



MONTHLY ACTIVITY REPORT: NEW APPLICATIONS

Month of April 2024

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

PCUP24-010: Submitted by Poki Bowl Ontario LLC
A Conditional Use Permit to establish alcoholic beverage sales, including beer and wine for on-premise consumption in conjunction with a proposed 1,572 square-foot restaurant within a multitenant retail center on 4.15 acres of land located at 3520 East Guasti Road, Suite 120, within the Mixed-Use land use district of the Ontario Gateway Specific Plan (APN(s): 210-212-65). **Zoning Administrator Action is required.**

PCUP24-011: Submitted by Allen Matkins Leck Gamble Mallory & Nats
A Conditional Use Permit to establish a 151,425 square-foot truck and trailer storage and maintenance yard on 3.89 acres of land located at 1633 South Campus Avenue, within the IL (Light Industrial) zoning district (APN(s): 1050-211-11). **Zoning Administrator Action is required.**

PDCA24-001: Submitted by City of Ontario
An Urgency Ordinance of the City Council of the City of Ontario amending City of Ontario Development Code References, adding Reference J - Objective Development and Design Standards (Residential). **City Council action is required.**

PDEV24-008: Submitted by Core and Associates
A Development Plan to construct one commercial drive-thru restaurant totaling 1,700 square feet on 0.48-acre of land located at 1440 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 0110-202-46). Related File: PVAR24-001. **Planning Commission action is required.**

PDEV24-009: Submitted by J LZane Architect
A Development Plan to construct an 8,000 square foot addition to an existing industrial building to create a total of 26,600 square feet on 1.26 acres of land, located at 633 West State Street, within the IL (Light Industrial) zoning district (APN: 1049-281-03). **Planning Commission action is required.**

PDEV24-010: Submitted by City of Ontario
A Development Plan for the Ontario Arena Plaza, a 2-acre Public Plaza located adjacent to the east of the Toyota Arena within the Mixes-Use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. **Planning Commission action is required.**

PMTT24-002: Submitted by Richland Communities
A Tentative Tract Map for Common Interest Subdivision purposes, to subdivide 20.34 acres of land into 126 numbered lots and 29 lettered common lots, located at the Northeast corner of Ontario Ranch Road and Mill Creek Avenue, within the Planning Area 9 land use district of the Rich Haven Specific Plan (APN(s): 0218-211-39). **Planning Commission action is required.**

PMTT24-003: Submitted by L.D. King, Inc.
A Tentative Tract Map (20696) for condominium purposes, subdividing approximately 27.77-acres of land into seven (7) numbered lots and eight (8) lettered lots on property located at the southwest corner of Riverside Drive and Haven Avenue, within Planning Area 1 of the West Haven Specific Plan (APN: 0218-151-48). **Planning Commission action is required.**



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PPRE24-001: Submitted by Pacific Communities Builder

An SB330 Preliminary Application (Armstrong Ranch) proposing 455 residential units consisting of apartments, townhomes, and senior condominiums on 38.6 acres located at the southeast corner of Riverside Drive and Vineyard Avenue within the AG (Agricultural Overlay) district and AH (Affordable Housing) Overlay. **No action required.**

PPRE24-002: Submitted by Landwise Development

A Preliminary Plan Review to demolish existing agricultural buildings and develop 102 single-family dwellings on approximately 9.81 acres of land on a property located at the northwest corner of Ontario Ranch Road and Turner Avenue (10076 East Edison Avenue) within the Planning Area 8-B land use designation of The Avenue Specific Plan. (APNs: 218-402-32). **No action required.**

PSGN24-037: Submitted by MARTINEZ SIGNS

A Sign Plan for 'FARMER BOYS' to install wall and directional signage at the property located at 940 North Haven Avenue. **Staff action is required.**

PSGN24-038: Submitted by ORANGE COUNTY SIGNS

A Sign Plan for 'NFI' to install one illuminated wall mounted sign on an existing building located at 2009 South Cucamonga Avenue. **Staff action is required.**

PSGN24-039: Submitted by Dong Bang Sign

A Sign Plan for 'JOY COOK GRILL TERIYAKI & ROLL' to install two (2) illuminated signs on an existing building located at 2407 South Vineyard Avenue. **Staff action is required.**

PSGN24-040: Submitted by Swain Sign Inc.

A Sign Plan to install 3 wall signs and one monument sign at 1820 E G Street for "Evermore Suites." APN: 0110-241-33. **Staff action is required.**

PSGN24-041: Submitted by Signtech Electrical Advertising

A Sign Plan for 'JACK IN THE BOX' to install wall and directional signage at the property located at 1551 East Fourth Street. **Staff action is required.**

PSGN24-042: Submitted by YESCO Signs LLC

A Sign Plan for 'MERCEDES-BENZ OF ONTARIO' to change existing digital display (LED) and replace with new higher resolution display within existing pylon sign located at 3787 East Guasti Street. **Staff action is required.**

PSGN24-043: Submitted by Fifth Avenue Development, LLC

A Temporary Sign Permit for 'FIFTH AVENUE DEVELOPMENT, LLC' to install one large public notification sign for the development related to PDEV21-006 located at 1466 East Fifth Street. **Staff action is required.**

PSGN24-044: Submitted by A&D Signs Corp DBA America's Instant Signs

A Sign Plan submitted by the California Correctional Peace Officers Association 'CCPOA' to install two acrylic signs located at the property at 3175 Sedona Court Building E. **Staff action is required.**

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PSPA24-003:

Submitted by Brookfield Residential

An Amendment to the Grand Park Specific Plan to include an additional 128 acres of land located East of Haven Avenue, West of Mill Creek Avenue, North of Eucalyptus Avenue, and South of Edison Avenue, as well as changing the land use designation of Planning Area 2 from Low Density Residential (2.1-5.0 dwelling units per acre) to Medium Density Residential (11.1-25.0 dwelling units per acre) and relocating the designated elementary school site from Planning Area 9 to Planning Area 3. (APN(s): 0218-241-43; 0218-241-44; 0218-251-06; 0218-251-07; 0218-251-09). **City Council action is required.**

PSTRP24-002:

Submitted by Konomi Marie LLC

A Short-Term Rental Permit to host only a maximum of 2 guests in one bedroom of a single-family home located at 2164 East Alondra Street. **Staff action is required.**

PTUP24-035:

Submitted by Bless & Be Blessed, Inc.

A Temporary Use Permit for 'UNTITLED GALLERY' to host a "Vegan Depot" farmer's market event at the property located at 210 West Transit Street on Saturday, April 6, 2024. **Staff action is required.**

PTUP24-037:

Submitted by Damien Melle

A Temporary Use Permit for 'UNTITLED GALLERY' to host (11) "Vegan Depot" farmer's market events at the property located at 210 West Transit Street on the Saturdays landing on April 27th, May 4th, 11th, and 25th, June 1st, 8th, 22nd, and 29th, and July 6th, July 13th, and July 27th, 2024. **Staff action is required.**

PTUP24-038:

Submitted by Social Vendor Mall

A Temporary Use Permit submitted by 'ALICIA OCHOA' to have an outdoor vendor event on property located at 3430 East Ontario Ranch Road (Brew Haven) at May 11, 2024. **Staff action is required.**

PTUP24-039:

Submitted by Ontario City Library

A Special Event Permit for 'ONTARIO CITY LIBRARY' to host a free library event with activities in participation with the Ontario-Montclair school district on Thursday June 27, 2024, at Ontario Town Square (216 North Euclid Avenue). **Staff action is required.**

PTUP24-040:

Submitted by Quang Thien Buddhist Temple

A Temporary Use Permit for Quang Thien Buddhist Temple's annual Vietnamese New Year Ceremony located at 704 East E Street. Event to be held on Saturday, February 10, 2024, from 10 a.m. to 12 p.m. **Staff action is required.**

PTUP24-041:

Submitted by Iglesia De Dios de la Profecia

A Special Event Permit to hold a Flower Sales event hosted by Iglesia De Dios de la Profecia, located at 1130 South Campus Avenue. Event to be held from 5/10/24 - 5/12/24. **Staff action is required.**

PTUP24-042:

Submitted by International Culture Exchange Group

A Temporary Use Permit for 'IMAGINARIUM' to host an outdoor light attraction event within the parking lot at 1 Mills Circle (Ontario Mills) on weekdays (excluding Mondays, except for holidays)



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from Friday, June 7, 2024, to Sunday, August 4, 2024, operating from 6:00pm to 11:00 p.m. **Staff action is required.**

PTUP24-043: **Submitted by Euclid Land Investment LLC**

A Temporary Use Permit submitted by 'EUCLID LAND INVESTMENT, LLC' to establish a temporary truck trailer parking facility on approximately 60 acres of land, located at the southeast corner Euclid Avenue and Schaefer Avenue, within the AG (Agricultural) overlay zoning district. **Staff action is required.**

PTUP24-044: **Submitted by Gary Young**

A Temporary Use Permit submitted by 'GARY YOUNG' to have an outdoor picnic style event consisting of live entertainment with food vendors and alcohol being brought onsite hosted at Guasti Regional Park on Sunday May 18, 2024. **Staff action is required.**

PVAR24-001: **Submitted by Core and Associates**

A Variance to deviate from (1) the minimum Development Code standard for lot area of a drive-thru use from 1 acre to 0.46 acre, (2) the minimum 25-FT landscaped setback requirement between any drive-thru facility, including drive-up windows, drive-thru lane and menu/order stations, and any adjacent residentially zoned property or residential land use to allow for a 10-FT landscape from adjacent residentially zoned property or residential land use, and (3) the minimum 20-FT landscaped setback requirement from street property lines to allow for a 10-FT landscape from street property lines, in conjunction with the construction of a new 1,700 square foot drive-thru restaurant, on 0.46 acre of land located at 1440 East 4th Street, within the CN (Neighborhood Commercial) zoning district (APN(s): 0110-202-46). Related File(s): PDEV24-008. **Planning Commission action is required.**