submitted by JWDA-MS Architects.**  
**Action: The Planning Commission adopted Resolutions approving Conditional Use Permit, File No. PCUP23-011 and Development Plan, File No. PDEV21-011, subject to conditions. The Planning Commission recommended the City Council approve Planned Unit Development, File No. PUD21-002.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-018:** A public hearing to consider a Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 Mixed Residential (5-25 du/ac) and Planning Area 31 Mixed Residential (5-25 du/ac) of the Subarea 29 Specific Plan. (APNs: 0218-331-31 and 0218-331-52) **submitted by LHC Ontario Holdings, LLC.**  
**Action: The Planning Commission adopted a Resolution approving Tentative Tract Map, File No. PMTT21-018, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-012:** A public hearing to consider a Development Agreement (File No. PDA21-012) between the City of Ontario and Richland Meadowland, LTD a Texas limited partnership, Strack Farms Land, LLC a Delaware limited liability company, and RMD Inland Investors, LLC a Delaware limited liability company to establish the terms and conditions associated with Tentative Tract Map 20472 (File No. PMTT21-018), subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for



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residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 Mixed Residential (5-25 du/ac) and Planning Area 31 Mixed Residential (5-25 du/ac) of the Subarea 29 Specific Plan. (APNs: 0218-331-31 and 0218-331-52); **submitted by Richland Ontario Developers, LLC, City Council action is required.**

**Action:** The Planning Commission recommended the City Council approve the Development Agreement, File No. PDA21-012.

## CITY COUNCIL/HOUSING AUTHORITY MEETING December 19, 2023

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT, FILE NO. PSPA21-006:** 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; (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. This item approved at the November 28, 2023 Planning Commission meeting with a vote of 6-0.**

**Action:** The City Council considered and adopted a Resolution approving Specific Plan Amendment, File No. PSPA21-006.

**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. These items approved at the November 28, 2023 Planning Commission meeting with a vote of 6-0.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving Development Code Amendment, File No. PDCA23-003 and Zone Change, File No. PZC23-002.



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**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. The Planning Commission recommended approval of this project on November 28, 2023 with a (6-0) vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving Development Agreement, File No. PDA05-002.

**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. The Planning Commission recommended approval of this project on November 28, 2023 with a (6-0) vote.**

**Action:** The City Council introduced and waived further reading of an Ordinance approving Development Agreement, File No. PDA23-002.

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