CITY OF ONTARIO PLANNING DEPARTMENT

Monthly Activity Report: Actions

Month of May 2025

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

DEVELOPMENT ADVISORY BOARD MEETING
May 5, 2025

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
May 5, 2025

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
May 6, 2025

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT 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 related to 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. City Council introduced and waived further reading of an Ordinance to approve Planned Unit Development, File No. PUD24-002 on April 15, 2025.**
Action: The City Council considered and adopted an Ordinance approving Planned Unit Development, File No. PUD24-002.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING
May 14, 2025

No Public Hearing Items Presented

DEVELOPMENT ADVISORY BOARD MEETING
May 19, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-018: A public hearing to consider a Development Plan to construct a stealth wireless communications facility, that is a 63-foot-tall mono-eucalyptus, in conjunction with ancillary ground-mounted equipment, on approximately 509 square feet of leased space on 4.69-acres of land located at 1004 South

Cypress Avenue, within the OS-R (Open Space-Recreation) zoning district; (APN: 0211-281-56) **submitted by New Cingular Wireless PCS, LLC. Planning Commission action is required.**
Action: The Development Advisory Board adopted a Decision to approve Development Plan, File No. PDEV22-018, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-005: A public hearing to consider a Development Plan to expand one (1) industrial building by 25,797 square feet, totaling 100,244 square feet, on 4.9 acres of land located at 3625 East Philadelphia Street, within the Business Park land use district of the Haven Gateway Center Specific Plan. (APN: 0211-301- 18; 0211-301-16) **submitted by John Cataldo. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-005, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT23-007 AND PDEV23-028: A public hearing to consider a Tentative Tract Map (TTM 20657 - File No. PMTT23-007) for condominium purposes in conjunction with a Development Plan (File No. PDEV23-028) to construct 309 multiple-family dwelling units on 11.10 acres of land located at the southwest corner of Fourth Street and Via Asti within the Residential land use district of the Piemonte Overlay in the Ontario Center Specific Plan (APN: 210-204-37). **Submitted by Lewis Management Corp. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT23-007, and Development Plan, File No. PDEV23-028, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-005: A public hearing to consider a Tentative Tract Map (TTM 20724) to subdivide 55.2 acres of land into 16 lettered lots and five (5) numbered lots on property located at the southwest corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 33 of the Subarea 29 Specific Plan.; (APNs: 1073-171-05, 1073-171-06, 1073-171-07) **submitted by Richland Developers, Inc. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT24-005, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-016: A public hearing to consider a Development Plan approval to construct 19 multiple-family buildings composed of 116 dwellings and 215 detached single-family dwellings on 62.69 acres of land, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within the Planning Area 32 of the Subarea 29 Specific Plan (APNs: 1073-171-04; 1073-171-08; 1073-171-09; 1073-171-10) **submitted by SL Ontario Development Company, LLC. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV24-016, subject to conditions.

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ZONING ADMINISTRATOR MEETING
May 19, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-002: A public hearing to consider a modification to Conditional Use Permit (File No. PCUP21-007) to redesign an existing composting facility on 19 acres of land, including two composting areas totaling five acres, at 8292 Edison Avenue, within the Specific Plan Zoning District and AG Overlay District. (APN(s): 216-311-08 & 216-311-09); **submitted by Agromin ATTN: Bill Camarillo.**
Action: The Zoning Administrator adopted a Decision to approve Conditional Use Permit, File No. PCUP22-002, subject to conditions of approval.

CITY COUNCIL/HOUSING AUTHORITY MEETING
May 20, 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.**
Action: The City Council introduced and waived further reading of an Ordinance to approve Development Agreement, File No. PDA23-006.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
May 27, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-005: A public hearing to consider a Development Plan to expand one (1) industrial building by 25,797 square feet, totaling 100,244 square feet, on 4.9 acres of land located at 3625 East Philadelphia Street, within the Business Park land use district of the Haven Gateway Center Specific Plan. (APNs: 0211-301- 18; 0211-301-16) **submitted by John Cataldo.**
Action: The Planning Commission adopted a Resolution to approve Development Plan, File No. PDEV23-005, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-016: A public hearing to consider a Development Plan to construct 19 multiple-family buildings composed of 116 dwellings and 215 detached single-family dwellings on 62.69 acres of land, located at the southeast corner of Eucalyptus Avenue and Haven Avenue, within the Planning Area 32 of the

Subarea 29 Specific Plan. (APNs: 1073-171-04; 1073-171-08; 1073-171-09; 1073-171-10) **submitted by SL Ontario Development Company, LLC.**
Action: The Planning Commission adopted a Resolution to approve Development Plan, File No. PDEV24-016, subject to conditions.

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 transfer of real property ownership from the City of Ontario to A Block, LLC., for properties located at the 100 Block of North Euclid Avenue; (APNS: 1048-553-01 through 1048-553-17). **City Initiated**
Action: The Planning Commission adopted a Resolution to approve the General Plan Consistency.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA24-004: A public hearing to consider a Development Agreement between the City of Ontario and Warm Springs Investments Ltd, LHC Ontario Holdings, LLC, and Richland Ontario Developers, LLC to establish the terms and conditions associated with Tentative Tract Map 20724 (File No. PMTT24-005), located at the southeast corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 33 of the Subarea 29 Specific Plan. (APNs: 1073-171-05, 1073-171-06, 1073-171-07). **submitted by Richland Ontario Developers, LLC. City Council action is required.**
Action: The Planning Commission recommended approval of Development Agreement, File No. PDA24-004.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-005: A public hearing to consider a Tentative Tract Map (TTM 20724) to subdivide 55.2 acres of land into 16 lettered lots and five (5) numbered lots on property located at the southeast corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 33 of the Subarea 29 Specific Plan. (APNs: 1073-171-05, 1073-171-06, 1073-171-07) **submitted by Richland Developers, Inc.**
Action: The Planning Commission adopted a Resolution to approve Tentative Tract Map, File No. PMTT24-005, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT23-007 AND PDEV23-028: A public hearing to consider a Tentative Tract Map (TTM 20657 - File No. PMTT23-007) for condominium purposes in conjunction with a Development Plan (File No. PDEV23-028) to construct 309 multiple-family dwelling units on 11.10 acres of land located at the southwest corner of Fourth Street and Via Asti within the Residential land use district of the Piemonte Overlay in the Ontario Center Specific Plan. (APN: 210-204-37). **Submitted by Lewis Management Corp.**
Action: The Planning Commission adopted Resolutions to approve Tentative Tract Map, File No. PMTT23-007, and Development Plan, File No. PDEV24-016, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA25-001: A public hearing to consider a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), 8.0 (Sign Regulations), and 9.0 (Definitions and Glossary) of the City of Ontario Development Code. **City Initiated. City Council action is required.**

Action: The Planning Commission recommended approval of Development Code Amendment, File No. PDCA25-001.