

Monthly Activity Report—New Applications

Month of April 2016

PADX16-001: **Submitted by Palmer Ontario Properties LP, a California LP**

An Administrative Exception for a reduction in the required number of off-street parking spaces in conjunction with the construction of 800 multiple-family dwellings on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan (APNs: 0110-311-56, 0110-311-57, & 0110-311-58).

PCUP16-008: **Submitted by AMREP Inc.**

A Conditional Use Permit to establish the manufacturing of hydraulic cylinders for refuse trucks within a 27,737-square foot industrial building on approximately 3.15 acres of land located at the southeast corner of Belmont Street and Sultana Avenue, at 1201 South Sultana Avenue, within the IL (Light Industrial) zoning district (APNs: 1049-491-01, 1049-491-02 & 1049-491-03). Related File: PDEV16-012.

PCUP16-009: **Submitted by Capri Lounge & Restaurant**

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits for consumption on the premises (Type 48 ABC License), in conjunction with an existing bar and restaurant (Capri Lounge & Restaurant), on approximately 1.19 acres of land located at 1227 East Holt Boulevard, within the CC (Community Commercial) zoning district (APN: 0110-061-21).

PCUP16-010: **Submitted by Big Al's**

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits for consumption on the premises (Type 47 ABC License), in conjunction with a proposed 47,130-square foot bowling alley (Big Al's), video arcade, restaurant, and sports bar (formerly Best Buy), located at 4120 East Fourth Street, Suite A, within the Piemonte Overlay area of the Ontario Center Specific Plan (APN: 0210-204-24).

PCUP16-011: **Submitted by Global Brands Import**

Modification to a previously approved Conditional Use Permit (File No. PCUP05-014), to: **[1]** eliminate the establishment of a full service sit down restaurant with alcoholic beverage sales (Type 47 ABC License); **[2]** establish a 9,332 square foot banquet facility with live entertainment and dancing; and **[3]** authorize alcoholic beverage sales for consumption on the premises with a catering permit, in conjunction with the banquet facility, in the basement level of an existing building on 0.41 acres of land, located at 317 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) zoning district and the EA (Euclid Avenue) Overlay District (APN: 1048-566-05).

PCUP16-012: **Submitted by Alcoholic Beverage Consulting**

A Conditional Use Permit to establish alcoholic sales, limited to beer and wine, for consumption off the premises (Type 20 ABC License), in conjunction with an existing retail store (99 Cents Only

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Store), on 3.37 acres of land located at 2522 South Grove Avenue, within the CN (Commercial Neighborhood) zoning district (APN: 1051-321-62).

PCUP16-013: **Submitted by Empire Design Group**

A Conditional Use Permit to establish and operate a drive-thru carwash in conjunction with an existing 3,808 square foot Arco gas station and AM/PM store on 1.20 acres of land located within the Commercial Zone of the Exchange Specific Plan, located at 5020 Fourth Street (APN:0238-012-26). Related File: PDEV16-022.

PDA-16-001: **Submitted by CLDFI Remington LLC**

A Development Agreement between CLDFI Remington LLC, and the City of Ontario for the development of up to 1,571,645 square feet of industrial development on 65.60 acres of land within the Industrial zone (PA 2) of the Colony Commerce Specific Plan, located on the northeast corner of Carpenter Avenue and Remington Avenue (APN: 218-261-24, 218-292-05, 218-311-11, 281-292-09, 10, 12, 13, and 14).

PDCA16-003: **Submitted by City of Ontario**

A Development Code Amendment proposing various clarifications to the Ontario Development Code, as follows: **[1]** Amend Table 5.02-1 (Land Use Matrix) to prohibit “Used Car Sales” (NAICS441120) within the CC (Community Commercial) zone and ICC (Interim Community Commercial) Overlay district, allow “Fitness and Recreation Sport Centers” (NAICS71394), 10,000 square feet or more in area, as a conditionally permitted land use within the CN (Neighborhood Commercial) zone, and allow “Wireless Telecommunications Facilities” as a conditionally permitted land use in the AG (Agriculture) Overlay district; **[2]** Amend Section 5.03.150 (Drive-Thru Facilities) to prohibit drive-thru facilities within the MU-1 (Downtown Mixed-Use) zoning district; **[3]** Amend Section 5.03.420 (Wireless Telecommunications Facilities) to allow a maximum height of 75 feet for collocated antennas within the IL (Light Industrial), IG (General Industrial), and IH (Heavy Industrial) zones; **[4]** Amend Section 6.01.035 (Overlay Zoning Districts) to clarify that medical offices are allowed on the first floor of buildings located within the EA (Euclid Avenue) Overlay district, except within the MU-1 (Downtown Mixed-Use) zone; **[5]** Amend Table 2.02-1 (Review Matrix) to clarify that public notification is not required for a Development Advisory Board recommendation to the Planning Commission; **[6]** Amend Section 8.01.020 (Sign Standards) to clarify that freestanding signs cannot encroach within the public right-of-way, and must be wholly located behind the right-of-way line; **[7]** Amend Section 8.1.025 (Design Guidelines) to clarify that monument signs should be provided with a 12- to 18-inch high base; **[8]** Revise Section 9.01.010 (Terms and Phrases) to clarify the definition for “Density,” including rules for rounding density calculations; and **[9]** Amend Municipal Code Section 5-29.04 (Exterior Noise Standards) to correct the Allowed Equivalent Noise Level for Noise Zone IV (Residential Portion of Mixed Use), to be consistent with Noise Zone II (Multi-Family Residential and Mobile Home Parks).

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PDET16-001: **Submitted by Emmanuel Izquierdo**

A Determination of Use to establish whether food manufacturing use is no more objectionable than light manufacturing uses permitted within the Business Park land use designation of the Grove Avenue Specific Plan.

PDEV16-012: **Submitted by AMREP Inc.**

A Development Plan to construct one industrial building totaling 27,737 square feet on approximately 3.15 acres of land, located at the southeast corner of Belmont Street and Sultana Avenue, at 1201 South Sultana Avenue, within the IL (Light Industrial) zoning district (APN: 1049-491-01, 1049-491-02 & 1049-491-03). Related File: PCUP16-008.

PDEV16-013: **Submitted by Brookcal Ontario, LLC**

A Development Plan to construct 91 multiple-family dwellings on approximately 4.29 acres of land generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan.

PDEV16-014: **Submitted by Palmer Ontario Properties LP, a California LP**

A Development Plan to construct 800 multiple-family dwellings on approximately 21.6 acres of land generally located on the north side of Inland Empire Boulevard, approximately 300 feet west of Archibald Avenue, within the Urban-Residential land use district of the Meredith Specific Plan (APNs: 0110-311-56, 0110-311-57, & 0110-311-58).

PDEV16-015: **Submitted by Shaw Development Company, LLC**

A Development Plan to construct 2 industrial buildings totaling 112,430 square feet, on approximately 4.7 acres of land, located at 530 South Magnolia Avenue, within the IG (General Industrial) zoning district (APNs: 1011-201-10 & 1011-201-11). Related File: PMTT16-009.

PDEV16-016: **Submitted by Orbis Real Estate Partners**

A Development Plan to construct 4 industrial buildings totaling 225,000 square feet on 10.59 acres of land, located on the north side of Ontario Mills Parkway, adjacent to the east of the I-15 Freeway, within the Industrial Park District of the Exchange Specific Plan (APN: 0238-012-19). Related Files: PSPA16-002 and PMTT16-016.

PDEV16-017: **Submitted by UPS**

A Development Plan to construct a 46,306-square foot industrial building for occupancy by a truck repair facility operated by UPS, on 31.72 acres of land located at the northwest corner of Jurupa Street and Archibald Avenue, within the IG (General Industrial) zoning district (APNs: 0211-191-09, 0211-191-10, & 0211-191-11).

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PDEV16-018:

Submitted by Panattoni

A Development Plan to construct a 65,000-square foot addition to an existing 171,406-square foot industrial building, for a total of 236,406 square feet, on approximately 10.77 acres of land, generally located at the southeast corner of Cedar Street and Proforma Avenue, at 2151 South Proforma Avenue, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-242-62).

NOTE: THE LANDSCAPE REDUCTION REQUIRES AN ADMINISTRATIVE EXCEPTION APPLICATION (PADX16-002)!!!

Related: An Administrative Exception for a 10% reduction in the minimum required 15% landscape coverage for corner lots, in conjunction with a 65,000-square foot addition to an existing 171,406-square foot industrial building, for a total of 236,406 square feet, on approximately 10.77 acres of land, generally located at the southeast corner of Cedar Street and Proforma Avenue, at 2151 South Proforma Avenue, within the Business Park land use district of the California Commerce Center South Specific Plan (APN: 0211-242-62).

PDEV16-019:

Submitted by Miken Construction

A Development Plan to construct 57 multiple-family dwellings (townhomes) on 3.47 acres of land, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, within the MDR-25 (Medium-High Density Residential—18.1 to 25.0 DUs/Acre) zoning district (APN: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 & 1050-381-09).

PDEV16-020:

Submitted by Mathis Properties California, LLC

A Development Plan to construct a commercial building totaling 8,000 square feet and a 25,748 square foot addition to an existing 400,658-square foot furniture store and office building on approximately 19.23 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of the Ontario Center Specific Plan. Related File: PDEV05-061.

PDEV16-021:

Submitted by Dedeaux Properties

A Development Plan to construct a 48,370 square foot retail center, and 3 industrial buildings totaling 514,940 square feet, located at the southwest corner of Riverside Drive and Hamner, within the Commercial and Business Park land use districts of the Eden Glen Specific Plan (APN: 0218-171-27).

PDEV16-022:

Submitted by Empire Design Group

A Development Plan to construct an 880-square foot drive-thru carwash in conjunction with an existing 3,808-square foot Arco gas station and AM/PM convenience store on 1.20 acres of land, located at 5020 Fourth Street, within the Commercial land use district of the Exchange Specific Plan (APN: 0218-012-026). Related File: PCUP16-013.

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PDEV16-023:

Submitted by Kevin Cheung

A Development Plan to construct 35 multiple-family dwellings on three parcels totaling 1.42 acres of land, generally located at the northwest corner of Fourth Street and Corona Avenue, at 1719 East Fourth Street, within the HDR-45 (High Density Residential—25.1 to 45.0 DUs/Acre) zoning district (APNs: 0108-551-34, 0108-551-35 & 0108-551-01). Related File: PMTT16-014 (TT 20028).

PGPA16-003:

Submitted by City of Ontario

A General Plan Amendment, revising the Housing Element Available Land Inventory (Appendix A), by updating the available sites inventory that meet the Department of Housing and Community Development's siting criteria, providing the current status of the sites and allowing the periodic administrative updating of the Land Inventory, provided that the number of units allocated to each income category does not fall below the City's Regional Housing Needs Assessment (RHNA) allocation.

PHP-16-008:

Submitted by GAA Architects

A Certificate of Appropriateness to demolish or relocate an existing historic structure to allow for the construction of 2 industrial buildings, located at 530 South Magnolia Avenue, within the IG (General Industrial) zoning district (APNs: 1011-201-10 & 1011-201-11).

PMISC-00004:

Submitted by Golden Land Engineering Co.

Copy Fees - PM 19552 / 1420 S Euclid Ave

PMISC-00005:

Submitted by Simon Company

Review of the modification to the Sign Program for Ontario Mills.

PMTT16-008:

Submitted by Brookfield Homes

A Tentative Tract Map (TT 18996) for common interest subdivision purposes, to subdivide approximately 5.04 acres of land into 2 lots and 7 common lots, generally located at the northeast corner of Turner Avenue and Ontario Ranch Road, within Planning Area 10A of The Avenue Specific Plan.

PMTT16-009:

Submitted by Shaw Development Company, LLC

A Tentative Parcel Map (PM 19737) to subdivide approximately 4.7 acres of land into 2 parcels, located at 530 South Magnolia Avenue, within the IG (General Industrial) zoning district (APNs: 1011-201-10 & 1011-201-11). Related File: PDEV16-015.

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PMTT16-010: Submitted by **GDIC_RCCD-LP**

A Tentative Parcel Map (PM 19725) to combine 4 lots into a single 40.10-acre lot, located at the southeast corner of Mill Creek Avenue and Ontario Ranch Road, within the Regional Commercial land use district of the Rich-Haven Specific Plan, (APN: 0218-211-12 and 25).

PMTT16-011: Submitted by **GDIC-RCCD -LP**

A Tentative Parcel Map (PM 19741) to combine four lots into a single 19.64-acre lot, located at the southwest corner of Ontario Ranch Road and Hamner Avenue, within the Regional Commercial Land Use Designation (PA6) of the Rich-Haven Specific Plan (APN: 0218-211-25).

PMTT16-012: Submitted by **Orbis Real Estate Partners**

A Tentative Parcel Map (PM 19715) to subdivide 10.59 acres of land into 4 lots, located on the north side of Ontario Mills Parkway, adjacent to the east side of Interstate 15, within the Industrial Park land use district of the Exchange Specific Plan (APN: 0238-012-019). Related Files: PSPA16-002 and PMTT16-012.

PMTT16-013: Submitted by **Miken Construction**

A Tentative Tract Map (TT 20036) to subdivide 3.47 acres of land for condominium purposes, to facilitate the development of 57 condominium units and common area, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, within the MDR-25 (Medium-High Density Residential—18.1 to 25.0 DUs/Acre) zoning district (APN: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 & 1050-381-09).

PMTT16-014: Submitted by **KEVIN CHEUNG**

A Tentative Tract Map (TT 20028) to subdivide 1.42 acres of land into a single lot for condominium purposes, to facilitate the development of 35-condominium units, generally located at the northwest corner of Fourth Street and Corona Avenue, at 1719 East Fourth Street, within the HDR-45 (High Density Residential—25.1 to 45.0 DUs/Acre) zoning district (APNs: 0108-551-34, 0108-551-35 & 0108-551-01). Related File: PDEV16-023.

PSGN16-043: Submitted by **DON'T KNOW**

A Sign Plan to install one internally illuminated wall sign for WABA GRILL, located at 1337 North Mountain Avenue, Unit 4. Per Sign Program No. PSGP15-007.

PSGN16-044: Submitted by **Sign Industries Inc.**

A Sign Plan to install 2 replacement wall signs for JC Penney's, to be replaced by ONTARIO MILLS MALL Identification signs, located at 1 East Mills Circle, #100.

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PSGN16-045: **Submitted by GIG SIGNS**

A Sign Plan to install one internally illuminated wall sign for CHERRY CHILL, located at 2448 South Vineyard Avenue, Unit 110.

PSGN16-046: **Submitted by Megahertz Elect. MC**

A Sign Plan to reface existing signs for Mercedes Benz of Ontario car dealership, 3787 Guasti Road, from white on blue background to white on black background. All dimensions of text and signs to remain the same. 1-monument sign 3-wall signs 4-wall logo signs and 3-directional signs.

PSGN16-047: **Submitted by Gig Signs**

A Sign Plan to install two 20-squsre foot internally illuminated wall signs, located at 2598 South Archibald Avenue, Suite H.

PSGN16-048: **Submitted by TNT Electric Sign Inc.**

A Sign Plan to install one wall sign located at 1008 North Mountain Avenue.

PSGN16-049: **Submitted by Graphical Dimensions**

A Sign Plan to install a wall sign for ARROW STAFFING, located at 1600 South Grove Avenue, Suite #B.

PSGN16-050: **Submitted by Diversity Business Solutions, Inc.**

A Sign Plan to install a wall sign for DIVERSITY BUSINESS SOLUTIONS, located at 2515 South Euclid Avenue.

PSGN16-051: **Submitted by M Anies Khan/Fast Signs**

A Sign Plan to install a wall sign for TAYLOR COMMUNICATIONS, located at 425 South Rockefeller Avenue.

PSGN16-052: **Submitted by Signature Signs**

A Sign Plan to reface an existing pylon sign, and remove an existing wall sign and replace with new signage, located at 1841 East Fourth Street.

PSGN16-053: **Submitted by Ace Sign Design**

A Sign Plan to install a 40 square foot wall sign located at 740 South Rochester Avenue, Suite E.

PSGN16-054: **Submitted by BMW Ontario**

A Sign Plan to install wall signs, and monument and directional signs for BMW, located at 1350 South Auto Center Drive.

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PSGN16-055:

Submitted by Signs of Success

A Sign Plan to install a 25-square foot interior illuminated wall sign located at 964 North Mountain Avenue.

PSGP16-001:

Submitted by AD/S Companies

A Sign Program updating the existing "Piemonte" sign program, bounded by Haven Avenue on the west, Fourth Street to the north, Milliken to the East and Concours Avenue to the South.

PSPA16-002:

Submitted by Orbis Real Estate Partners

An Amendment to the Exchange Specific Plan, incorporating development standards, design guidelines, and updated exhibits and language, to reflect proposed changes for the Industrial Park land use district, on 10.59 acres of land located on north side Ontario Mills Parkway, adjacent to the east side of Interstate 15 Freeway (APN: 0238-012-19). Related Files: PDEV16-016 and PMTT16-012 (TT 19715).

PTUP16-020:

Submitted by American Career College

A Temporary Use Permit for the Spring Health Fair, in conjunction with American Career College, located at 3130 East Sedona Court, to be held on 4/6/2016.

PTUP16-021:

Submitted by University of la Verne College of Law

A Temporary Use Permit for a University of La Verne, College of Law, special event, to celebrate the College's recent ABA accreditation, including a live band and catered beer and wine, and food, located at 320 East D Street. The event is to be held on 4/28/2016, 6:00PM to 8:00PM.

PTUP16-022:

Submitted by National MS Society of Southern California

A Temporary Use Permit for a National MS Society of Southern California special event, including a 1K/5K fundraiser and awareness walk, located at the Citizen's Business Bank Arena, 4000 East Ontario Center Parkway. The event is to be held on 4/23/2016.

PTUP16-023:

Submitted by Iglesia de Dios De la Profecia

A Temporary Use Permit for a fundraising event for Iglesia de Dios de la Profecia Church, consisting of retail flower sales for Mother's Day, located at 1130 South Campus Avenue. To be held on 5/7/2016 and 5/8/2016.

PTUP16-024:

Submitted by California Financial Center

A Temporary Use Permit for a Grand Opening event for California Financial Center, consisting of food and raffle and entertainment, with Spanish radio station (93.9) booth, located at 2598 South Archibald Avenue, Suite A.

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PTUP16-025:

Submitted by QE Productions

A Temporary Use Permit for a carnival located at 1323 E Fourth Street, to be held on 5/13/2016 through 5/15/2016.

PTUP16-026:

Submitted by KABC TV7

A Temporary Use Permit for a fundraising event ("Stuff a Truck" food drive) conducted by KABC TV7, located at 4105 East Inland Empire Boulevard (Mathis Bros Furniture Store parking lot). Event to be held on 6/24/2016.

PTUP16-027:

Submitted by Quang Thien Buddhist Temple

A Temporary Use Permit for the annual ceremony of Buddha's Birthday, hosted by Quang Thien Buddhist Temple, located at 704 East E Street. Event to be held on 5/22/2016.

PTUP16-028:

Submitted by Montecito Baptist Church

A Temporary Use Permit for the Montecito Baptist Church Annual Pastor's Conference, located at 2560 South Archibald Avenue. Event to be held on 6/6/2016 through 6/9/2016.

PTUP16-029:

Submitted by Bob Hope USO Ontario

A Temporary Use Permit for the Bob Hope USO Car Show fundraising event, to include entertainment, vendors and food, located at Ontario International Airport, 1923 Avion Street. Event to be held on 5/21/2016 through 5/22/2016.

PVAR16-002:

Submitted by Verizon Wireless

A Variance to exceed the height limitation for wireless telecommunications facilities antennas, from 65 feet to 74 feet, in conjunction with a Development Plan to construct and operate a wireless (monopine) telecommunication facility (Verizon Wireless) with a 107-square foot equipment area on 2.1 acres of land, generally located north of Guasti Road and west of Interstate-15, at 4711 East Guasti Road, within the IG (General Industrial) zoning district (APN: 0238-042-23). Related File: PDEV15-033.

PVER16-018:

Submitted by Dickinson Wright, PLLC

A Zoning Verification for 2970 East Inland Empire Boulevard (APN: 0210-191-15).

PVER16-019:

Submitted by First American CDS

A Zoning Verification for vacant property generally located on the west side of Haven Avenue, approximately 580 feet south of Philadelphia Street (APN: 1083-151-12).

PVER16-020:

Submitted by PZR

A Zoning Verification for 1000 South Cucamonga Avenue (APN: 1049-442-19).

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PVER16-021:

Submitted by Patrice Christy

A Zoning Verification for 3633 and 4141 East Inland Empire Boulevard, and 3800 and 4200 East Concours Drive.

PVER16-022:

Submitted by Shark Investments LLC

A Zoning Verification for 816 East Emporia Street (APN: 1049-102-16).

PWIL16-001:

Submitted by James Borba

A Williamson Act Contract request for Non-Renewal of Contract No. 73-406, on 16 acres of land located at the southwest corner of Carpenter Avenue and Eucalyptus Avenue (APN: 0218-261-23).