Monthly Activity Report: Actions

Month of August 2025

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

DEVELOPMENT ADVISORY BOARD MEETING
August 4, 2025

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
August 4, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-024: A public hearing to consider a Conditional Use Permit to establish a 12,964 square-foot indoor children's playground on 0.67 acres of land located at 1640 East Fourth Street, within the CC (Community Commercial) zoning district. (APN: 0110-181-14). **Submitted by Muzimuheng, Inc.**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP24-024, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP25-009: A public hearing to establish a Conditional Use Permit for a Type 20 ABC License (Off-Sale Beer and Wine) for the off-premises consumption of alcohol beverages, in conjunction with an existing 648 square-foot convenience store and gas station on 0.73 acres of land located at 3015 South Archibald Avenue, within the CN (Neighborhood Commercial) zoning district. (APN: 0218-141-29). **submitted by RADC Enterprises, Inc**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP25-009, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING
August 5, 2025

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY SPECIAL MEETING
August 5, 2025

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. The Planning Commission recommended approval of this item on May 27, 2025 with a 5-0 vote.**
Action: The City Council introduced and waived further reading of an Ordinance approving Development Code Amendment, File No. PDCA25-001.

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HISTORIC PRESERVATION SUBCOMMITTEE MEETING
August 13, 2025

Meeting Cancelled

DEVELOPMENT ADVISORY BOARD MEETING
August 18, 2025

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-011: A public hearing to consider a Development Plan to construct a 4,938 square foot multi-tenant commercial building with a drive-thru on 0.53-acre of land located on the east side of Archibald Avenue, approximately 350 feet south of Philadelphia Street, within the Commercial/Office land use district of the California Commerce Center South Specific Plan. (APN: 1083-071-20) **submitted by Robert Wang.**
Action: The Development Advisory Board adopted a Decision approving Development Plan, File No. PDEV24-011, subject to conditions.

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-019 AND PDEV21-022: A public hearing to consider a Tentative Tract Map (TTM 20542) and Development Plan (File No. PDEV21-022) to subdivide 0.485-acre of land into one lot for condominium purposes and construct 10 residential condominium units, located at 962 East Sixth Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. (APN: 1047-424-02) **submitted by Sean Ji. Planning Commission action is required.**
Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT21-019 and Development Plan, File No. PDEV21-022, subject to conditions.

ZONING ADMINISTRATOR MEETING
August 18, 2025

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
August 19, 2025

No Planning Items Presented

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. The City Council introduced and waived further reading of an Ordinance on August 5, 2025, approving Development Code Amendment, File No. PDCA25-001.**
Action: The City Council considered and adopted an Ordinance approving Development Code Amendment, File No. PDCA25-001.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
August 26, 2025

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-019 AND PDEV21-022: A Tentative Tract Map (TTM 20542 – File No. PMTT21-019) and Development Plan (File No. PDEV21-022) to subdivide 0.485-acre of land into one lot for condominium purposes and construct 10 residential condominium units, located at 962 East Sixth Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. 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; (APN: 1047-424-02) **submitted by Sean Ji. The Development Advisory Board recommended approval of this item at the August 18, 2025 meeting with an 8-0 vote.**
Action: The Planning Commission also adopted a Resolution approving Tentative Tract Map, File No. PMTT21-019 and Development Plan, File No. PDEV21-022, subject to conditions.

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD-23-003 AND PDEV23-019: A public hearing to consider a Planned Unit Development (File No. PUD-23-003) to establish development standards and design guidelines for the project site in conjunction with a Development Plan (File No. PDEV23-019) 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. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. 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: 0110-071-02) **submitted by JWDA-MS ARCHITECT. The Development Advisory Board recommended approval of this item on July 21, 2025, with a 7-0 vote. City Council action is required for File No. PUD-23-003.**
Action: The Planning Commission adopted a Resolution recommending approval of the Planned Unit Development, File No. PUD-23-003. The Planning Commission also adopted a Resolution to

approve the Development Plan, File No. PDEV23-021, subject to conditions and approval of PUD-23-003.