CITY OF ONTARIO PLANNING DEPARTMENT

Monthly Activity Report: Actions

Month of July 2025

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

CITY COUNCIL/HOUSING AUTHORITY MEETING
July 1, 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 considered and adopted an Ordinance to approve Development Agreement, File No. PDA24-004.

DEVELOPMENT ADVISORY BOARD MEETING
July 7, 2025

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. (APN: 1083-361-04) **submitted by David Riboli.**
Action: The Development Advisory Board adopted a Decision approving Development Plan, File No. PDEV24-013, 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. This Item was continued from the June 16, 2025 Development Advisory Board meeting. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-018, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-021: A public hearing to consider a Development Plan (File No. PDEV23-021) to construct 68 multiple-family dwellings on 2.16 acres of land located at 1240, 1248, and 1258 West Holt Boulevard within the HDR-45 (High Density Residential) zoning district. (APNs: 1010-543-04, 1010-543-05, 1010-543-06). **Submitted by SLSD, Inc. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-021, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV23-040 AND PCUP23-019: A public hearing to consider a Development Plan (File No. PDEV23-040), to construct a 5,261 square-foot industrial building on 0.92 acres of land, in conjunction with a Conditional Use Permit (File No. PCUP23-019), to establish a truck maintenance and equipment rental service facility at 2130 South Cucamonga Avenue, within the IL (Light Industrial) zoning district. (APNs: 1050-521-03 & 1050-521-04) **submitted by Ahmed Seirafi. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-040 and Conditional Use Permit, File No. PCUP23-019, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENATTIVE PARCEL MAP REVIEW FOR FILE NO. PMTT25-005: A public hearing to consider Tentative Parcel Map No. 21015 to subdivide 80.81 acres of land into 6 numbered parcels and 6 lettered parcels for a property generally located on the northwest corner of Ontario Boulevard and Grove Avenue located within the IG (General Industrial) and Ontario International Airport zoning districts. (APNs: Multiple Parcels) **City Initiated. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Tentative Parcel Map, File No. PMTT25-005, subject to conditions.

ZONING ADMINISTRATOR MEETING
July 7, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP25-011: A public hearing to consider a Conditional Use Permit to: [1] reestablish olive canning, a gift shop and a Type 20 ABC License (Off-Sale Beer & Wine); [2] establish a banquet facility with live entertainment, dancing, and a Type 58 ABC License (Caterer's Permit) for the on-premises consumption of alcoholic beverages; and [3] establish a restaurant with a Type 47 ABC License (On-Sale General – Eating Place), a Type 68 ABC License (Portable Bar License) for the on-premises consumption of beer, wine and spirits and a Type 21 ABC License (Off-Sale General) for the off-sale of beer, wine and spirits, at a designated historic property (Graber Olive House Historic District), located at 301/315/405 East Fourth Street and 406 East Harvard Place, within the LDR-5 (Low-Density Residential) zoning district. (APNs: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20) **submitted by Gerald Tessier.**
Action: This item was continued to the July 21, 2025 Zoning Administrator meeting.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING
July 9, 2025

Meeting Cancelled

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CITY COUNCIL/HOUSING AUTHORITY MEETING
July 15, 2025

No Planning Items Presented

DEVELOPMENT ADVISORY BOARD MEETING
July 21, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-019: A public hearing to consider a Development Plan for the construction of 50 multiple-family dwellings on approximately 2.07 acres of land located at 1389 East Holt Boulevard, within the MU-6 (East Holt Mixed Use) zoning district. (APNs: 0110-071-02) **submitted by JWDA-MS ARCHITECT. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Development Plan, File No. PDEV23-019, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE, AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PVAR25-001 AND PMTT25-003 (TPM 20931): A public hearing to consider a Variance (File No. PVAR25-001) to deviate from the minimum Development Code standard for lot width dimension for interior lots, from 100 feet to 85 feet, in conjunction with Tentative Parcel Map No. 20931 (File No. PMTT25-003) to subdivide 1.24 acres of land into two parcels. The project site is located at 1656 South Magnolia Avenue within the AR-2 (Residential – Agricultural – 0 to 2.0 du/ac) zoning district. (APN: 1014-221-10) **submitted by Andreasen Engineering. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Variance, File No. PVAR25-001 and Tentative Parcel Map, File No. PMTT25-003, subject to conditions.

ZONING ADMINISTRATOR MEETING
July 21, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-021: A public hearing to consider a Conditional Use Permit to establish a detached, 2,331 square-foot RV garage with pool bathroom on 0.5 acres of land located at 1445 West Spruce Court, within the AR-2 zoning district. (APN: 1014-561-33) **submitted by Scott Vasquez.**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP24-021, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP25-011: A public hearing to consider a Conditional Use Permit to: [1] reestablish olive canning, a gift shop and a Type 20 ABC License (Off-Sale Beer & Wine); [2] establish a banquet facility with live entertainment, dancing, and a Type 58 ABC License (Caterer's Permit) for the on-premises consumption of alcoholic beverages; and [3] establish a restaurant with a Type 47 ABC License (On-Sale General – Eating Place), a Type 68 ABC License (Portable Bar License) for the on-premises

consumption of beer, wine and spirits and a Type 21 ABC License (Off-Sale General) for the off-sale of beer, wine and spirits, at a designated historic property (Graber Olive House Historic District), located at 301/315/405 East Fourth Street and 406 East Harvard Place, within the LDR-5 (Low-Density Residential) zoning district. (APNs: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20) **submitted by Gerald Tessier. This item is continued from the July 7, 2025 hearing.**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP25-011, subject to conditions. An Appeal of the Decision was filed for File No. PCUP25-011.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-011: A public hearing to consider a Conditional Use Permit request to establish a 151,425 square-foot truck and trailer storage and maintenance yard on 3.89 acres of land located at 1633 South Campus Avenue, within the IL (Light Industrial) zoning district. (APN: 1050-211-11) **submitted by SFG ISF Ontario Campus LLC.**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP24-011, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
July 22, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-021: A public hearing to consider a Development Plan to construct 68 multiple-family dwellings on 2.16 acres of land located at 1240, 1248, and 1258 West Holt Boulevard within the HDR-45 (High Density Residential) zoning district. (APNs: 1010-543-04, 1010-543-05, 1010-543-06). **Submitted by SLSD, Inc. The Development Advisory Board recommended approval of this item on July 7, 2025, with a (8-0) vote.**
Action: The Planning Commission adopted a Resolution to approve Development Plan, File No. PDEV23-021, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-046: A public 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. The Development Advisory Board recommended approval of this item on June 16, 2025 with a (7-0) vote.**
Action: The Planning Commission adopted a Resolution to approve Development Plan, File No. PDEV21-046, subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD23-001 AND PDEV23-018: A public hearing to consider a Planned Unit Development (File No. PUD23-001) to establish development standards and design guidelines, and a Development Plan (File No. PDEV23-018) to facilitate the construction of 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. The Development Advisory Board recommended approval of this item on July 7, 2025 with a (8-0) vote. City Council action is required for PUD23-001.
Action: The Planning Commission adopted a Resolution to approve Development Plan, File No. PDEV23-018, subject to conditions. The Planning Commission recommended approval for PUD23-001.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV23-040 AND PCUP23-019: A public hearing to consider a Development Plan (File No. PDEV23-040), to construct a 5,261 square-foot industrial building on 0.92 acres of land, in conjunction with a Conditional Use Permit (File No. PCUP23-019), to establish a truck maintenance and equipment rental service facility at 2130 South Cucamonga Avenue, within the IL (Light Industrial) zoning district. (APNs: 1050-521-03 & 1050-521-04) **submitted by Ahmed Seirafi. The Development Advisory Board recommended approval of this item on July 7, 2025, with a (8-0) vote.**
Action: The Planning Commission adopted Resolutions to approve Development Plan, File No. PDEV23-040 and Conditional Use Permit, File No. PCUP23-019, subject to conditions.

ENVIRONMENTAL ASSESSMENT, VARIANCE, AND TENTATIVE PARCEL MAP REVIEW FOR FILE NOS. PVAR25-001 AND PMTT25-003 (TPM 20931): A public hearing to consider a Variance (File No. PVAR25-001) to deviate from the minimum Development Code standard for lot width dimension for interior lots, from 100 feet to 85 feet, in conjunction with Tentative Parcel Map No. 20931 (File No. PMTT25-003) to subdivide 1.24 acres of land into two parcels. The project site is located at 1656 South Magnolia Avenue within the AR-2 (Residential – Agricultural – 0 to 2.0 du/ac) zoning district. (APN: 1014-221-10) **submitted by Andreasen Engineering.**
Action: The Planning Commission adopted Resolutions to approve Variance, File No. PVAR25-001 and Tentative Parcel Map, File No. PMTT25-005, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENATTIVE PARCEL MAP REVIEW FOR FILE NO. PMTT25-005: A public hearing to consider Tentative Parcel Map No. 21015 to subdivide 80.81 acres of land into 6 numbered parcels and 6 lettered parcels for a property generally located on the northwest corner of Ontario Boulevard and Grove Avenue located within the IG (General Industrial) and ONT (Ontario International Airport) zoning districts. (APNs: Multiple Parcels) **City Initiated. The Development Advisory Board recommended approval of this item on July 7, 2025, with a (8-0) vote.**
Action: The Planning Commission adopted a Resolution to approve Tentative Parcel Map, File No. PMTT25-005, subject to conditions.