



# Monthly Activity Report: New Applications

Month of June 2021

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

**PCUP21-008:**

**Submitted by Casa Sanchez**

A Conditional Use Permit to upgrade a type 41 (on-sale beer and wine – eating place) ABC license to a type 47 (on-sale general – eating place) ABC license in conjunction with a full-service restaurant (Casa Sanchez) on a 2.112 acres parcel located at 2264 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN:1015-131-24). **Zoning Administrator action is required.**

**PCUP21-009:**

**Submitted by MileStoine Management**

A Conditional Use Permit to establish and operate a 57,060-square-foot, 4-story, 138-room hotel on 1.837 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan (APN: 0238-012-30). Related Files: PDEV21-021 and PVAR21-004. **Planning Commission action is required.**

**PCUP21-010:**

**Submitted by Gabriela Camposeco**

A Conditional Use Permit to establish and operate a 6,180-square-foot banquet facility on 11.59 acres of land located at 735 North Milliken Avenue, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 210-211-43). Related File: PDET21-001. **Zoning Administrator action is required.**

**PCUP21-011:**

**Submitted by Raul Perez Sosa**

A Conditional Use Permit to establish a 474-square-foot small collection facility on 0.929-acre of land located at 1701 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN(s): 1014-191-53). **Zoning Administrator action is required.**

**PDA-21-004:**

**Submitted by LHC Ontario Holdings**

A Development Agreement with LHC Ontario Holdings, LCC, to establish the terms and conditions for development of 11.05 acres of land for Tentative Tract Map 18916 (File No. PMTT12-011), located at the southwest corner of Chino and Archibald Avenues, within the Countryside Specific Plan (APN: 0218-131-34). **City Council action is required.**

**PDA-21-005:**

**Submitted by Grove Land Venture, LLC**

A Development Agreement with Grove Land Venture, LLC, associated with the development Parcel Map 20161, bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Grove Avenue to the east, and Bon View Avenue to the west, within the South Ontario Logistics Business Center Specific Plan. **City Council action is required.**

**PDEV21-020:**

**Submitted by HK Ventures Inc**

A Development Plan to construct two industrial buildings totaling 50,121 square feet on 2.02 acres of land located at 1044 and 1050 East Holt Boulevard, within the IP (Industrial Park) zoning district (APN: 1049-131-15 and 1049-131-016). **Planning Commission action is required.**

**PDEV21-021:**

**Submitted by MileStoine Management**

A Development Plan to construct a 57,060-square-foot, 4-Story, 138-room hotel on 1.83 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of The



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Exchange Specific Plan (APN: 0238-012-30). Related Files: PCUP21-009 and PVAR21-004. **Planning Commission action is required.**

**PDEV21-022:**

**Submitted by Sean Ji**

A Development Plan to construct 11 residential condominium units on 0.485-acre of land located at 962 East Sixth Street, within the HDR-45 (High Density Residential - 25.1 to 45.0 du/ac) zoning district (APN: 1047-424-02). **Planning Commission action is required.**

**PDF21-001:**

**Submitted by Euclid Land Venture LLC**

A DIF Credit Agreement with Euclid Land Venture, LLC, associated with the development of Parcel Map 20016, bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Sultana Avenue to the east, and Euclid Avenue to the west, within the Ontario Ranch Business Park Specific Plan. **City Council action is required.**

**PHP-21-011:**

**Submitted by Zhenwei Xu**

A Mills Act contract for a single-family residence located at 1112 North Euclid Avenue, a Contributor to the Euclid Avenue Historic District (APN: 1047-542-04). **City Council action is required.**

**PHP-21-012:**

**Submitted by Luke and Jessica Bideaux**

A Mills Act contract for the Homer Berger House, a single-family residence located at 1108 North Euclid Avenue and a Contributor to the Euclid Avenue Historic District (APN: 1047-542-03). **City Council action is required.**

**PHP-21-013:**

**Submitted by David Flores**

A request for a plaque for the William W. Majors House, a Contributor to the College Park Historic District, located at 418 East Fourth Street (APN: 1048-063-10). **Staff action is required.**

**PMTT21-011:**

**Submitted by LHC Ontario Holdings**

A Tentative Tract Map (TTM 18916) to subdivide 11.05 acres of land into 36 residential lots located at the southwest corner of Archibald and Chino Avenues within the Low Density Residential land use district of the Countryside Specific Plan (APN: 0218-131-34). **Planning Commission action is required.**

**PMTT21-012:**

**Submitted by United Construction Company**

A Parcel Map to subdivide 0.31-acre of land into two parcels located at the southwest corner of Maitland Street and Euclid Avenue, at 1004 South Euclid Avenue, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts (APN: 1049-563-10). **Planning Commission action is required.**

**PMTT21-013:**

**Submitted by Cirrito Fine Homes**

A Tentative Tract Map (TTM 20416) for common interest subdivision purposes, subdividing 3.5 acres of land into common and private areas for the construction of 88 townhome units, located at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning



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district [APNs: 1047-432-22 and 1047-443-01]. Related Files: PDEV21-023 and PDEV18-006. **Planning Commission action is required.**

**PSGN21-060:** **Submitted by All PRO Signs, Inc**

A Sign Plan to install two wall signs for BRECKPOINT PROFESSIONAL DEVELOPMENT CENTER, located at 1481 South Balboa Avenue, within the IG (General Industrial) zoning district (APN: 0113-394-12). **Staff action is required.**

**PSGN21-061:** **Submitted by A+ Sign Shops, Inc**

A Sign Plan to install one non-illuminated wall sign for ITOH DENKI, located at 2831 East Philadelphia Street, within the California Commerce Center South Specific Plan (APN: 0211-275-25). **Staff action is required.**

**PSGN21-062:** **Submitted by Williams Sign Co**

A Sign Plan to replace three existing illuminated wall signs for COMFORT SUITES, located at 1811 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-092-15). **Staff action is required.**

**PSGN21-063:** **Submitted by Billie Jo Williams**

A Sign Plan to install one non-illuminated wall sign for SIDE ACTION APPAREL, located at 3550 East Philadelphia Street, within the Haven Gateway Centre Specific Plan (APN: 1083-321-10). **Staff action is required.**

**PSGN21-064:** **Submitted by Success Sign Group**

A Sign Plan to install three wall-mounted signs for IY INTERNATIONAL, located at 2151 South Haven Avenue, within the Haven Gateway Centre Specific Plan (APN: 0211-301-03). **Staff action is required.**

**PSGN21-065:** **Submitted by Brookfield Residential**

A Sign Plan for a temporary banner (7/9/2021 to 7/19/2021) for RODEO X, located at 3430 East Ontario Ranch Road (New Haven Marketplace), within the Avenue Specific Plan (APN: 0218-151-11). **Staff action is required.**

**PSGN21-066:** **Submitted by Jhare Associates**

A Sign Plan to install one monument sign tract identification sign for Tract No. 18026, located at the northwest corner of Haven and Chino Avenues, within the Rich-Haven Specific Plan (APN: 0218-393-10). **Staff action is required.**

**PSGN21-067:** **Submitted by Certified Sign**

A Sign Plan to install two descriptor wall signs for PETSMART, located at 4120-B East Fourth Street, within the Piemonte Overlay of The Ontario Centre Specific Plan (APN: 0210-204-24). **Staff action is required.**



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**PSGN21-068:**

Submitted by Inland Signs Inc

A Sign Plan to install one non-illuminated wall sign for TK AMERICA, located at 4225 East Airport Drive, within the California Commerce Center Specific Plan (APN: 0211-222-05). **Staff action is required.**

**PSGN21-069:**

Submitted by Inland Signs Inc

A Sign Plan to install one wall sign for LEGACY FIRST ESCROW, INC., located at 1520-C North Mountain Avenue, Suite 117, within the Mountain Village Specific Plan (APN: 1008-272-02). **Staff action is required.**

**PSGN21-070:**

Submitted by Inland Signs

A Sign Plan to install two illuminated wall signs for GREEN CRUSH, located at 2550 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0216-401-62). **Staff action is required.**

**PSGN21-071:**

Submitted by Mestiza Cakehouse and Cafe

A Sign Plan to install a temporary banner (6/26/2021 to 8/20/2021) for MESTIZA CAKEHOUSE AND CAFÉ, located at 200 South Euclid Avenue, Suite A, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1049-058-03). **Staff action is required.**

**PSGN21-072:**

Submitted by Bender Sign Company

A Sign Plan to install two illuminated wall signs for PEREZ LAW, located at 822 North Euclid Avenue, within the OL (Low-Intensity Office) zoning district (APN:1048-252-01). **Staff action is required.**

**PSPA21-003:**

Submitted by Richland Communities

An Amendment to the Subarea 29 Specific Plan to: [1] modify the overall density from 4.5 dwelling units per gross acre to 4.7 dwelling units per gross acre, increasing the number of units allowed within Planning Area 30 from 110 to 176 dwelling units, and increase the number of units allowed within Planning Area 31, from 87 to 176 dwelling units, increasing the total number of allowed dwelling units from 2,418 to 2,573 dwelling units; and [2] provide an additional housing typology for Row Townhomes for Planning Area 30 (Conventional Medium Lot, Cluster Homes, and Attached Homes) and Planning Area 31 (Cluster Homes and Attached Homes), on 47.16 acres of land located at the southwest corner of Haven Avenue and Eucalyptus Avenue, within PA 30 and 31 of the Subarea 29 Specific Plan (APNs: 0218-331-31 and 0218-331-52). **City Council action is required.**

**PTUP21-029:**

Submitted by Community Life and Culture Agency

A Special Event Permit submitted by the City of Ontario Community Life and Culture Agency, in partnership with the Ontario Municipal School District, for an event at Town Square for students that participated in the OMSD Summer Programming. Event to be held on 6/26/2021 and 7/31/2021. **Staff action is required.**



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**PTUP21-030:** Submitted by **Community Life and Culture Agency**

A Special Event Permit submitted by the City of Ontario Recreation and Community Services Department for an 8-week summer concert series at Jay Littleton Ball Park/John Galvin Park. Event to be held 7/7/2021 thru 8/25/2021, 5:00PM to 10:00PM. **Staff action is required.**

**PTUP21-031:** Submitted by **American Legion Post 112**

A Temporary Use Permit for a 4th of July outdoor event at American Legion Post 112, located at 310 West Emporia Street, within the MU-1 (Downtown Mixed Use) zoning district. Event to be held on 7/4/2021, from 9:00AM to 6:00PM. **Staff action is required.**

**PTUP21-032:** Submitted by **New Life Christian Fellowship IE**

A Special Event for New Life Christian Fellowship to hold an outdoor church service at John Galvin Park. Event to be held on 7/11/2021, from 10:00AM to 4:00PM (setup at 8:00AM). **Staff action is required.**

**PTUP21-033:** Submitted by **Ontario Police Department (Crime Prevention)**

A Special Event Permit submitted by Ontario Police Department (Crime Prevention) for Ontario National Night Out 2021, to be held at Dorothy Quesada Community Center on 8/3/2021. **Staff action is required.**

**PTUP21-034:** Submitted by **Circo Caballero**

A Temporary Use Permit for Circo Caballero, for a temporary outdoor circus in the Ontario Mills parking lot, located at 1 Mills Circle. Event to be held on 7/15/2021 to 7/26/2021. **Staff action is required.**

**PTUP21-035:** Submitted by **Ontario City Library, Library Director**

A Special Event Permit submitted by Ontario Community Library (Ovitt Family Community Library) for Job and Resource Fair for veterans, to be held outdoors between Ovitt Family Community Library and Ontario Senior Center, on 10/22/2021. **Staff action is required.**

**PTUP21-036:** Submitted by **Church in the Valley**

A Special Event Permit for Church in the Valley to have outdoor church services at Celebration Park North. Event to be held on 8/8/2021 to 9/26/2021 (Sundays only), from 10:00AM to 12:30PM (Setup at 8:00AM). **Staff action is required.**

**PVAR21-004:** Submitted by **MileStoine Management**

A Variance to deviate from the minimum Specific Plan standard for landscape setback, from 5 feet to 0 feet, in conjunction with the construction of a 57,060-square-foot 4-story 138-room hotel on 1.837 acres of land located at 5060 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan (APN: 0238-012-30). Related File(s): PDEV21-021 and PVAR21-004. **Planning Commission action is required.**



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**PVER21-029:** **Submitted by Global Zoning**

A Zoning Verification for property located at 2950 East Philadelphia Street, within the California Commerce Center South Specific Plan (APN: 1083-071-24). **Staff action is required.**

**PVER21-030:** **Submitted by Key Zoning**

A Zoning Verification for property located at 565 East California Street, within the IL (Light Industrial) zoning district (APN: 1049-221-04). **Staff action is required.**

**PVER21-031:** **Submitted by Key Zoning**

A Zoning Verification for property located at 630 East California Street, within the IL (Light Industrial) zoning district (APN: 1049-352-01). **Staff action is required.**

**PVER21-032:** **Submitted by Vivian Ventura**

A Zoning Verification for property located at 107 South Malcolm Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1049-094-13). **Staff action is required.**

**PVER21-033:** **Submitted by JH Real Estate Partners**

A Zoning Verification for a property located at 4400-4510 East Ontario Mills Parkway, within the Ontario Mills Specific Plan (APN: 0238-041-29, 0238-041-30, 0238-041-31, 0238-041-32, 0238-041-33, and 0238-041-34). **Staff action is required.**

**PVER21-034:** **Submitted by Erick Arreola**

A Zoning Verification for property located at 1804 East Locust Street, within the IG (General Industrial) zoning district (APN: 0113-414-04). **Staff action is required.**

**PVER21-035:** **Submitted by Doris Shih**

A Zoning Verification for property located at 4601 East Guasti Road, within the IG (General Industrial) zoning district (APN: 0238-042-18). **Staff action is required.**

**PVER21-036:** **Submitted by Jordan Bartell**

A Zoning Verification for property located at 1555 South Cucamonga Avenue, within the IG (General Industrial) zoning district (APN: 1050-161-01). **Staff action is required.**