Monthly Activity Report: Actions

Month of February 2026

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

DEVELOPMENT ADVISORY BOARD MEETING
February 2, 2026

Meeting Cancelled

ZONING ADMINISTRATOR MEETING
February 2, 2026

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP25-015: A public hearing to consider a modification to a Conditional Use Permit (File No. PCUP11-004), to expand an existing 9,888 square-foot private college floor plan (Unitek College), by 7,500 square feet, for an existing three-story, 53,222 square-foot office building on 3.41 acres of land, located at 3237 East Guasti Road within the Office/R-D land use designation of the Centrelake Business Park Specific Plan. (APN:0210-551-18); **submitted by Unitek College, LLC.**
Action: The Zoning Administrator adopted a Decision to approve the Conditional Use Permit, File No. PCUP25-015, subject to conditions.

CITY COUNCIL/HOUSING AUTHORITY MEETING
February 3, 2026

No Planning Items Presented

HISTORIC PRESERVATION SUBCOMMITTEE MEETING
February 11, 2026

Meeting Cancelled

CITY COUNCIL/HOUSING AUTHORITY MEETING
February 17, 2026

DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA25-003: 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), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), 7.0 (Historic Preservation), 8.0 (Sign Regulations), and References (Reference G: Landscape Design and Construction Guidelines) of the City of Ontario Development Code. **City Initiated.**

Action: The City Council considered and adopted an Ordinance to approve Development Code Amendment, File No. PDCA25-003.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA26-001: A public hearing to consider a Development Code Amendment revising and clarifying certain provisions of Chapter 5.0 (Zoning and Land Use) of the City of Ontario Development Code. **City Initiated. The Planning Commission recommended approval of this item at the January 27, 2026 meeting, with a (6-0) vote.**
Action: The City Council introduced and waived further reading of an Ordinance to approve Development Code Amendment, File No. PDCA26-001.

DEVELOPMENT ADVISORY BOARD MEETING
February 18, 2026

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND CONDITIONAL USE PERMITS FOR FILE NOS. PMTT24-001, PDEV24-005, PCUP24-007, PCUP24-008 AND PCUP25-017: A public hearing to consider Tentative Parcel Map No. 20792 (File No. PMTT24-001) to subdivide 35.4 acres of land into 9 numbered lots and 5 lettered lots in conjunction with a Development Plan (File No. PDEV24-005) to facilitate the construction of four commercial buildings totaling 123,247 square feet and three (3) Conditional Use Permit applications that include: [1] File No. PCUP24-007 to establish a 104,634 square foot multi-story self-storage facility; [2] File No. PCUP24-008 to establish a gas station and convenience store totaling 9,720 square feet; and [3] File No. PCUP25-017 to establish a 5,060 square foot stand-alone car wash facility. The project site is located on the southwest corner of Ontario Ranch Road and Mill Creek Avenue within Planning Area 5B (Regional Commercial and Open Space – Non Recreation) of the Rich Haven Specific Plan. (APN: 0218-211-43). **submitted by Richland Ontario Developers, LLC. Planning Commission action is required.**
Action: The Development Advisory Board adopted Decisions recommending approval of Tentative Parcel Map, File No. PMTT24-001, Development Plan, File No. PDEV24-005, and Conditional Use Permits, File Nos. PCUP24-007, PCUP24-008 and PCUP25-017, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-006: A public hearing to consider a Tentative Tract Map (TTM 20720) for condominium purposes, subdividing 1.17 acres of land into a single parcel of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential) zoning district (APN: 1011-361-01). **submitted by Jason Chen. Planning Commission action is required.**
Action: The Development Advisory Board adopted a Decision recommending approval of Tentative Tract Map, File No. PMTT24-006, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-003 (TTM 20696): A public hearing to consider a Tentative Tract Map (TTM 20696) for condominium purposes, subdividing 27.77-acres of land into 7 numbered lots and 8 lettered lots on property located at the southwest corner of Riverside Drive and Haven Avenue, within Planning Area 1 of the West Haven

Specific Plan. (APN: 0218-151-48) **submitted by West Haven 27, LLC, a Delaware LLC. Planning Commission action is required.**
Action: The Development Advisory Board adopted a Decision recommending approval of Tentative Tract Map, File No. PMTT24-003, subject to conditions.

ZONING ADMINISTRATOR MEETING
February 18, 2026

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-017: A public hearing to consider a Conditional Use Permit to establish a jet fuel storage facility and construct a 115-foot diameter ground storage tank on 4.6 acres of land located at 1321 East Airport Drive, within the IG (General Industrial) zoning district. (APN: 113-211-35) **submitted by Kinder Morgan SFPP, L.P. This item is continued from the January 21, 2026, hearing.**
Action: The Zoning Administrator continued this item to the March 16, 2026 hearing.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP25-002: A public hearing to consider a Conditional Use Permit request to establish a refrigerated storage use within an 837,598 square-foot warehouse and a truck maintenance facility use within a 41,923 square-foot ancillary building, on approximately 56.52 acres of land located at the southwest corner of Eucalyptus Avenue and Carpenter Avenue, within Planning Areas 6 and 6A of the Merrill Commerce Center Specific Plan. (APNs: 1054-201-01; 1054-501-03; 1054-511-01; 1054-501-01; 1054-501-06; 1054-511-02) **submitted by Kimley-Horn and Associates, Inc.**
Action: The Zoning Administrator adopted a Decision approving Conditional Use Permit, File No. PCUP25-002, subject to conditions.

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING
February 24, 2026

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-006: A public hearing to consider a Tentative Tract Map (TTM 20720) for condominium purposes, subdividing 1.17 acres of land into a single parcel of land located at 855 South Benson Avenue, within the HDR-45 (High Density Residential) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 15301, Existing Facilities (Class 1, K) 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: 1011-361-01) **submitted by Jason Chen. The Development Advisory Board recommended approval of this item at the February 18, 2026 meeting with a (8-0) vote.**

Action: The Planning Commission adopted a Resolution to approve Tentative Tract Map, File No. PMTT24-006, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA25-005: A public hearing to consider a Development Agreement between Legacy Land Partners LLC and Richland Ontario Developers LLC to establish the terms and conditions associated with Tentative Parcel Map No. 20792 (File No. PMTT24-001), located on the southwest corner of Ontario Ranch Road and Mill Creek Avenue within Planning Area 5B (Regional Commercial and Open Space – Non Recreation) of the Rich Haven Specific Plan. (APN: 0218-211-43) **submitted by Richland Ontario Developers, LLC. City Council action is required.**
Action: The Planning Commission adopted a Resolution recommending approval of Development Agreement, File No. PDA25-005.

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND CONDITIONAL USE PERMITS FOR FILE NOS. PMTT24-001, PDEV24-005, PCUP24-007, PCUP24-008 AND PCUP25-017: A public hearing to consider Tentative Parcel Map No. 20792 (File No. PMTT24-001) to subdivide 35.4 acres of land into 9 numbered lots and 5 lettered lots in conjunction with a Development Plan (File No. PDEV24-005) to facilitate the construction of four commercial buildings totaling 123,247 square feet and three (3) Conditional Use Permit applications that include: [1] File No. PCUP24-007 to establish a 104,634 square foot multi-story self-storage facility; [2] File No. PCUP24-008 to establish a gas station and convenience store totaling 9,720 square feet; and [3] File No. PCUP25-017 to establish a 5,060 square foot stand-alone car wash facility. The project site is located on the southwest corner of Ontario Ranch Road and Mill Creek Avenue within Planning Area 5B (Regional Commercial and Open Space – Non Recreation) of the Rich Haven Specific Plan. (APN: 0218-211-43) **submitted by Richland Ontario Developers, LLC. The Development Advisory Board recommended approval of this item at the February 18, 2026 meeting with a (8-0) vote.**
Action: The Planning Commission adopted Resolutions to approve Tentative Parcel Map, File No. PMTT24-001, Development Plan, File No. PDEV24-005, and Conditional Use Permits, File Nos. PCUP24-007, PCUP24-008, and PCUP25-017, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-009: A public hearing to consider a Development Agreement between the City of Ontario and West Haven 27, LLC to establish the terms and conditions associated with Tentative Tract Map 20696 (File No. PMTT24-003), located at the southwest corner of Riverside Drive and Haven Avenue, within Planning Area 1 of the West Haven Specific Plan. (APN: 0218-151-48) **submitted by West Haven 27, LLC. City Council action is required.**
Action: The Planning Commission adopted a Resolution recommending approval of Development Agreement, File No. PDA21-009.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-003 (TTM 20696): A public hearing to consider a Tentative Tract Map (TTM 20696) for condominium purposes, subdividing 27.77-acres of land into 7 numbered lots and 8 lettered lots on property located at the southwest corner of Riverside Drive and Haven Avenue, within Planning Area 1 of the West Haven Specific Plan. (APN: 0218-151-48) **submitted by West Haven 27, LLC, a Delaware LLC. The Development Advisory Board recommended approval of this item at the February 18, 2026 meeting with a (8-0) vote.**

Action: The Planning Commission adopted a Resolution to approve Tentative Tract Map, File No. PMTT24-003, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP24-002: A public hearing to consider certification of the Focused Environmental Impact Report (SCH# 2025060731), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with a Specific Plan (File No. PSP24-002 – CenterPark Specific Plan) to establish the land use districts, development standards, guidelines, infrastructure improvements, etc., for the potential development of up to 4,293 residential dwelling units, 115,809 square feet of retail land uses, 135,110 square feet of office uses, and 68 acres of open space parkland/non-recreational uses on approximately 258 acres of land generally bound by the Southern California Edison (SCE) easement roughly 500 feet north of Ontario Ranch Road, Walker Avenue to the east, Campus Avenue to the West, and southern boundary roughly 1,300 feet north of Eucalyptus Avenue within the proposed MDR (Medium Density Residential) and MU (Mixed Use) districts of the proposed CenterPark Specific Plan. 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. The project site is also located within the Airport Influences area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1053-301-01, -02; 1053-311-01, -02; 1053-321-01, -02, -03; 1053-331-01, -02, -03, -04; 1053-341-01, -02; 1053-351-01, -02; 1053-361-01, -02, -03; 1053-371-01, -02; 0216-311-01, -02, -09; 0216-321-03, -08; 0216-322-03, -04, -10) **submitted by RCCD, Inc. City Council action is required.**

Action: The Planning Commission adopted Resolutions recommending approval of the Focused Environmental Impact Report, with a Statement of Overriding Consideration and the Specific Plan, File No. PSP24-002.