CITY OF ONTARIO PLANNING DEPARTMENT

# Monthly Activity Report: Actions

## Month of June 2025

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

### DEVELOPMENT ADVISORY BOARD MEETING
### June 2, 2025

*Meeting Cancelled*

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### ZONING ADMINISTRATOR MEETING
### June 2, 2025

*Meeting Cancelled*

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### CITY COUNCIL/HOUSING AUTHORITY MEETING
### June 3, 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 considered and adopted an Ordinance to approve Development Agreement, File No. PDA23-006.**

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### HISTORIC PRESERVATION SUBCOMMITTEE MEETING
### June 11, 2025

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP25-004:** A Certificate of Appropriateness to construct a 525 square foot addition to an existing 2,192 square foot single-family residence known as the Willard P. Stover House, a contributor to the Armsley Square Historic District, on 0.27 acres of land located at 425 Armsley Square, within the RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) zoning district. (APN: 1047-342-01) **submitted by Epic Design Build. Planning/Historic Preservation Commission action is required.**

**Action: The Historic Preservation Commission recommended approval of Certificate of Appropriateness, File No. PHP25-004, subject to conditions.**

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

### DEVELOPMENT ADVISORY BOARD MEETING
### June 16, 2025

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-014:** A public hearing to consider a Development Plan to construct an outdoor storage yard on 2.06 acres of land located at 1050 East Belmont Street, within the IL (Light Industrial) zoning district (APN: 1049-431-16). **Submitted by Zachary Yocum.**
**Action: The Development Advisory Board adopted a Decision to approve Development Plan, File No. PDEV23-014, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-013:** A hearing to consider a Development Plan to construct a 9,500 square foot commercial building on 2.32 acres of land, located on the northwest corner of Maddalena Privado and Milliken Avenue within the Community Commercial zoning district (APNs: 1083-361-04). **submitted by David Riboli.**
**Action: The Development Advisory Board continued this item to the July 7, 2025 meeting.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-046:** A hearing to consider a Development Plan to construct a 24-unit Multiple-family Residential Apartment Complex on approximately 1.37 acres of land located at 207 and 219 East Budd Street within the MDR-18 (Medium Density Residential-11.1 to 18.0 DU/Acre) zoning district (APNs: 1050-081-13 and 1050-081-14). **submitted by Brian Huang. Planning Commission action is required.**
**Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV21-046, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-018:** A public hearing to consider a Development Plan to construct a 5,795 square foot, 2-story commercial building on approximately 0.37 acres of land located at 111 North Monterey Avenue within the MU-6 (East Holt Mixed Use) zoning district (APN: 1048-523-15) **submitted by Ernest Wang. Planning Commission action is required.**
**Action: The Development Advisory Board continued this item to the July 7, 2025 meeting.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-019:** A public hearing to consider a Development Plan approval to construct 67 detached single-family dwellings, 129 detached motorcourt units, and 154 attached townhomes on 51.1 acres of land, located at southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Areas 30 and 31 of the Subarea 29 Specific Plan. (APNs: 0218-321-13, 0218-321-31, 0218-321-32). **submitted by KB Home Coastal, Inc. Planning Commission action is required.**
**Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV24-019, subject to conditions.**

CITY OF ONTARIO PLANNING DEPARTMENT

# Monthly Activity Report: Actions

## Month of June 2025

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

### ZONING ADMINISTRATOR MEETING
### June 16, 2025

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-004:** A public hearing to consider a Conditional Use Permit to establish a screened outdoor storage yard for truck trailer on 2.06 acres of land located at 1050 East Belmont Street, within the IL (Light Industrial) zoning district. (APN: 1049-431-16). **Submitted by Zachary Yocum.**
**Action: The Zoning Administrator adopted a Decision to approve Conditional Use Permit, File No. PCUP23-004, subject to conditions of approval.**

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### CITY COUNCIL/HOUSING AUTHORITY MEETING
### June 17, 2025

**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 City Council introduce and waive further reading of an Ordinance to approve Development Agreement, File No. PDA24-004.**

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### PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
### June 24, 2025

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-019:** A public hearing to consider a Development Plan approval to construct 67 detached single-family dwellings, 129 detached motorcourt units, and 154 attached townhomes on 51.1 acres of land, located at southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Areas 30 and 31 of the Subarea 29 Specific Plan. (APNs: 0218-321-13, 0218-321-31, 0218-321-32) **submitted by KB Home Coastal, Inc. The Development Advisory Board recommended approval of this item at the June 16, 2025, meeting with a 7-0 vote.**
**Action: The Planning Commission adopted a Resolution to approve Development Plan, File No. PDEV24-019, subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP25-004:** A Certificate of Appropriateness to construct a 525 square foot addition to an existing 2,192 square foot single-family residence known as the Willard P. Stover House, a contributor to the Armsley Square Historic District, on 0.27 acres of land located at 425 Armsley Square, within the RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) zoning district. (APN: 1047-342-01) **submitted by Epic**

**Design Build. The Historic Preservation Subcommittee recommended approval of this item at the June 11, 2025, meeting with a 3-0 vote.**
**Action: The Planning Commission adopted a Resolution to approve Certificate of Appropriateness, File No. PDEV25-004, subject to conditions.**

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