



# Monthly Activity Report: Actions

Month of February 2022

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

## DEVELOPMENT ADVISORY BOARD MEETING February 7, 2021

**ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-009 AND PDEV21-017:** A Tentative Parcel Map for condominium purposes (File No. PMTT21-009 (TPM 20394)), subdividing 0.86-acre of land into a single lot to establish 22 commercial airspace condominium units, and a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 30,971 square feet, located at 125 West Emporia Street, within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and the EA (Euclid Avenue Overlay) zoning districts. 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 (ALUCP); (APN: 1049-059-14) **submitted by RWSS Development LLC. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted a decision recommending the Planning Commission approve the Tentative Parcel Map and the Development Plan, subject to conditions.

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV21-021 AND PCUP21-009:** A Development Plan (File No. PDEV21-021) to construct a 4-story, 128-room Extended Stay/Residence Inn Hotel, in conjunction with a Conditional Use Permit (File No. PCUP21-009) to establish and operate the hotel use on 1.83 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan. 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 (ALUCP); (APN: 0238-012-30) **submitted by Roger Barbosa. Planning Commission action is required.**

**Action:** The Development Advisory Board adopted a decision recommending the Planning Commission approve the Development Plan and the Conditional Use Permit, subject to conditions.

## ZONING ADMINISTRATOR MEETING February 7, 2021

*Meeting Cancelled*

## CITY COUNCIL/HOUSING AUTHORITY MEETING February 1, 2021

**ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC21-001:** A Zone Change (File No. PZC21-001) amending the zoning designation on 2.77 acres located at 1948



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South Bon View Avenue, from IL (Light Industrial) to IG (General Industrial). Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010. 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 (ALUCP); (APN: 1050-441-05) **submitted by Bon View Land 10, LLC & BV Investments 10, LLC. Planning Commission recommended approval of this project on December 20, 2021 with a 6 – 0 vote.**

**Action: The City Council approved and waived further reading of the ordinance approving the Zone Change.**

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## CITY COUNCIL/HOUSING AUTHORITY MEETING February 15, 2022

*No Planning Department Items Scheduled*

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## PLANNING/HISTORIC PRESERVATION COMMISSION MEETING February 22, 2022

**ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PUD22-001, PMTT21-009, PDEV21-017, AND PHP21-021:** A request for the following entitlements: [1] a Planned Unit Development (File No. PUD22-001) to establish development standards, design guidelines, and infrastructure requirements for the Project site; [2] a Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) to subdivide a 0.86-acre property into a single lot to establish 22 commercial airspace condominium units; [3] a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet; and [4] a Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District. The Project Site is located at 125 West Emporia Street, within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts. 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 (ALUCP); (APN: 1049-059-14) **submitted by RWSS Development LLC. City Council action is required.**

**Action: The Planning/Historic Preservation Commission adopted a resolution recommending the City Council approve the Planned Unit Development and resolutions approving the Tentative Parcel Map, Development Plan, and Certificate of Appropriateness, subject to conditions and contingent upon the City Council approval of the Planned Unit Development.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV21-021 AND PCUP21-009:** A Development Plan (File No. PDEV21-021) to construct a



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4-story, 128-room Extended Stay/Residence Inn Hotel, in conjunction with a Conditional Use Permit (File No. PCUP21-009) to establish and operate the hotel use on 1.83 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan. 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 (ALUCP); (APN: 0238-012-30) **submitted by Roger Barbosa. City Council action is required.**

**Action: The Planning Commission adopted a resolution recommending the City Council approve the Conditional Use Permit and adopted a resolution approving the Development Plan, subject to conditions and contingent upon the City Council approval of the Conditional Use Permit.**

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## DEVELOPMENT ADVISORY BOARD MEETING February 23, 2022

*Meeting Cancelled*

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## ZONING ADMINISTRATOR MEETING February 23, 2022

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP21-016:** A Conditional Use Permit to establish: [1] a Type 52 ABC License (Veteran's Club) for the sale of beer, wine, and distilled spirits for consumption on the licensed premises only to bona fide members of the licensed organization, their bona fide guests, and bona fide members of other veterans organizations; and [2] a Type 58 ABC License (Caterer's Permit) to cater alcoholic beverages off-site, for the American Legion Post No. 112, within an existing 4,081-square-foot building, on 0.76 acres of land located at 1400 South Vineyard Avenue, Suite A, within the IG (General Industrial) 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. 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 (ALUCP); (APN: 0113-415-17) **submitted by American Legion Post No. 112.**

**Action: The Zoning Administrator adopted a decision approving the Conditional Use Permit, subject to conditions.**