

Monthly Activity Report—New Applications

Month of December 2018

PCUP18-036: **Submitted by Phelan Development Company**

A Conditional Use Permit to establish a commercial retail/restaurant building with drive-thru totaling 8,497 square feet on 1.16 acres of land located at the northeast corner of Grove Avenue and Philadelphia Street, at 2195 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan (APN: 0113-641-15). Related File: PDEV18-034. **Planning Commission action is required.**

PCUP18-037: **Submitted by Grocery Outlet**

A Conditional Use Permit to establish alcoholic beverage sales for consumption off the premises (Type 21 ABC License, Off-Sale General) in conjunction with a proposed grocery store (Grocery Outlet) on 2.6 acres of land located at 4420 East Ontario Mills Parkway, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN: 0238-041-29). **Zoning Administrator action is required.**

PCUP18-038: **Submitted by Michael Elchner**

A Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises (Type 70 ABC License, On-Sale General Restrictive Service) in conjunction with a new 131-room hotel (Element Hotel by Westin) totaling 92,823 square feet on 4.5 acres of land located at the north east corner of Ontario Center Parkway and Via Piemonte, at 900 North Via Piemonte, within the Piemonte Overlay District of the Ontario Center Specific Plan (APN: 0210-204-18). Related File: PDEV16-050. **Zoning Administrator action is required.**

PDA-18-005: **Submitted by Richland Communities**

A Development Agreement by and between the City of Ontario and WSI Land Holdings, LLC, to establish terms for the development of 80.61 gross acres of land with to 482 dwellings within Planning Areas 5A, 5B, and 5C of the Rich Haven Specific Plan. Related Files: TT 201234, TT 20135, TT 20136 & TT 20137. **Planning Commission and City Council actions are required.**

PDEV18-034: **Submitted by Phelan Development Company**

A Development Plan to construct a commercial retail/restaurant building with drive-thru, totaling 8,497 square feet on 1.16 acres of land located at the northeast corner of Grove Avenue and Philadelphia Street, at 2195 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan (APN: 0113-641-15). Related file PCUP18-036. **Planning Commission action is required.**

PDEV18-035: **Submitted by Richard Southerland**

A Development Plan to construct a three-unit apartment building on 0.099 acres of land located at 418 East Transit Street, within the MU-1 (Mixed Use Downtown) zoning district (APN: 1049-067-04). Related File: PUD-18-001. **Planning Commission action is required.**

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PDEV18-036: Submitted by **Euclid Land Ventures, LLC (REDA)**

A Development Plan to construct eight industrial building totaling 3,661,861 square feet on 84.1 acres of land within Planning Area 1 (Business Park) and Planning Area 2 (Industrial) of the proposed Ontario Ranch Commerce Center West Specific Plan, bordered by Eucalyptus Avenue on the north, Sultana Avenue on the east, Merrill Avenue on the south, and Euclid Avenue on the west (APNs: 1054-011-01, 1054-011-02 & 1054-011-04; 1054-021-01, 1054-021-02 & 1054-021-03; 1054-271-01; and 1054-281-01, 1054-281-02 & 1054-281-03). **Development Advisory Board action is required.**

PDEV18-037: Submitted by **Lennar Homes of California, Inc.**

A Development Plan to construct 176 single-family, 74 alley-loaded, and 104 standard configuration dwellings located on the north side of Ontario Ranch Road, east of Archibald Avenue, within Planning Area 8A of The Avenue Specific Plan. Related File: PMTT16-003 (TT 20012). **Planning Commission action is required.**

PGPA18-009: Submitted by **LHL Investments Group, LLC**

An Amendment to the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation on 0.735 acres of land from General Commercial to Low-Medium Density Residential (5.1 - 11 DU/AC), located at 1752 East G Street, within the CC (Community Commercial) zoning district, and modifying Exhibit LU-03 (Future Buildout Table) to be consistent with this land use designation change (APN: 0110-241-57). Related File: PZC18-003. **Planning Commission and City Council actions are required.**

PHP-18-033: Submitted by **Daysi Y. Ortiz**

A Certificate of Appropriateness to alter a window opening on the primary façade of a historic existing multifamily residence on a .25 acre lot located at 425 West D Street, within the MDR-11 (Medium Density Residential 5.1 to 11.0 DU/Acre) zoning district (APN: 1048-571-01). **Historic Preservation Commission action is required.**

PMTT18-010: Submitted by **Retail Properties Of America, Inc.**

A Parcel Map to subdivide 17.92 acres of land into two parcels located at 4900 East Fourth Street, within the Commercial/Office land use district of the Ontario Mills (California Commerce Center North/Ontario Gateway Plaza/Wagner Properties) Specific Plan (APN: 0238-014-05). **Planning Commission action is required.**

PPRE18-004: Submitted by **Inland Harbor.Com, LLC**

A request to waive the requirement to prepare a specific plan for the proposed development of a 119,042-square foot self-storage and recreational vehicle storage (596 parking spaces) facility on 20 acres of land located at the southwest corner of Schaefer and Campus Avenues, within the SP/AG (Specific Plan/Agriculture Preserve) zoning district (APNs: 1053-101-01 and 1053-101-02). **No action is required.**

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PSGN18-125:

Submitted by Swain Sign, Inc.

A Sign Plan for the installation of two wall signs (206 SF on the north elevation and 173 SF on the south elevation) for BIG LOTS, located at 4400 East Ontario Mills Parkway, within the Ontario Mills Specific Plan. **Staff action is required.**

PSGN18-126:

Submitted by Kevin Payment

A Sign Plan for the installation of a wall sign (12.75 SF) located at 3550 East Philadelphia Street, Suite 170, within the Haven Gateway Centre Specific Plan. **Staff action is required.**

PSGN18-127:

Submitted by Kevin Payment

A Sign Plan for the installation of a wall sign located at 3550 East Philadelphia Street, Suite 180, within the Haven Gateway Centre Specific Plan. **Staff action is required.**

PSGN18-128:

Submitted by Rick Anderton

A Sign Plan for the installation of directional signage ("order here" and "drive thru clearance" bar) for MCDONALD'S, located at 1170 East Philadelphia Street, within the CC (Community Commercial) zoning district. **Staff action is required.**

PSGN18-129:

Submitted by Tim Holmes

A Sign Plan for the installation of a relocated monument sign, three wall signs, and new drive-thru canopies, menus, directional signs, and new awnings for DEL TACO, located at 2535 South Euclid Avenue, within the CN (Neighborhood Commercial) zoning district. **Staff action is required.**

PSGN18-130:

Submitted by 88 Sign Corp

A Sign Plan for the installation of two wall signs for CHINA WOK MONGOLIAN BBQ, located at 720 North Archibald Avenue, Unit A, within the Ontario Festival Specific Plan. **Staff action is required.**

PSGN18-131:

Submitted by Promotion Plus

A Sign Plan for the installation of replacement pump valances and reface of existing monument signs for MOBIL, located at 3445 East Shelby Street, within the Ontario Center Specific Plan. **Staff action is required.**

PSGN18-132:

Submitted by Victoria Erwin

A Sign Plan for the installation of three wall signs for CARVANA, located at 520 North Turner Avenue, within the CR (Regional Commercial) zoning district. **Staff action is required.**

PSGN18-133:

Submitted by Calvo Learning Centers, LLC

A Sign Plan for the installation of a temporary banner to read "CODE NINJAS," located at 2550 South Archibald Avenue, Suite D. Sign to be on building from 12/15/2018 through 01/14/2019. **Staff action is required.**

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PSGN18-134:

Submitted by Furniture Dreams

A Sign Plan for the installation of a temporary banner to read "store closing everything must go!" for FURNITURE DREAMS, located at 203 North Euclid Avenue (APN: 1048-565-10). Sign to be on building from 12/1/2018 through 1/14/2019. **Staff action is required.**

PTUP18-082:

Submitted by Muslim American Society

A Temporary Use Permit for a single-day event hosted by the Muslim American Society, located at Parking Lot A of the Ontario Convention Center. Outdoor activities include a kids carnival consisting of Euro Bungee, Roller Raceway, Zipline, Human Foosball, and Sumo Wrestling. The event will be held on 11/24/2018, 8:00AM to 6:00PM. **Staff action is required.**

PTUP18-083:

Submitted by American Legion Post 112

A Temporary Use Permit for a single-day event for Holiday Toy Run, located at American Legion Post 112, located at 310 West Emporia Street. The event will be held on 12/02/2018. **Staff action is required.**

PTUP18-084:

Submitted by Hooters

A Temporary Use Permit for a single-day event for a Car Show & Toy Drive, with outdoor DJ, hosted by Hooters, located at 725 North Milliken Avenue. The event will be held on 12/02/2018, 7:00AM to 4:00PM. **Staff action is required.**

PTUP18-085:

Submitted by Richmond American Homes

A Temporary Use Permit for a temporary sales office within the garage of a model unit located at 3174 Pastime Street, for Richmond American Homes, Tract 18067 (Primrose). **Staff action is required.**

PTUP18-086:

Submitted by Jose Hernandez

A Temporary Use Permit for a single-day event for a Car Show & Toy Drive, with outdoor DJ, hosted by Hooters, located at 725 North Milliken Avenue. The event will be held on 12/16/2018, 7:00AM to 4:00PM. **Staff action is required.**

PTUP18-087:

Submitted by Experience Communication

A Temporary Use Permit for a two-day event for a Ford Test Drive Experience located within the Ontario Mills Parking lot, located at 1 East Mills Circle, Suite 100. The event will be held on 12/11/2018 and 12/12/2018. **Staff action is required.**

PUD-18-001:

Submitted by Richard Southerland

A Planned Unit Development to establish development standards and guidelines to facilitate the future development of a high density residential apartment project (30.3 dwelling units per acre) on a 0.099-acre property located at 418 East Transit Street, within the MU-1 (Downtown Mixed

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Use) zoning district (APNs: 1049-067-04). Related File PDEV18-035. **Planning Commission and City Council actions are required.**

PVER18-050:

Submitted by Howard Wang

A Zoning Verification for 855 South Benson Avenue (APN: 1011-431-04). **Staff action is required.**

PVER18-051:

Submitted by Sheneetra Scroggins

A Zoning Verification for 1155 South Wanamaker Avenue (APNs: 0238-221-36 and 0238-221-23). **Staff action is required.**

PVER18-052:

Submitted by Shelly Labus

A Zoning Verification for 4501 East Airport Drive (APN: 0238-185-53). **Staff action is required.**

PZC-18-003:

Submitted by LHL Investments Group, LLC

A Zone Change amending the zoning designation on 0.735 acres of land, from CC (Community Commercial) to MDR-11 (Medium Density Residential), located at 1752 East G Street (APN: 0110-241-57). Related File: PGPA18-009. **Planning Commission and City Council actions are required.**