



Monthly Activity Report: New Applications

Month of March 2021

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

PCUP21-004: Submitted by **Coast to Coast, LLC**

A Conditional Use Permit to establish a 2,370 square foot fast food restaurant with drive-thru (Sonic) on 0.72-acre of land located at the southwest corner of Mountain Avenue and Sixth Street, within the Main Street land use district of the Mountain Village Specific Plan (APN: 1008-431-25). Related File: PDEV21-012. **Planning Commission action is required.**

PCUP21-005: Submitted by **Eden Funeral Home**

A Conditional Use Permit to establish a Funeral Establishment on 1.15 acres of land located at 730 North Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1010-182-39). **Zoning Administrator action is required.**

PDET21-001: Submitted by **Gabriela Camposeco**

A Determination of Use to establish whether a banquet facility is similar to, and of no greater intensity than other allowed land uses within the Urban Commercial land use designation of the Ontario Center Specific Plan (Site Address: 735 North Milliken Avenue; APN: 0210-211-43). **Zoning Administrator action is required.**

PDEV21-009: Submitted by **Tipping Development**

A Development Plan to construct 39 townhome units (9 buildings total) on 1.23 acres of land, located at 221 North Mountain Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zone (APN: 1010-521-28). Related File: PMTT21-005. **Planning Commission action is required.**

PDEV21-010: Submitted by **Prologis**

A Development Plan to construct a 1,438,926 square foot industrial building on 70.44 acres of land (0.47 FAR) located at the southwest corner of Vineyard and Eucalyptus Avenues, within the within the Industrial and Business Park land use districts of the Merrill Commerce Center Specific Plan (APNs: 1054-171-01, 1054-171-02, -03 & -04, 1054-181-01 & -02, 1054-191-01 & -02, 1054-361-01 & -02, 1054-161-02). Related File: PSP-18-001 & PMTT20-010 (TPM 20273). **Planning Commission action is required.**

PDEV21-011: Submitted by **JWDA-MS Architects**

A Development Plan to construct 12 multiple-family dwellings on 0.46-acre of land located at 413 West Emporia Street, within LUA-2N of the MU-1 (Downtown Mixed Use) zoning district (APN: 1049-059-03). Related File: PUD-21-002. **Planning Commission action is required.**

PDEV21-012: Submitted by **Coast to Coast, LLC**

A Development Plan to construct a 2,370 square foot fast food restaurant with drive-thru (Sonic) on 0.72-acre of land located at the southwest corner of Mountain Avenue and Sixth Street, within the Main Street land use district of the Mountain Village Specific Plan (APN: 1008-431-25). Related File: PCUP21-004. **Planning Commission action is required.**

PDEV21-013: Submitted by **Lewis Retail Centers**

An Amendment to a previously approved Development Plan (File No. PDEV17-016 – Decision No. DAB20-028) to construct a neighborhood shopping center consisting of six buildings totaling 85,583



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square feet and establish a restaurant pad with drive-thru for future construction on 13.4 acres of land located at the southeast corner of Haven Avenue and Fourth Street, within the Commercial land use district of the Piemonte Overlay 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). **Development Advisory Board action is required.**

PDEV21-014: **Submitted by Adel Batarseh**

A Development Plan to construct a 13,709 square foot commercial building totaling on 1.34 acres of land located at the southwest corner of Grove Avenue and Holt Boulevard, at 165 South Grove Avenue, within the IP (Industrial Park) zoning district (APNs: 1049-141-24). **Development Advisory Board action is required.**

PDEV21-015: **Submitted by AT&T Mobility C/O Synergy a Division of Advantage Engineers**

A Development Plan to construct telecommunications facilities (small cell sites) for AT&T to replace existing utility/light poles within the public right-of-way, located at various locations throughout the City (APN: 1048-542-16). Related: PDEV21-001. **Zoning Administrator action is required.**

PHP-21-004: **Submitted by Erika Morales**

A Certificate of Appropriateness to remove and replace windows to original size and design on 0.145-acre of land located at 501 East D Street, the LDR-5 (Low Density Residential) zoning district (APNs: 1048-393-24). **Historic Preservation Commission action is required.**

PHP-21-005: **Submitted by Christian Kueng**

A Plaque for an Historic Landmark (the John D. Paschke House) located at 1341 North Euclid Avenue (APN:1047-331-03). **Staff action is required.**

PMTT21-005: **Submitted by Tipping Development**

A Tentative Tract Map (TTM 20379) for common interest subdivision purposes, subdividing 1.23 acres of land into common and private area for the construction of 39 townhome units, located at 221 North Mountain Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district (APN: 1010-521-28). Related File: PDEV21-009. **Planning Commission action is required.**

PMTT21-006: **Submitted by Fuscoe Engineering**

A Tentative Parcel Map (TPM 20335) to subdivide 5.77 acres of land into two parcels located at the northeast corner of Inland Empire Boulevard and Haven Avenue, at 800 North Haven Avenue, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 0210-204-03). **Planning Commission action is required.**

PMTT21-007: **Submitted by Ronald and Kristine Pietersma Family Trust and Loyola Properties I, L.P.**

A Tentative Tract Map (TTM 20399) to subdivide 24.52 acres of land into 30 numbered lots and 8 lettered lots, located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the High Density Residential land use district (Planning Areas 7 and 8) of the Grand Park Specific Plan (APN: 0218-241-32). **Planning Commission action is required.**



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PSGN21-016:

Submitted by Holly Slevcove

A Sign Plan to install one entry monument for THE NEW HOME COMPANY, located on the north side of the Liliانا Paseo and Divino Privado intersection, within the Piemonte Overlay of The Ontario Center Specific Plan (APN: 0210-204-40). **Staff action is required.**

PSGN21-017:

Submitted by So Cal Signs & Graphics

A Sign Plan to install an illuminated wall sign for HEROS, located at 950 North Ontario Mills Drive, within the Ontario Mills Specific Plan (APN: 0238-014-18). **Staff action is required.**

PSGN21-018:

Submitted by Carlos Duran

A Sign Plan to install three nonilluminated wall signs (41 SF, each) for LC WAREHOUSING, located at 2151 South Proforma Avenue, within the California Commerce Center South Specific Plan (APN: 0211-242-62). **Staff action is required.**

PSGN21-019:

Submitted by ASTC

A Sign Plan to install a new wall sign for ASTC (Advanced Semi Technology Corp), located at 1115 South Grove, Suite 103, within the Grove Avenue Specific Plan (APN: 0113-351-31). **Staff action is required.**

PSGN21-020:

Submitted by John Estrada

A Sign Plan to install three illuminated wall signs (35-SF) for ELITE STAFFING GROUP, located 1525 South Grove, Suite 12, within the Grove Avenue Specific Plan. **Staff action is required.**

PSGN21-021:

Submitted by PLC Communities (Christopher Homes)

A Sign Plan to install two monument entry signs for VENTANA AT ESPERANZA (TM 20285), located at the northeast corner of Eucalyptus and Mill Creek Avenues and at the northwest corner of Eucalyptus and Hamner Avenues, within the Esperanza Specific Plan (APNs: 0218-724-07 and 0218-302-01). **Staff action is required.**

PSGN21-022:

Submitted by Metro Signs Inc

A Sign Plan to install two illuminated wall signs, one monument sign, one ground entry sign, and one directional sign located at 3201 East Centrelake Drive (APN: 0210-551-12). **Staff action is required.**

PTUP21-007:

Submitted by City of Ontario Recreation & Community Services

A Special Event to conduct a Spring drive-thru experience at multiple locations, including 201 thru 299 North Lemon Avenue and 2455 East Riverside Drive. Event to be held on 4/1/2021, 4:00PM to 6:00PM. **Staff action is required.**

PTUP21-008:

Submitted by Ontario Hispanic Chamber of Commerce Foundation

A Temporary Use Permit to conduct a mobile blood drive with Life Stream Blood Bank donor bus, located within a City parking lot south of 214 South Euclid. EZ-Ups, tables, and chairs set up following County Health and State guidelines for social distancing. Face covering and glove



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protocol to be followed by staff and donors as well as hand sanitizer and temperature checks for all attendees. Donors will be attending based on pre-set appointments. Event to be held on 4/11/2021 and 4/12/2021. **Staff action is required.**

PTUP21-009:

Submitted by Church in the Valley

A Special Event for Church in the Valley to conduct church services at Celebration Park, located at 4980 South Celebration Avenue. Event to be held on 3/28/2021, 10:00AM to 11:30AM. **Staff action is required.**

PTUP21-010:

Submitted by Huerta del Valle Community Garden

A Special Event for Huerta del Valle Community Garden to conduct a one-day Earth Day event located at 831 East Belmont Street. Event will be held on 4/24/2021, from 8:00AM to 7:00 PM. **Staff action is required.**

PTUP21-011:

Submitted by Ontario Hispanic Chamber of Commerce

A Special Event for the Ontario Hispanic Chamber of Commerce, located at 1405 South Fern Avenue (De Anza Park). Event to be held on 5/2/2021. **Staff action is required.**

PTUP21-012:

Submitted by Ontario Hispanic Chamber of Commerce

A Special Event for the Ontario Hispanic Chamber of Commerce, located on B Street, between Euclid and Laurel Avenues. Event to be held on 6/13/2021. **Staff action is required.**

PTUP21-013:

A Temporary Use Permit to establish a mobile COVID testing site within the Ontario Mills parking lot, located at 1 Mills Circle, Suite 100. Event to be held on 4/19/2021. **Staff action is required.**

PTUP21-014:

Submitted by The New Home Company Southern California LLC

A Temporary Use Permit to establish a model home sales facility for The New Home Company. Facility to remain on-site until 7/30/2023. **Staff action is required.**

PTUP21-015:

Submitted by Starway Productions

A Temporary Use Permit to establish a temporary holding area for a hiring event conducted by San Manuel Casino, to be located at the Ontario Mills Mall parking lot located at 1 Mills Circle. Event to be held from 4/15/2021 to 11/18/2021.

PUD-21-002:

Submitted by JWDA-MS Architects

A Planned Unit Development to construct 12 multiple-family dwellings on approximately 0.46-acre of land located at 413 West Emporia Street, within LUA-2N of the MU-1 (Downtown Mixed Use) zoning district (APN: 1049-059-03). Related File: PDEV21-011. **Staff action is required.**

PVER21-013:

Submitted by Brett Peanasky

A Zoning Verification for property located at 1633 South Campus Avenue, within the IL (Light Industrial) zoning district (APN: 1050-211-11). **Staff action is required.**



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PVER21-014:

Submitted by Maria

A Zoning Verification for properties located at 1221 thru 1237 East Airport Drive (APNs: 0113-211-21, 0113-211-19, 0113-211-18, 0113-211-24, 0113-211-25, 0113-211-26, 0113-211-27, and 0113-211-28). **Staff action is required.**

PVER21-015:

Submitted by Alexander Taylor

A Zoning Verification for property located at 1400 to 1410 East Holt Boulevard (APN: 0110-121-10). **Staff action is required.**

PVER21-016:

Submitted by Chris Shepard

A Zoning Verification for property located at 1369 South Euclid Avenue (APN: 1049-532-01). **Staff action is required.**

PVER21-017:

Submitted by Stephanie Marquez

A Zoning Verification for property located at 3990 East Inland Empire Boulevard (APN: 0210-211-35). **Staff action is required.**