



# Monthly Activity Report: New Applications

Month of October 2021

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

**PCUP21-019:** Submitted by Sayegh Properties LLC

A Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for consumption on the premises (Type 41 ABC license), in conjunction with a proposed 1,883-square-foot restaurant (Libra Por Libra Mariscos) on 0.95-acre of land located at 644 East Francis Street, within the CN (Neighborhood Commercial) zoning district (APN:1050-421-02). **Zoning Administrator action is required.**

**PCUP21-020:** Submitted by Richard Denzer

Application void (CUP is not required) – replaced by File No. PMAS21-001.

**PCUP21-021:** Submitted by True Jesus Church in Ontario

A Conditional Use Permit for the interior remodeling of an existing 4,488-square-foot church on 1.37 acres of land located at 1429 North Euclid Avenue, within the RE-4 (Residential Estate) zoning district (APN: 1047-345-01). **Zoning Administrator action is required.**

**PCUP21-022:** Submitted by Grens Ontario, LLC

A Modification to a previously approved Conditional Use Permit (File No. PCUP18-028), to establish a 117,091-square-foot hotel with conference rooms, fitness center, pool, and restaurant on 2.25 acres of land located at the northwest corner of Turner Avenue and Guasti Road, at 535 North Turner Avenue, within the Planning Area 1 land use district of the Guasti Plaza Specific Plan (APN: 0210-192-24). Related Files: PDEV21-036, PDEV18-027, and PCUP18-028. **Planning Commission action is required.**

**PDA-21-012:** Submitted by Warm Springs Investments Ltd. & LHC Ontario Holdings LLC

A Development Agreement with Warm Springs Investments Ltd. and LHC Ontario Holdings LLC., to establish the terms and conditions associated with the development of a Tentative Tract Map, pursuant to an amendment to the Subarea 29 Specific Plan (File No. PSPA21-005). **City Council action is required.**

**PDA-21-013:** Submitted by Richland Developers, Inc.

A Development Agreement with LHC Ontario Holdings LLC; RMD Inland Investors LLC; Richland Meadowland Ltd; and Strack Farms Land LLC; associated with the development of Tentative Tract Map 20472, File No. PMTT21-018, located at the northeast corner of Eucalyptus Avenue and Haven Avenue, within the proposed Grand Park Specific Plan. **City Council action is required.**

**PDET21-002:** Submitted by Richard Denzer

A Determination of Use to establish whether a massage parlor is similar to, and of no greater intensity than other allowed land uses within the Commercial land use district of the Avenue Specific Plan (3490 East Ontario Ranch Road, Suite 2 (APN: 0218-402-51)). **Zoning Administrator action is required.**

**PDEV21-035:** Submitted by Herdman Architecture and Design

A Development Plan to construct one industrial building totaling 60,455 square feet on 2.55 acres of land located at the southeast corner of Sultana Avenue and Belmont Street, within the IL (Light



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Industrial) zoning district (APNs: 1049-491-01, 1049-491-02, and 1049-491-03). **Planning Commission action is required.**

#### **PDEV21-036:**

**Submitted by Grens Ontario, LLC**

A modification to a previously approved Development Plan (File No. PDEV18-027 and PCUP18-028), to construct an 117,091-square foot hotel with conference rooms, fitness center, pool, and restaurant on 2.25 acres of land located at the northwest corner of Turner Avenue and Guasti Road at 535 North Turner Avenue, within the Planning Area 1 land use district of the Guasti Plaza Specific Plan (APN: 0210-192-24). Related Files: PCUP21-022, PDEV18-027, and PCUP18-028. **Planning Commission action is required.**

#### **PDEV21-037:**

**Submitted by Thomas G & Callanan, Eile McDonald**

A Development Plan to construct a 35,500-square-foot industrial building on 7.05 acres of land located at 1516 South Bon View Avenue, within the IG (General Industrial) zoning district (APNs: 1050-121-04, 1050-121-05, and 1050-211-08). **Development Advisory Board action is required.**

#### **PDEV21-038:**

**Submitted by JWDA-MS Architects**

A Development Plan to construct a 4-story mixed use project consisting of 42 residential dwelling units and 12,119 SF of commercial space on 1.18 acres of land located at 1001 East Holt Boulevard, within the MU-2 (East Holt Mixed Use) zoning district (APN: 1048-481-29). Related File No. PUD-21-003. **Planning Commission action is required.**

#### **PDEV21-039:**

**Submitted by KB Home Coastal, Inc.**

A Development Plan to construct a 113 single-family 6-pack courtyard cluster homes on 22.84 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-2 (RD-6 / 6-Pack Courtyard Homes) of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157), PMTT18-005 (TTM 20160). **Planning Commission action is required.**

#### **PDIF21-006:**

**Submitted by DPIF3 CA 36 Ontario Ranch, LLC, c/o Dermody Properties**

A DIF Credit Agreement with DPIF3 CA 36 Ontario Ranch LLC, associated with the Development Plan, located at the northwest corner of Hamner Avenue and Ontario Ranch Road, within Planning Areas 7A and 7B, of the Rich-Haven Specific Plan. **City Council action is required.**

#### **PGPA21-003:**

**Submitted by SL Ontario Development Company, LLC**

A General Plan Amendment in conjunction with an Amendment to the Subarea 29 Specific Plan to: (1) revise the land uses within Planning Areas 30 and 31, and (2) add approximately 113 acres of land and include new Planning Areas 32 through 34, bordered by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the west, County Line Channel and Bellegrave Avenue to the south, and Mill Creek Avenue of the Subarea 29 Specific Plan (APNs: 0218-331-12, 0218-331-14, 0218-331-18, 0218-331-30, 0218-331-31, and 0218-331-52). **City Council action is required.**



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**PHP-21-017:** Submitted by **Bon View Land 10, LLC & BV Investments10, LLC**

A Tier Determination of a single-family residence (Eligible Historic Resource) located at 1948 South Bon View Avenue, within the IL (Light Industrial) zoning district (APN: 1050-441-05). **Historic Preservation Subcommittee approval is required.**

**PHP-21-018:** Submitted by **Bon View Land 10, LLC & BV Investments10, LLC**

A request to determine eligibility for a single-family residence constructed in the Craftsman architectural style, located at 1948 South Bon View Avenue, within the IL (Light Industrial) zoning district (APN: 1050-441-05). **Historic Preservation Subcommittee approval is required.**

**PHP-21-019:** Submitted by **Realstrong Investment LLC**

A request to review and determine eligibility of an industrial building (Eligible Historic Resource) for listing on the Ontario Register of Historic Resources, located at 541 East Emporia Street, within the IL (Light Industrial) Zoning District (APN: 1049-091-06). **Historic Preservation Subcommittee approval is required.**

**PHP-21-020:** Submitted by **Michael Teves**

A request for a plaque for a Contributor to the College Park Historic District, located at 117 East Harvard Place (APN: 1048-063-10). **Staff action is required.**

**PMAS21-001:** Submitted by **Richard Denzer**

An Administrative Use Permit to establish a wellness center that includes massage services within a 2,153-square-foot suite located at 3490 East Ontario Ranch Road, Suite2 (New Haven Marketplace), within the Commercial land use district of the Avenue Specific Plan APN: 0218-402-51. **Staff action is required.**

**PSGN21-108:** Submitted by **Swain Signs**

A Sign Plan for the installation of one interior illuminated wall-mounted sign and reface of two existing panels on existing free standing signs for property located at 2522 South Grove Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-321-62). **Staff action is required.**

**PSGN21-109:** Submitted by **BHBELJ 3110B, LLC**

A Sign Plan for the installation of two nonilluminated wall-mounted signs for AMPAC BUSINESS CAPITAL, located at 3110-B East Inland Empire Boulevard, within the Wagner Properties Specific Plan (APN: 0210-571-19). **Staff action is required.**

**PSGN21-110:** Submitted by **Centerhouse Homeowners Association**

A Sign Plan for the installation of to install one ground mounted monument sign for CENTERHOUSE, located at 2351 South Fern Avenue, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APN: 1051-061-56). **Staff action is required.**

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**PSGN21-111:**

**Submitted by T-Mobile**

A Sign Plan for the installation of two replacement wall signs for T MOBILE, located at 4323 East Mills Circle, Suite 100, within the Ontario Mills Specific Plan (APN: 0238-014-49). **Staff action is required.**

**PSGN21-112:**

**Submitted by Signfastic**

A Sign Plan for the installation of for two wall signs for ESTAFETA USA (LOGIMEX), located at 1341-A East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 0108-381-30). **Staff action is required.**

**PSGN21-113:**

**Submitted by Corguz Sign Inc**

A Sign Plan for the installation of to install two illuminated wall signs and signage on one existing multi-tenant monument sign for WABA GRILL, located at 2195 South Grove Avenue, Suite C, within the Grove Avenue Specific Plan (APN: 0113-641-15). **Staff action is required.**

**PSGN21-114:**

**Submitted by National Signs**

A Sign Plan for the installation of a wall sign for a business located at 4750 East Ontario Mills Parkway, Suite B, within the Ontario Mills Specific Plan (APN: 0238-271-22). **Staff action is required.**

**PSGN21-115:**

**Submitted by Army National Guard**

A Sign Plan for the installation of a new internally-illuminated wall sign for CALIFORNIA ARMY NATIONAL GUARD, located at 1520 North Mountain Avenue, Suite F126, within the Mountain Village Specific Plan (APN: 1008-272-07). **Staff action is required.**

**PSGN21-116:**

**Submitted by Christ Church Parish**

A Sign Plan for the installation of a temporary banner for a church re-grand opening ceremony located at 1127 North San Antonio Avenue, within the LDR5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district. **Staff action is required.**

**PSGN21-117:**

**Submitted by MP Signs Services**

A Sign Plan for the installation of a wall sign for TEA LOVE, located at 2238 South Euclid Avenue, within the CC (Community Commercial) zoning district. **Staff action is required.**

**PSGN21-118:**

**Submitted by Falcon Wealth Planning**

A Sign Plan for the installation of two wall-mounted signs for FALCON WEALTH PLANNING, located at 3400 East Inland Empire Boulevard, within the Ontario Centre Specific Plan (APN: 0210-182-40). **Staff action is required.**

**PTUP21-067:**

**Submitted by AYSO Region 583**

A Special Event Permit to hold the AYSO Region 583 Summer Blast Off Tournament at the Ontario Soccer Park, 2200 East Philadelphia Street, within the OS-R (Open Space - Recreation) zoning district. Event to be held 5/20/2022 to 5/22/2022. **Staff action is required.**



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**PTUP21-068:**

**Submitted by CLC**

A Special Event Permit submitted by the Community Life and Culture Agency for the Dia De Los Muertos Community Altar Event, located at the Jack Mercer Community Bandstand. Event to be held 10/29/2021 to 11/2/2021. **Staff action is required.**

**PTUP21-069:**

**Submitted by KABC7 channel**

A Temporary Use Permit for Annual Spark of Love/Stuff a Bus Toy Drive for ABC7, located at (Mathis Furniture Store), located at 4105 East Inland Empire Boulevard. Event to be held on 12/3/2021, from 4:00AM to 6:30PM. **Staff action is required.**

**PTUP21-070:**

**Submitted by Christ Church Parish**

A Temporary Use Permit for a church re-grand opening ceremony located at 1127 North San Antonio Avenue. Event to be held on 11/5/2021 to 11/7/2021. **Staff action is required.**

**PTUP21-071:**

**Submitted by Lowe's Center**

A Temporary Use Permit for Lowes Christmas Tree Sales Lot located at 2390 South Grove Avenue. Event to be held on 11/8/2022 to 1/4/2022. **Staff action is required.**

**PTUP21-072:**

**Submitted by 4th Sector Ontario**

A Temporary Use Permit for art, food, music, tech and professional event with workshops and panels at 404 North Euclid Avenue. Event to be held on 11/12/2021. Setup time from 8:00AM through cleanup time 9:00PM. Approximately 350 people anticipated for attendance. **Staff action is required.**

**PUD-21-003:**

**Submitted by JWDA-MS Architects**

A Planned Unit Development to facilitate the development of a 1.18-acre lot with a 4-story mixed-use project consisting of 42 residential dwelling units and 12,119 SF of commercial space located at 1001 East Holt Boulevard, within the MU-2 (East Holt Mixed Use) zoning district (APN: 1048-481-29). Related File No. PDEV21-038. **City Council action is required.**

**PVER21-073:**

**Submitted by NV5**

A Zoning Verification for property located at 4250 East Jurupa Street, within the Milliken Industrial Park (APN: 1083-361-13). **Staff action is required.**

**PVER21-074:**

**Submitted by Stutzman, Bromberg, Esserman & Plifka, PC**

A Zoning Verification for property located at 5401 East Jurupa Street, within the IH (Heavy Industrial) zoning district (APN: 0238-101-53). **Staff action is required.**

**PVER21-075:**

**Submitted by PZR**

A Zoning Verification for property located at 3120 East Mission Boulevard, within the California Commerce Center South Specific Plan (APN: 0211-275-33). **Staff action is required.**



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**PVER21-076:**

**Submitted by PZR**

A Zoning Verification for property located at the northwest corner of Ontario Ranch Road and Hamner Avenue, within the Rich-Haven Specific Plan (APNs: 0218-211-31, 0218-211-32, and 0218-211-33). **Staff action is required.**

**PVER21-077:**

**Submitted by Catherine Atkinson**

A Zoning Verification for property located at 1575 North Mountain Avenue, within the Mountain Village Specific Plan (APN:1008-271-10). **Staff action is required.**

**PVER21-078:**

**Submitted by ML Mortgage Corp**

A Zoning Verification for property located at 830 East Emporia Street, within the IP (Industrial Park) zoning district (APN:1049-102-19). **Staff action is required.**

**PVER21-079:**

**Submitted by NV5**

A Zoning Verification for property located at 1575 North Mountain Avenue, within the Mountain Village Specific Plan (APN: 1008-271-10). **Staff action is required.**

**PVER21-080:**

**Submitted by MCI Investments, LLC**

A Zoning Verification for property located at 1166 South Mildred Avenue, within the General Industrial) zoning district (APN: 0113-351-09). **Staff action is required.**

**PVER21-081:**

**Submitted by Planning & Resource Company (PZR)**

A Zoning Verification for property located at 1505 South Haven Avenue, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN 0211-281-34). **Staff action is required.**

**PVER21-082:**

**Submitted by Planning & Resource Company (PZR)**

A Zoning Verification for property located at 3690 East Jurupa Street, within the California Commerce Center Specific Plan (APN 0211-281-31). **Staff action is required.**