CITY OF ONTARIO PLANNING DEPARTMENT

Monthly Activity Report: Actions

Month of April 2025

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

CITY COUNCIL/HOUSING AUTHORITY MEETING
April 1, 2025

GENERAL PLAN ANNUAL PROGRESS REPORT REVIEW FOR FILE NO. PADV25-001: The General Plan Annual Progress Report, which includes the Housing Element Annual Progress Report, for Calendar Year 2024. The General Plan Annual Progress Report is Categorically Exempt from California Environmental Quality Act (CEQA), as amended in accordance with Section 15306 (Information Collection). **City Initiated.**
Action: The City Council considered and adopted a Resolution authorizing staff to transmit the 2024 General Plan Annual Progress Report, File No. PADV25-001.

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.**
Action: The City Council considered and adopted an Ordinance approving Development Agreement, PDA22-004, subject to conditions.

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.**
Action: The City Council considered and adopted an Ordinance approving Development Code Amendment, PDCA24-004.

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.**
Action: The City Council considered and adopted an Ordinance approving Development Code Amendment, PDCA24-001.

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. The Planning Commission recommended approval of these items on February 25, 2025, with a 4 - 0 vote.**
Action: The City Council introduced and waived further reading of Ordinances to approve the Development Agreement, File No. PDA23-005 and Specific Plan, File No. PSP23-001, and considered and adopted a Resolution approving the Development Plan, File No.PDEV23-039.

DEVELOPMENT ADVISORY BOARD MEETING
April 7, 2025

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
April 7, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-029: A public hearing to consider a Conditional Use Permit to establish a Type 41 ABC License (On-Sale Beer and Wine — Eating Place) for on-premises consumption within an existing 1,163 square-foot restaurant (Mr. Fries Man) on 1.7 acres of land located at 111 North Vineyard Avenue, within the CCS (Convention Center Support Commercial) zoning district. (APN: 110-092-17) **submitted by Joron Green.**
Action: The Zoning Administrator adopted a Decision to approve Conditional Use Permit, File No. PCUP24-029, subject to conditions of approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-020: A public hearing to consider a Conditional Use Permit request to develop a 1,710 square-foot detached accessory structure exceeding 16 feet in height on 0.48 acres of land, located at 1346 West Philadelphia Street, within the AR-2 (Residential-Agricultural – 0 to 2.0 DU/Acre) zoning district. (APN: 1014-551-15) **submitted by German Cortez.**
Action: The Zoning Administrator adopted a Decision to approve Conditional Use Permit, File No. PCUP24-020, subject to conditions of approval.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING
April 9, 2025

Meeting Cancelled

Monthly Activity Report: Actions

Month of April 2025

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

CITY COUNCIL/HOUSING AUTHORITY MEETING
April 15, 2025

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT AGREEMENT, SPECIFIC PLAN AND DEVLOPMENT PLAN REVIEW FOR FILE NOS. PDA23-005, AND PSP23-001: 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); and [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 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. The Planning Commission recommended approval of these items on February 25, 2025, with a 4 - 0 vote.**
Action: The City Council considered and adopted Ordinances to approve Development Agreement, File No. PDA23-005 and Specific Plan, File No. PSP23-001.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PUD24-002: A public hearing to consider a Planned Unit Development (File No. PUD24-002) to create development standards and design guidelines, 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. On February 25, 2025, the Planning Commission recommended approval of the Project by a vote of 4-0.**
Action: The City Council introduced and waived further reading of an Ordinance to approve Planned Unit Development, File No. PUD24-002.

DEVELOPMENT ADVISORY BOARD MEETING
April 21, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-004: A public hearing to consider a Development Plan to construct an industrial building totaling 20,000 square feet on 1.19 acres of land, located at 1205 North Hellman Avenue, within the IL (Light Industrial) zoning district. (APN: 0210-061-16) **submitted by Xiaoling Huang.**
Action: The Development Advisory Board approved Development Plan, File No. PDEV24-004, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT23-004 AND PDEV23-002: A public hearing to consider a Tentative Parcel Map (TPM No. 20685) to subdivide 32.67 gross acres of land into 2 numbered lots and 6 lettered lots in conjunction with a Development Plan to construct one industrial building totaling 460,000 square feet located

at the northwest corner of Ontario Ranch Road and Mill Creek Avenue within Planning Areas 3C, 5A and 5C (Light Industrial District and Open Space – Non Recreation) of the Rich Haven Specific Plan. (APNs: 218-016-22 and 218-211-42). **Submitted by Richland Developers, Inc. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Tentative Parcel Map, File No. PMTT23-004 and Development Plan, File No. PDEV23-002, to the Planning Commission, subject to conditions.

ZONING ADMINISTRATOR MEETING
April 21, 2025

Meeting Cancelled

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
April 22, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA23-006: A public hearing to consider a Development Agreement (File No. PDA23-006) between the City of Ontario and Legacy Land Partners, LLC, JAB Mill Creek, LLC, and Richland Ontario Developers, LLC to establish the terms and conditions associated with Tentative Parcel Map 20685 (File No. PMTT23-004), located at the northwest corner of Ontario Ranch Road and Mill Creek Avenue within Planning Areas 3C, 5A and 5C (Light Industrial District and Open Space – Non Recreation) of the Rich Haven Specific Plan. (APNs: 218-016-22 and 218-211-42). **submitted by Richland Ontario Developers, Inc. City Council action is required.**
Action: The Planning Commission recommended approval of Development Agreement, File No. PDA23-006, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT23-004 AND PDEV23-002: A public hearing to consider a Tentative Parcel Map (TPM No. 20685) to subdivide 32.67 gross acres of land into 2 numbered lots and 6 lettered lots in conjunction with a Development Plan to construct one industrial building totaling 460,000 square feet located at the northwest corner of Ontario Ranch Road and Mill Creek Avenue within Planning Areas 3C, 5A and 5C (Light Industrial District and Open Space – Non Recreation) 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; (APNs: 218-016-22 and 218-211-42). **Submitted by Richland Developers, Inc.**

Action: The Planning Commission adopted Resolutions to approve Tentative Parcel Map, File No. PMTT23-004 and Development Plan, File No. PDEV23-002, subject to conditions.