CITY OF ONTARIO PLANNING DEPARTMENT

Monthly Activity Report: Actions

Month of September 2025

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

CITY COUNCIL/HOUSING AUTHORITY MEETING
September 2, 2025

ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD23-001: A public hearing to consider a Planned Unit Development to establish development standards and design guidelines, related to 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 Planning Commission recommended approval of this item on July 22, 2025 with a (5-0) vote.**
Action: The City Council introduced and waived further reading of an Ordinance approving File No. PUD23-001.

DEVELOPMENT ADVISORY BOARD MEETING
September 3, 2025

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
September 3, 2025

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-014: A public hearing to consider a Conditional Use Permit to convert a 620 square-foot residence into an office for a tow-yard with outdoor vehicle storage on 0.55 acres of land, located at 528 South Hope Avenue and 581 South Taylor Avenue, within the IG (General Industrial) zoning district. (APNs: 1049-203-21, 1049-203-01, 1049-203-02, 1049-203-03) **submitted by Ignacio Gonzalez.**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP23-014, subject to conditions.

HISTORIC PRESERVATION SUBCOMMITTEE MEETING
September 10, 2025

Meeting Cancelled

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DEVELOPMENT ADVISORY BOARD MEETING
September 15, 2025

ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT24-008 & PDEV24-017: A Tentative Tract Map (TTM 20730) (File No. PMTT24-008) for Common Interest Subdivision purposes, to subdivide approximately 10.02 acres into 28 numbered lots and 15 lettered lots, and a Development Plan (File No. PDEV24-017) to construct 161 multiple-family dwellings, located south of Chatham Street, west of Clifton Avenue, east of Amherst Avenue, and north of Eucalyptus Avenue, within Planning Area 11 (RD-7 / Row Townhomes) of the Esperanza Specific Plan. (APN: 1073-101-050). **Submitted by GDC Investments. Planning Commission action is required**

Action: The Development Advisory Board recommended approval of Tentative Tract Map, File No. PMTT24-008, and Development Plan, File No. PDEV24-017, subject to conditions.

ZONING ADMINISTRATOR MEETING
September 15, 2025

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
September 16, 2025

No Planning Items Presented

ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD23-001: A Planned Unit Development to establish development standards and design guidelines, related to 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. On September 2, 2025, the City Council introduced and waived further reading of an Ordinance approving the Planned Unit Development (PUD).**

Action: The City Council considered and adopted an Ordinance approving File No. PUD23-001.

ENVIRONMENTAL ASSESSMENTAND PLANNED UNIT DEVELOPMENT REVIEW FOR FILE NO. PUD-23-003: 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 related to 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. (APNs: 0110-071-02) **submitted by JWDA-MS ARCHITECT. On August 26, 2025, the Planning Commission voted (5-0) approving the Development Plan (File No. PDEV23-019) and recommended that the City Council approve a Resolution for the Holt Residential Planned Unit Development, File No. PUD23-003.**
Action: The City Council introduced and waived further reading of an Ordinance approving File No. PUD23-003.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
September 23, 2025

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 Easter Seals Southern California, Inc., for properties located at the 0 South Mountain Avenue; (APN: 1011-571-14). **City Initiated.**
Action: The Planning Commission adopted a Resolution finding that the transfer of property between the City of Ontario and Easterseals Southern California Inc. (Easterseals) at 0 South Mountain Avenue is consistent with The Ontario Plan (TOP) Policy Plan (General Plan).

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA25-002: A public hearing to consider a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), and 6.0 (Development and Subdivision Regulations) of the Ontario Development Code. **City Initiated. City Council action is required.**
Action: The Planning Commission adopted a Resolution recommending approval of the Development Code Amendment, File No. PDCA25-002.

ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT REVIEW FOR FILE NO. PGPA23-003: A public hearing to consider an amendment to The Ontario Plan 2050 Policy Plan Land Use Map to change the land use designation of approximately 5.3 acres of land located on Euclid Avenue, about 300 feet north of Edison Avenue, from Mixed Use to Business Park. (APNs: 1053-281-08) **submitted by RCCD Inc. City Council action is required.**
Action: The Planning Commission adopted a Resolution recommending approval of the General Plan Amendment, File No. PGPA23-003.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA25-003: A public hearing to consider a Development Agreement (File No. PDA25-003) between the City of Ontario and GDC Investments 13, LP to establish the terms and conditions associated with Tentative Tract Map 20730 (File No. PMTT24-008), located south of Chatham Street, west of Clifton Street, east of Amherst Avenue, and north of Eucalyptus Avenue, within Planning Area 11 (RD-7 / Row Townhomes) of the Esperanza Specific Plan. (APN: 1073-101-050). **Submitted by GDC Investments 13, L.P. City Council action is required.**

Action: The Planning Commission adopted a Resolution recommending City Council adopt an Ordinance approving the Development Agreement, File No. PDA25- 003.

ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PGPA24-003, PSPA24-004, PMTT24-008, & PDEV24-017: A public hearing to consider the following:

1. An Amendment (File No. PGPA24-003) to The Ontario Plan 2050 Policy Plan (General Plan) Land Use Map to change the land use designation on approximately 10.02 acres of land, located south of Chatham Street, west of Clifton Avenue, east of Amherst Avenue, and north of Eucalyptus Avenue, from Public School to Medium Density Residential.
2. An Amendment (File No. PSPA24-004) to the Esperanza Specific Plan to revise the specific plan for consistency with The Ontario Plan Policy Plan (General Plan) Land Use Map. The amendment includes [i] revising the allowed uses within Planning Area 11 from School to RD-7/Row Townhomes; and [ii] modifying the Specific Plan land use map, development standards, exhibits, and text to reflect the proposed land use changes.
3. A Tentative Tract Map (TTM 20730) (File No. PMTT24-008) for Condominium Purposes to subdivide approximately 10.02 acres into 28 numbered lots and 15 lettered lots, located within Planning Area 11 (RD-7/Row Townhomes) of the Esperanza Specific Plan.
4. A Development Plan (File No. PDEV24-017) to construct 161 multiple-family dwellings on approximately 10.02 acres, located within Planning Area 11 (RD-7/Row Townhomes) of the Esperanza Specific Plan.

Staff has prepared an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (SCH No. 2021070364; certified by the City Council on August 16, 2022). 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; (APN: 1073-101-050). **Submitted by GDC Investments. City Council action is required for File Nos. PGPA24-003 and PSPA24-004.**

Action: The Planning Commission adopted Resolutions recommending the City Council approve General Plan Amendment, File No. PGPA24-003, and Specific Plan Amendment, File No. PSPA24-004. The Planning Commission also adopted Resolutions approving Tentative Tract Map, PMTT24-008, and Development Plan PDEV24-017, subject to conditions.

APPEAL OF ZONING ADMINISTRATOR DECISION FOR FILE NO. PCUP25-011: An Appeal of the Zoning Administrator's decision to approve a Conditional Use Permit to: [1] reestablish olive canning, a gift shop and a Type 21 ABC License (Off-Sale Beer, Wine and Spirits); and [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 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. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. 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: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20) **submitted by Kim Flores. The Zoning Administrator approved this item on July 31, 2025.**

Action: The Planning Commission upheld the Zoning Administrator's Decision in part with modifications.