

CITY OF ONTARIO

Agenda Report
July 7, 2026

SECTION:
CONSENT CALENDAR

Department: Planning
Prepared By: Robert Morales
Staff Member Presenting: Rudy Zeledon,
Executive Director Community Development
Approved By: 

Submitted To: Council/OHA
Approved: _____
Continued To: _____
Denied: _____
Item No: 13

SUBJECT: AN ORDINANCE APPROVING A ZONING MAP AMENDMENT, FILE NO . PZC25-002

RECOMMENDATION: That the City Council consider and adopt an Ordinance approving a Zoning Map Amendment, File No. PZC25-002, to implement the Policy Plan Amendment.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:

Operate in a Businesslike Manner

Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: There is not a direct fiscal impact associated with this action.

BACKGROUND & ANALYSIS: On June 16, 2026 the City Council introduced and waived further reading of an Ordinance for the Zoning Map Amendment. The City initiated Zoning Map Amendment (File No. PZC25-002) to implement the citywide amendment to The Ontario Plan 2050 Policy Plan. The Zoning Map Amendment updates zoning designations to maintain consistency between the City's zoning map and the updated land use framework approved through the Policy Plan Amendment.

The Zoning Map Amendment applies citywide, with primary changes in Ontario Ranch and targeted changes in the northern portion of the City along East Holt Boulevard and South Grove Avenue.

The Zoning Map Amendment also supports the City's ongoing Housing Element implementation work. To accommodate the City's 2021–2029 Regional Housing Needs Allocation, the City has previously amended Policy Plan land use designations, established the Affordable Housing Overlay, and adopted zoning changes for key housing opportunity areas. This action continues implementation by aligning zoning designations with the updated Policy Plan and the City's housing capacity assumptions.

At the June 16, 2026 hearing, City Council directed staff to review whether a portion of the proposed rezoned areas should remain a part of the zoning changes.

Following additional review, staff recommends that City Council proceed with adoption of the Ordinance with a minor revision excluding APNs 1049-131-05 and 1049-131-06 from the proposed MU-6 (East Holt Mixed Use) zoning district and Affordable Housing Overlay zoning change. Excluding the parcels would preserve the existing zoning for those parcels.

ANALYSIS

The Zoning Map Amendment is an implementing action. It aligns zoning designations with the land use designations approved through The Ontario Plan 2050 Policy Plan Amendment and ensures consistency between the General Plan and the Development Code.

The amendment also helps maintain consistency with Housing Element implementation measures by supporting adequate residential capacity, including sites identified in the Housing Element inventory and areas subject to applicable housing overlays or minimum density requirements.

ENVIRONMENTAL REVIEW

The environmental impacts of the Zoning Map Amendment were evaluated as part of the Ontario Policy Plan Amendment Supplemental Environmental Impact Report, State Clearinghouse No. 2025110102.

The Zoning Map Amendment does not result in new or significant environmental impacts beyond those analyzed in the certified SEIR. The zoning changes implement the updated land use framework evaluated in the SEIR and do not require separate environmental analysis.

The City Council previously certified the Final SEIR and adopted the required CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program.

CONCLUSION

Staff recommends that the City Council consider and adopt the Ordinance approving Zoning Map Amendment File No. PZC25-002.