CITY OF ONTARIO PLANNING DEPARTMENT

Monthly Activity Report: Actions

Month of February 2025

303 East B Street, Ontario, California 91764 Phone: 909.395.2036

DEVELOPMENT ADVISORY BOARD MEETING
February 3, 2025

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
February 3, 2025

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
February 4, 2025

A PUBLIC HEARING TO CONSIDER AN URGENCY ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO PDCA24-004, REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Action: The City Council continued this item to the February 18, 2025, meeting.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING
February 12, 2025

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP24-002 AND PCUP24-009: A hearing to consider a Certificate of Appropriateness (File No. PHP24-002) to: [1] Construct an 1,808 square foot, single-story, single-family residence in conjunction with a Conditional Use Permit (File No. PCUP24-009) to, [2] Construct a 2-story, 1,584 square-foot detached accessory residential structure that is approximately 23 feet in height to accommodate a 3-car garage and an accessory dwelling unit (805 square feet) on 0.18-acre of land located at 1106 North Euclid Avenue, a non-contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1047-542-02) **submitted by Erik Peterson. Planning/Historic Preservation Commission action is required.**

Action: The Historic Preservation Subcommittee recommended approval of Certificate of Appropriateness, File No. PHP-24-002, and Conditional Use Permit, File No. PCUP24-009, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP25-002: A Certificate of Appropriateness to enclose the rooftop patio of an existing historic commercial building, designated Local Landmark No. 87 (Bumstead Bicycles Building) on 0.23 acres of land located at the northeast corner of Euclid Avenue and B Street, within the Downtown

Civic Center Planned Unit Development zoning district. (APN: 1048-552-22) **submitted by Domus International Group, Inc. Planning/Historic Preservation Commission action is required.**
Action: The Historic Preservation Subcommittee recommended approval of Certificate of Appropriateness, File No. PHP-25-002, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING
February 18, 2025

A PUBLIC HEARING TO CONSIDER AN URGENCY ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO PDCA24-004, REGARDING ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS
Action: The City Council considered and adopted an Urgency Ordinance approving Development Code Amendment, File No. PDCA24-004.

DEVELOPMENT ADVISORY BOARD MEETING
February 19, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-054: A public hearing to consider a Development Plan to construct a truck trailer storage lot with screen walls and related improvements on 5.36 acres of land located at the northeast corner of Merrill Avenue and Grove Avenue, within the Industrial land use district (PA-2) of the Merrill Commerce Center Specific Plan. (APNs: 1054-331-05) **submitted by Prologis.**
Action: The Development Advisory Board adopted a Decision to approve Development Plan, File No. PDEV22-054, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-025: A public hearing to consider a Development Plan to construct a 21,154 square foot gymnasium and parking lot on 2.1 acres of land located at 1240 West Fourth Street (Anthony Munoz Park), within the OS-R (Open Space – Recreation) zoning district. (ALUCP); (APN: 1008-541-01) **City Initiated.**
Action: The Development Advisory Board adopted a Decision to approve Development Plan, File No. PDEV24-025, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-012: A public hearing to consider Tentative Tract Map No. 20526 to subdivide 106.1 gross acres of land into 12 numbered lots and 10 lettered lots, located at the southwest corner of Haven Avenue and Riverside Drive, within Planning Areas 1A (0-5.0 DU/AC – Low Density Residential (LDR)), 1B (5.1 – 11.0 DU/AC – Low Medium Density Residential (LMDR)), and 1C (11.1 – 25 DU/AC – Medium Density Residential (MDR)) of the Rich-Haven Specific Plan. (APNs: 0218-161-11, 0218-161-04, 0218-161-05, and 0218-161-10) **submitted by Richland Developers, Inc. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT22-012, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVLOPMENT PLAN REVIEW FOR FILE NO. PDEV23-039: A public hearing to consider a Development Plan to construct a 600,000 square foot hotel and commercial building consisting of 600 rooms on 10.43 acres of land located on the southeast corner of Guasti Road and Holt Boulevard within the proposed PA1 (Hospitality Mixed-Use) district of the Empire Groves Specific Plan. (APNs: 110-322-33) **submitted by Diversified Pacific Development Group, LLC. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-039, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-028: A public hearing to consider a Development Plan to construct a 144-unit Multiple-family Residential Apartment Complex on approximately 5.73 acres of land located at Northeast Corner of East Holt Boulevard and Allyn Avenue within the MU-6 (East Holt Boulevard Mixed Use) zoning district. (APNs: 1048-481-06, 1048-481-07, 1048-481-08, 1048-481-28, 1048-481-29) **submitted by National CORE. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV24-028, subject to conditions.

ZONING ADMINISTRATOR MEETING
February 19, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-028: A hearing to consider a Conditional Use Permit request to establish alcoholic beverage sales, including a Type 42 ABC License (On-Sale Beer and Wine, Bar/Tavern) for on-premises consumption within an existing 1,531 square-foot tenant space on 3.44 acres of land located at 4451 East Ontario Mills Parkway, Suite F, within the Office/Commercial land use district of the California Commerce Center North (Ontario Mills) Specific Plan. (APN: 0238-014-10) **submitted by Legends Taps & Craft Beer INC.**
Action: The Zoning Administrator adopted a decision approving Conditional Use Permit, File No. PCUP24-028, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-027: A public hearing to establish a Conditional Use Permit for a Type 41 ABC License (On-Sale, Beer and Wine) for on-premises consumption of alcohol beverages, in conjunction with an existing 2,096 square-foot restaurant (Picanha Brazilian Steakhouse) located at 3410 East Ontario Ranch Road, Suite #5, within the Retail/Commercial land use designation of the Avenue Specific Plan. (APN: 0218-412-02) **submitted by SMTN Properties, Inc.**
Action: The Zoning Administrator adopted a decision approving Conditional Use Permit, File No. PCUP24-027, subject to conditions.

CITY OF ONTARIO PLANNING DEPARTMENT

Monthly Activity Report: Actions

Month of February 2025

303 East B Street, Ontario, California 91764 Phone: 909.395.2036

SPECIAL CITY COUNCIL/HOUSING AUTHORITY MEETING
February 20, 2025

No Planning Items Presented

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
February 25, 2025

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP25-002: A Certificate of Appropriateness to enclose the rooftop patio of an existing historic commercial building, designated Local Landmark No. 87 (Bumstead Bicycles Building) on 0.23 acres of land located at the northeast corner of Euclid Avenue and B Street, within the Downtown Civic Center Planned Unit Development zoning district. (APN: 1048-552-22) **submitted by Domus International Group, Inc. The Historic Preservation Subcommittee recommended approval of this item on February 12, 2025, with a (2-0) vote.**
Action: The Planning Commission adopted a Resolution approving Certificate of Appropriateness, File No. PHP25-002, subject to conditions.

ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP24-002 AND PCUP24-009: A hearing to consider a Certificate of Appropriateness (File No. PHP24-002) to: [1] Construct an 1,808 square foot, single-story, single-family residence in conjunction with a Conditional Use Permit (File No. PCUP24-009) to, [2] Construct a 2-story, 1,584 square-foot detached accessory residential structure that is approximately 23 feet in height to accommodate a 3-car garage and an accessory dwelling unit (805 square feet) on 0.18-acre of land located at 1106 North Euclid Avenue, a non-contributor to the Euclid Avenue Historic District, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1047-542-02) **submitted by Erik Peterson. The Historic Preservation Subcommittee recommended approval of this item on February 12, 2025 with a (2-0) vote.**
Action: The Planning Commission adopted Resolutions approving the Certificate of Appropriateness, File No. PHP-24-002, and Conditional Use Permit, File No. PCUP24-009, subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD24-002 AND PDEV24-028: A public hearing to consider a Planned Unit Development (File No. PUD24-002) to create development standards and design guidelines, and a Development Plan (File No. PDEV24-028), to facilitate the construction of 144-unit Multiple-family Residential Apartment Complex on approximately 5.73 acres of land located at Northeast Corner of East Holt Boulevard and Allyn Avenue within the MU-6 (East Holt Boulevard Mixed Use) zoning district. (APNs: 1048-481-06, 1048-481-07, 1048-481-08, 1048-481-28, 1048-481-29) **submitted by National CORE. Development Advisory Board recommended approval of File No. PDEV24-028 on February 19, 2025, with a (8-0) vote. City Council action is required for File No. PUD24-002.**

Action: The Planning Commission adopted a Resolution recommending approval of Planned Unit Development, File No. PUD24-002 and adopted a Resolution approving Development Plan, File No. PDEV24-028, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT AGREEMENT, SPECIFIC PLAN AND DEVLOPMENT PLAN REVIEW FOR FILE NOS. PDA23-005, PSP23-001 AND PDEV23-039: A public hearing to consider the following: [1] a Development Agreement (File No. PDA23-005) between the City of Ontario and Diversified Pacific Development Group, LLC to establish the terms and conditions for the associated Development Plan (File No. PDEV23-039); [2] a Specific Plan (File No. PSP23-001 - Empire Groves Specific Plan) to establish the land use district, development standards, guidelines, and infrastructure improvements for the potential development of up to 600,000 square feet of hospitality and commercial land uses; and [3] a Development Plan (File No. PDEV23-039) to construct a 600,000 square foot hotel and commercial building consisting of 600 rooms on 10.43-acres of land located on the southeast corner of Guasti Road and Holt Boulevard within the proposed PA1 (Hospitality Mixed-Use) district of the Empire Groves Specific Plan. (APNs: 110-322-33) **submitted by Diversified Pacific Development Group, LLC. Development Advisory Board recommended approval of File No. PDEV23-039 on February 19, 2025, with a (8-0) vote. City Council action is required for File Nos. PDA23-005 and PSP23-001.**
Action: The Planning Commission adopted Resolutions recommending approval of Development Agreement, File No. PDA23-005, Specific Plan, File No. PSP23-001 and Development Plan, File No. PDEV23-039, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-004: A public hearing to consider a Development Agreement (File No. PDA22-004) between the City of Ontario and Roseville Investments, LLC and American Superior Land, LLC to establish the terms and conditions associated with Tentative Tract Map 20526 (File No. PMTT22-012), located at the southeast corner of Haven Avenue and Riverside Drive, within Planning Areas 1A, 1B, and 1C of the Rich-Haven Specific Plan (File No. PSP05-004). (APNs: 0218-161-11, 0218-161-04, 0218-161-05, and 0218-161-10) **submitted by Richland Ontario Developers, Inc. City Council action is required.**
Action: The Planning Commission adopted a Resolution recommending approval of Development Agreement, File No. PDA22-004, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-012: A public hearing to consider Tentative Tract Map No. 20526 to subdivide 106.1 gross acres of land into 12 numbered lots and 10 lettered lots, located at the southeast corner of Haven Avenue and Riverside Drive, within Planning Areas 1A (0-5.0 DU/AC – Low Density Residential (LDR)), 1B (5.1 – 11.0 DU/AC – Low Medium Density Residential (LMDR)), and 1C (11.1 – 25 DU/AC – Medium Density Residential (MDR)) of the Rich-Haven Specific Plan. (APNs: 0218-161-11, 0218-161-04, 0218-161-05, and 0218-161-10) **submitted by Richland Developers, Inc. Development Advisory Board recommended approval of this item on February 19, 2025, with a (8-0) vote.**
Action: The Planning Commission adopted a Resolution to approve Tentative Tract Map, File No. PMTT22-012.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA22-005: A hearing to consider an amendment to The Avenue Specific Plan to: 1) modify the land use designation of Planning Area 4 and apply density modifications to Planning Areas 1B, 2A, 3B, and

5 for consistency with The Ontario Plan 2050 Land Use Plan; 2) apply general modifications throughout the document for clarity; and, 3) make exhibit and text updates throughout the document to support the Project, for land located at the northwest corner of Archibald Avenue and Ontario Ranch Road. (APNs: 0218-191-04; 0218-191-14; 0218-191-15; 0218-191-16; 0218-191-05; 0218-191-22; 0218-191-20) **submitted by Richland Communities. City Council action is required.**
Action: The Planning Commission recommended approval of Specific Plan Amendment, File No. PSPA22-005, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA24-001: A public hearing to consider a Development Code Amendment, File No. PDCA24-001, amending the Reference document section of the City's Development Code, to implement Objective Development and Design Standards for multiple-family and mixed-use residential development. **City Initiated. City Council action is required.**
Action: The Planning Commission recommended approval of Development Code Amendment, File No. PDCA24-001.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA24-004: A public hearing to consider a Development Code Amendment, File No. PDCA24-004, amending Division 5.03 – Supplemental Land Use Regulations, Section 5.03.010 (Accessory Dwelling Units) in order to bring the City's current provisions governing accessory dwelling units into compliance with recent changes in State Law (AB 2533 and SB 1211) that became effective on January 1, 2025. **City Initiated. City Council action is required.**
Action: The Planning Commission recommended approval of Development Code Amendment, File No. PDCA24-004.