

## Monthly Activity Report—New Applications

Month of May 2019

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**PADV19-004:**

**Submitted by City of Ontario**

2019 APA Award Nomination for TOP-Zoning Consistency Project for Best Practices Award. **City Council action required.**

**PCUP19-010:**

**Submitted by Goldnest, Inc.**

A Conditional Use Permit to establish alcoholic beverage sales (Type 20 ABC License), limited to beer and wine, for off-premises consumption in conjunction with a proposed 6,000-square foot gas station and convenience store situated on one acre of land located at the southeast corner of Acacia Street and Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan (APN: 0113-361-54). Related File: PDEV19-026. **Planning Commission action required.**

**PCUP19-011:**

**Submitted by Lewis Retail Centers**

A Conditional Use Permit to establish alcoholic beverage sales (Type 21 ABC License), including beer, wine, and distilled spirits, for off-premise consumption in conjunction with a proposed 3,083-square foot convenience store (7-Eleven) on 13.4 acres of land located at the southeast corner of Haven Avenue and Fourth Street, within the Urban Commercial land use district of the Ontario Center Specific Plan (APNs: 0210-531-06, 0210-531-07, 0210-531-08, 0210-531-09, 0210-531-10, 0210-531-11, 0210-531-12, 0210-531-13, and 0210-531-14). Related File: PDEV17-016. **Zoning Administrator action required.**

**PDEV19-024:**

**Submitted by IKEA Property, Inc.**

A Development Plan to construct a 329,850-square foot retail building (IKEA) on 26 acres of land located on the south side of Inland Empire Boulevard, approximately 275 feet west of Archibald Avenue, at 2350 East Inland Empire Boulevard, within the Urban Commercial land use district of the Meredith International Center Specific Plan (APNs: 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-77, and 0110-321-29). **Development Advisory Board action required.**

**PDEV19-025:**

**Submitted by GH Palmer Associates**

A Development Plan to construct a mixed-use project consisting of 925 multiple-family dwellings and 5,000 square feet of retail space on 22.39 acres of land located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard, within the Mixed Use land use district of the Meredith International Centre Specific Plan (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55). Related File : PSPA19-002. **Planning Commission action required.**

**PDEV19-026:**

**Submitted by Goldnest, Inc**

A Development Plan to construct a 6,000-square foot gas station and convenience store on one acre of land located at the southeast corner of Acacia Street and Grove Avenue, within the

City of Ontario Planning Department  
**Monthly Activity Report—New Applications**  
Month of May 2019

---

Business Park land use district of the Grove Avenue Specific Plan (APN: 0113-361-54). Related File: PCUP19-010. **Planning Commission action required.**

**PDEV19-027:** **Submitted by Comstock Realty Partners**

A Development Plan to construct a 104,078-square foot industrial building on 5.35 acres of land located at the southwest corner State Street and San Antonio Avenue, within the IL (Light Industrial) zoning district (APNs 1049-301-05 and 1049-301-06). **Development Advisory Board action required.**

**PDEV19-028:** **Submitted by Maria Oseguera**

A Development Plan to construct 5 multiple-family dwellings on 0.28 acres of land located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district (APNs: 1048-461-17 and 1048-491-23). Related Files: PVAR19-004, PZC19-001 and PGPA19-001. **Planning Commission action required.**

**PDEV19-029:** **Submitted by KCT Investment, LLC**

A Development Plan to construct a 44,300-square foot industrial building on 5.05 acres of land located at 1485 and 1493 East Spruce Street, within the IG (General Industrial) zoning district (APNs: 0113-462-10 and 0113-462-19). **Development Advisory Board action required.**

**PDEV19-030:** **Submitted by Christopher Development Group, Inc**

A Development Plan to construct 126 multiple-family dwellings on 9.41 acres of land located at the northeast corner of Clifton Avenue and Eucalyptus Avenue, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01). Related Files: PMTT19-010, PSPA19-003 and PGPA19-003. **Planning Commission action required.**

**PGPA19-001:** **Submitted by Maria Oseguera**

A General Plan Amendment revising Exhibit LU-01 (Land Use Plan) of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation on approximately 0.07 acres of land from Low-Medium Density Residential to Medium-Density Residential, on property generally located on the north side of Elma Street, approximately 485 feet west of Virginia Avenue, adjoining 1063 East Elma Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/Acre) zoning district, and amending Exhibit LU-03 (Future Buildout Table) consistent with the proposed land use change (APN: 1048-491-23). Related Files: PDEV19-028, PVAR19-004 and PZC19-001. **Planning Commission and City Council action required.**

**PGPA19-002:** **Submitted by City of Ontario**

A General Plan Amendment revising Exhibit LU-01 (Land Use Plan) of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation on approximately 11.9

## Monthly Activity Report—New Applications

Month of May 2019

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acres of land from General Commercial to Industrial, on properties generally located at the southeast and northeast corners of Walls Street and Wanamaker Avenue, at 4600 East Wall Street and 981 South Wanamaker Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan and Light Industrial land use district of the Pacific Gate-East Gate Specific Plan, and amending Exhibit LU-03 (Future Buildout Table) consistent with the proposed land use change (APNs: 0238-221-36 and 0238-221-23). Related Files: PDEV18-041 and PDEV18-042. **Planning Commission and City Council action required.**

**PGPA19-003:** **Submitted by Christopher Development Group, Inc**

A General Plan Amendment revising Exhibit LU-01 (Land Use Plan) of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation on 9.41 gross acres of land from Low Density Residential to Medium Density Residential, on property generally located at the northeast corner of Clifton Avenue and Eucalyptus Street, within the PA-4 land use district of the Esperanza Specific Plan, and amending Exhibit LU-03 (Future Buildout Table) consistent with the proposed land use change (APN: 0218-302-01). Related Files: PDEV19-030, PMTT19-010 and PSPA19-003. **Planning Commission and City Council action required.**

**PHP-19-004:** **Submitted by Darius P Long**

A Mills Act contract for designated local landmark No. 82, the Dr. Robert N. Williams House, a 2,040-square foot single-family residence located at 205 East Sixth Street (APN: 1047-241-03). **Historic Preservation Commission and City Council action required.**

**PHP-19-005:** **Submitted by City of Ontario**

A request to remove a single-story commercial building (Eligible Historic Resource) from the Ontario Register of Historic Resources, located at 110 West E Street, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-355-10). **Historic Preservation Commission action required.**

**PHP-19-006:** **Submitted by City of Ontario**

A request to install up to 4 monument entry signs on the Euclid Avenue, median near Interstate 10, Merrill Avenue, and SR-60 on/off ramps. **Staff action required.**

**PMTT19-009:** **Submitted by IKEA Property, Inc.**

A Tentative Parcel Map to subdivide 26 acres of land into two parcels located on the south side of Inland Empire Boulevard, approximately 275 feet west of Archibald Avenue, at 2350 East Inland Empire Boulevard, within the Urban Commercial land use designation of the Meredith International Center Specific Plan (APNs: 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-77, and 0110-321-29). Related File: PDEV19-024. **Planning Commission action required.**

## Monthly Activity Report—New Applications

Month of May 2019

---

**PMTT19-010:** **Submitted by Christopher Development Group, Inc**

A Tentative Tract Map to subdivide 9.41 gross acres of land into 11 numbered lots and 6 lettered lots located at the northeast corner of Clifton Avenue and Eucalyptus Avenue, within the PA-4 land use district of the Esperanza Specific Plan (APN: 0218-302-01). Related Files: PDEV19-030, PGPA19-003 and PSPA19-003. **Planning Commission action required.**

**PSGN19-056:** **Submitted by Chromcraft Industries Co.**

A Sign Plan for the installation of a temporary banner for CHROMCRAFT INDUSTRIES CO. grand opening, to read "Grand Opening Furniture Outlet," located at 1011 South Grove Avenue, within the IG (General Industrial) zoning district. 5/15/2019 through 6/15/2019. **Staff action required.**

**PSGN19-057:** **Submitted by G & J Neon Signs Inc**

A Sign Plan for the installation of two wall signs for T-MOBILE, located at 4323 East Mills Circle, within the Ontario Mills Specific Plan. **Staff action required.**

**PSGN19-058:** **Submitted by Samson Mulugeta**

A Sign Plan for the installation of a wall sign for BEST HOME HEALTH CARE, located at 1175 South Grove Avenue, within the Grove Avenue Specific Plan. **Staff action required.**

**PSGN19-059:** **Submitted by Swain Sign Inc**

A Sign Plan for the reface of an existing monument sign for VOLVO SERVICE, located at 1300 Auto Center Drive, within the California Commerce Center Specific Plan. **Staff action required.**

**PSGN19-060:** **Submitted by SMG**

A Sign Plan for the installation of new signage for the Arena, replacing "Citizens Business Bank Arena" with "Toyota Arena," located at 4000 Ontario Center Parkway, within the Ontario Center Specific Plan. **Staff action required.**

**PSGN19-061:** **Submitted by Certified Sign**

A Sign Plan for the reface of two existing monument signs and two wall signs (location and size of the monument signs are to remain as is) for COMFORT INN & SUITES, located at 3333 East Shelby Street, within the Wagner Specific Plan. **Staff action required.**

**PSGN19-062:** **Submitted by Mingyoung Conservation Inc/ Duko**

A Sign Plan for the installation of two wall signs for DUKO PLUMBING FIXTURES, located at 1455 South Campus Avenue, Unit A, within the IL (Light Industrial) zoning district. **Staff action required.**

## Monthly Activity Report—New Applications

Month of May 2019

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**PSGN19-063:**

**Submitted by YA YA NAIL & SPA**

A Sign Plan for the installation of two wall signs (east (34 SF) and north (14 SF) elevations) for YA YA NAIL & SPA, located at 1802 South Euclid Avenue, Suite 101, within the MU-11 (Euclid/Francis Mixed Use) zoning district. **Staff action required.**

**PSGN19-064:**

**Submitted by New Age Glass**

A Sign Plan for the installation of a wall sign for NEW AGE GLASS, located at 2409 South Vineyard Avenue, Suite H, within the CC (Community Commercial) zoning district. **Staff action required.**

**PSPA19-002:**

**Submitted by G.H. Palmer Associates**

An Amendment to the Meredith International Center Specific Plan, changing the land use district on 22.39 acres of land, from Urban Commercial to Mixed-Use, located at the southeast corner of Vineyard Avenue and Inland Empire Boulevard (APNs: 0110-311-52, 0110-311-53, 0110-311-54, and 0110-311-55). Related File: PDEV19-025. **Planning Commission and City Council action required.**

**PSPA19-003:**

**Submitted by Christopher Development Group, Inc**

An Amendment to the Esperanza Specific Plan, to establish row townhomes as a permitted land use and increase the maximum allowed density within Planning Area 4 in conjunction with the proposed construction of 126 multiple-family dwellings on approximately 9.41 gross acres of land located at the northeast corner of Clifton Avenue and East Eucalyptus, within the PA-4 land use district of the Esperanza Specific Plan (APNs: 0218-302-01). Related Files: PDEV19-030, PMTT19-010 and PGPA19-003. **Planning Commission and City Council action required.**

**PTUP19-028:**

**Submitted by Montecito Baptist Church**

A Temporary Use Permit for a Pastor's School Conference hosted by Montecito Baptist Church, located at 2560 South Archibald Avenue, within the CC (Community Commercial) zoning district. Event to be held: 6/3/2019, from 3:00PM to 11:00PM; 6/4/2019, from 7:00AM to 11:00PM; 6/5/2019, from 7:00AM to 11:00PM; and 6/6/2019, from 7:00AM to 11:00PM. The event anticipates approximately 1,500 guest. **Staff action required.**

**PTUP19-029:**

**Submitted by Henkels and McCoy, INC**

A Temporary Use Permit to establish a Temporary Utility Service Yard, consisting of one office trailer, storage of utility poles (overhead wire, underground cable reels), storage containers, materials and equipment, located at 7435 East Schaefer Avenue. **Staff action required.**

## Monthly Activity Report—New Applications

Month of May 2019

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### PTUP19-030:

Submitted by Frito-Lay

A Temporary Use Permit for a Company Picnic hosted by Frito-Lay at Guasti Regional Park, located at 800 North Archibald Avenue, within the OR-R (Open Space - Recreation) zoning district. Event to be held on 6/8/2019, from 7:30AM to 5:30PM. **Staff action required.**

### PTUP19-031:

Submitted by Grocery Outlet

A Temporary Use Permit for a hiring event for Grocery Outlet, located at 4420 Ontario Mills Parkway, within the Commercial/Office land use district of the Ontario Mills Specific Plan. Event to be held on 6/20/2019, from 9:00AM to 12:00PM. **Staff action required.**

### PTUP19-032:

Submitted by Patrick McCabe

A Temporary Use Permit for a model homes sales office garage conversion for Christopher Homes, located at 4032 East Fincastle Street (Lot 83 of Tract 17931). **Staff action required.**

### PTUP19-033:

Submitted by Gods House Casa De Dios

A Temporary Use Permit for a car wash located at 115 East F Street, within the MU-1 (Downtown Mixed Use) zoning district. Event to be held on 6/8/2019, from 7:00AM to 4:00AM. **Staff action required.**

### PTUP19-034:

Submitted by ABC Eyewitness News

A Temporary Use Permit for a food drive event located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. Event to be held on 6/14/2019, from 4:00AM to 6:30PM. **Staff action required.**

### PTUP19-035:

Submitted by Socal Rams Booster Club

A Temporary Use Permit for a Ramfest family Picnic hosted by SoCal Rams Booster Club at Guasti Regional Park, located at 800 North Archibald Avenue, within the OR-R (Open Space - Recreation) zoning district. Event to be held on 6/22/2019, from 10:00AM to 5:00PM. **Staff action required.**

### PVAR19-004:

Submitted by MARIA OSEGUERA

A Variance to deviate from the minimum Development Code standard for structure setback, from 10 feet to 5 feet, and to increase the maximum allowable tandem parking space percentage, from 12% to 60%, in conjunction with the construction of a 5-dwelling unit apartment complex (File No. PDEV19-028), on 0.281 acres of land, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district. (APNs: 1048-461-17 and 1048-491-23). Related Files: PDEV19-028, PGPA19-001, and PZC19-001. **Planning Commission action required.**

## Monthly Activity Report—New Applications

Month of May 2019

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**PVER19-022:** **Submitted by Shark Investments, LLC**

Zoning Verification for property located at 726 South Vine Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN: 1049-294-18). **Staff action required.**

**PVER19-023:** **Submitted by Oscar Pinto**

Zoning Verification for property located at 233 West I Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/Acre) zoning district (APN: 1048-261-11). **Staff action required.**

**PVER19-024:** **Submitted by OCBP, LLC**

Zoning Verification for properties located at 1405, 1407, 1423 and 1427 South Cucamonga Avenue, within the IG (General Industrial) zoning district (APNs: 1050-151-18, 1050-151-19, 1050-151-22, and 1050-151-24). **Staff action required.**

**PVER19-025:** **Submitted by Josh Flores**

Zoning Verification for properties located at 4460 Ontario Mills Parkway, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN: 0238-041-30). **Staff action required.**

**PVER19-026:** **Submitted by Tammy Pote**

Zoning Verification for properties located at 4850 East Airport Drive, within the IL (Light Industrial) land use district of the Pacific Gate/East Gate Specific Plan (APN: 0238-211-23). **Staff action required.**

**PVER19-027:** **Submitted by Carvana**

Zoning Verification for property located at 520 North Turner Avenue, within the CR (Regional Commercial) zoning district (APN: 0210-551-01). **Staff action required.**

**PVER19-028:** **Submitted by Alexis Vadnais**

Zoning Verification for properties located at 151, 181 and 201 South Wineville Avenue, and 5140 East Airport Drive, within the IH (Heavy Industrial) zoning district (APNs: 0238-081-38 and 0238-081-39). **Staff action required.**

**PVER19-029:** **Submitted by Tiffany Golson**

Zoning Verification for property located at 2600 East Francis Street, within the IG (General Industrial) zoning district (APN: 0211-242-39). **Staff action required.**



## Monthly Activity Report—New Applications

Month of May 2019

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**PVER19-030:**

**Submitted by Tiffany Golson**

Zoning Verification for property located at 2500 East Francis Street, within the IG (General Industrial) zoning district (APN: 0211-242-38). **Staff action required.**

**PVER19-031:**

**Submitted by Florida Property Search**

Zoning Verification for property located at the southwest corner of Hamner Avenue and Ontario Ranch Road, within the Rich-Haven Specific Plan (APN: 0218-211-25). **Staff action required.**

**PVER19-032:**

**Submitted by Florida Property Search**

Zoning Verification for property located at the northeast corner of Edison and Cleveland Avenues, within the Rich-Haven Specific Plan (APN: 0218-211-12). **Staff action required.**

**PVER19-033:**

**Submitted by Armada Analytics Inc.**

Zoning Verification for property located at 2100 South Cypress Avenue, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre) zoning district (APN: 1014-511-21). **Staff action required.**

**PVER19-034:**

**Submitted by NV5 Transaction Services**

Zoning Verification Letter for property located at 305 Sequoia Avenue within the IL (Light Industrial) zoning district (APN: 0210-212-63). **Staff action required.**

**PZC-19-001:**

**Submitted by MARIA OSEGUERA**

A Zone Change, amending the zoning designation on approximately 0.07 acres of land, from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/Acre) to MDR-18 (Medium Density Residential – 11.1 to 18.0 DU/Acre), on property generally located on the north side of Elma Street, approximately 485 feet west of Virginia Avenue, adjoining 1063 East Elma Street (APN: 1048-491-23). Related Files: PDEV19-028, PVAR19-004 and PGPA19-001. **Planning Commission and City Council action required.**