



# Monthly Activity Report: New Applications

Month of November 2021

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

## PCUP21-023:

Submitted by Phase Zero Designs

A Conditional Use Permit to establish a 1,260-square-foot car rental agency on 2.77 acres of land located at 2550 South Archibald Avenue, within the CC (Community Commercial) zoning district (APN: 1083-011-13). **Zoning Administrator action is required.**

## PCUP21-024:

A Conditional Use Permit to establish live entertainment and alcoholic beverage sales, including ABC Type 58 - caterer's permit for on-premise consumption in conjunction with an a proposed 5,820-square foot banquet facility on property located at 231 North Euclid Avenue, within LUA-1 of the MU-1 Downtown Mixed Use zoning district (APN: 1048-565-05). **Zoning Administrator action is required.**

## PDCA21-001:

Submitted by City of Ontario

A Development Code Amendment revising Section 6.01.035 for the purpose of adding provisions to establish the AH (Affordable Housing) Overlay District. Related Files: PGPA21-004 and PZC21-002. **City Council action is required.**

## PDCA21-002:

Submitted by City of Ontario

A Development Code Amendment to: (1) clarifying certain land use definitions (Division 9.01); (2) clarify standards pertaining to Temporary Outdoor Activities, Displays, Events, and Sales (Section 5.03.395.G); (3) establish standards pertaining to Single-Family Two-Unit Projects (Section 5.03.403) and Urban Lot Splits (Section 6.08.060), replacing the related urgency ordinance (File No. PDCA21-003); (4) update standards pertaining to ADUs and JADUs, consistent with State law; (5) clarify provisions pertaining to Specific Plan Minor Amendments (Section 4.02.080); (6) clarify provisions pertaining to Administrative Exceptions (4.02.020.C); (7) revise procedural requirements for Fair Housing and Reasonable Accommodation actions (Section 4.02.035), (8) clarify standards pertaining to Time Extension issuance (Section 2.02.025.B.2.c); and (9) various changes and clarifications to the Land Use Matrix (Table 5.02-1) and related land use standards (Division 5.03). **City Council action is required.**

## PDCA21-003:

Submitted by City of Ontario

An Urgency Ordinance of the City Council of the City of Ontario amending City of Ontario Development Code Chapter 5.0, Division 5.03, adding Section 5.03.403 (Single-Family Two-Unit Projects) and Chapter 6.0, Division 6.08, adding Section 6.08.060 (Urban Lot Splits), consistent with the requirements of SB-9. **City Council action is required.**

## PDEV21-040:

Submitted by Prologix

A Development Plan to construct 1,255,320-square-foot industrial building on 60.7 acres of land locate at 4902 South Baker Avenue, within the industrial land use district of the Merrill Commerce Center Specific Plan. (APNs: 1054-151-01, 1054-151-02, 1054-201-01, 1054-201-02, 1054-351-01, 1054-351-02). Related File: PMTT20-010. **Planning Commission action is required.**



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**PDEV21-041:** Submitted by Lennar Homes of California

A Development Plan to construct 362 multiple-family dwellings, including 182 Motor Court homes and 180 Row Townhomes on 22.2 acres of land located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within the PA7 and PA8 land use districts of the Grand Park Specific Plan (APNs: 0218-241-51, 0218-241-52, 0218-241-53, and 0218-241-54). Related File: TTM 20399.

**Planning Commission action is required.**

**PDEV21-042:** Submitted by KB Home Coastal, Inc.

A Development Plan to construct 174 single-family row townhomes on 13.4 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes) of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157) and PMTT18-003 (TTM 20158). **Planning Commission action is required.**

**PDEV21-043:** Submitted by KB Home Coastal, Inc.

A Development Plan to construct 145 single-family Motorcourt Townhomes on 15.11 acres of land located at the southeast corner of Mill Creek Avenue and Old Edison Road, within the PA-1 (RD-8 / Motorcourt Townhomes) land use district of the Esperanza Specific Plan (APNs: 0218-252-07 and 0218-252-08). Related Files: PMTT18-002 (TTM 20157) and PMTT18-004 (TTM 20159). **Planning Commission action is required.**

**PDEV21-044:**

A Development Plan to construct a 4,290-square-foot commercial building on 0.79-acre of land located at the southwest corner of Fourth Street and Ontario Mills Drive, within the Regional Commercial land use district of the Ontario Mills Specific Plan (APN: 0238-014-05). Related File: PMTT18-010 (TPM 20087). **Development Advisory Board action is required.**

**PDFR21-001:** Submitted by PLC Communities (Christopher Development Group)

A Development Impact Fee (DIF) Deferral Agreement with GDC/CDG Esperanza PA4 Venture, LP, to defer the DIF for residential units associated with Tract Map 20285 (File No. PMTT19-010), within the Esperanza Specific Plan. **City Council action is required.**

**PGPA21-004:** Submitted by City of Ontario

A General Plan Amendment for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, addressing State mandates and the 6th Cycle RHNA, and to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay. Related Files: PDCA21-001 and PZC21-002. **City Council action is required.**

**PMTT21-019:** Submitted by Sean Ji

A Tentative Tract Map to subdivide 0.46-acre of land into one lot for condominium purposes, located at 962 East Sixth Street within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district (APN 1047-424-02). Related File: PDEV21-022. **Planning Commission action is required.**



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**PSGN21-120:** Submitted by [Enterprise Order Solutions, LLC](#)

A Sign Plan for the installation of a wall sign for ENTERPRISE ORDER SOLUTIONS, located at 2090 South Etiwanda Avenue (APN: 238-161-78). **Staff action is required.**

**PSGN21-121:** Submitted by [www.carterpermitconsulting.com](#)

A Sign Plan for the installation of one illuminated wall sign for PNC, located at 901 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-17). **Staff action is required.**

**PSGN21-122:** Submitted by [www.carterpermitconsulting.com](#)

A Sign Plan for the installation of one illuminated secondary wall sign for PNC, located at 815 West Holt Boulevard, within the CC (Community Commercial) zoning district (APN: 1011-141-40). **Staff action is required.**

**PSGN21-123:** Submitted by [Outdoor Dimensions LLC](#)

A Sign Plan for the installation of temporary signage for NUVO PIEMONTE, located at the southwest corner of Fourth Street and Via Asti, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-37). **Staff action is required.**

**PSGN21-124:** Submitted by [Friends of Family health center](#)

A Sign Plan for the installation of temporary signage for FRIENDS OF FAMILY HEALTH CENTER, located at 1129 West Fourth Street, within the CC (Community Commercial) zoning district (APN: 1010-132-05). **Staff action is required.**

**PSGN21-125:** Submitted by [Inland Signs Inc](#)

A Sign Plan for the installation of one nonilluminated monument sign for TK AMERICA, located at 4225 East Airport Drive, within the California Commerce Center Specific Plan (APN: 0211-222-05). **Staff action is required.**

**PSGN21-126:** Submitted by [ABLE Industrial Products, Inc](#)

A Sign Plan for the installation of one nonilluminated wall sign for ABLE INDUSTRIAL PRODUCTS, INC., located at 2006 South Baker Avenue, within the IG (General Industrial) zoning district (APN: 0113-382-11). **Staff action is required.**

**PSGN21-127:** Submitted by [Williams Sign Company](#)

A Sign Plan for the installation of 3 illuminated wall signs and replace awnings for CHICK-FIL-A, located at 4350 East Ontario Mills Parkway, within the Ontario Mills Specific Plan (APN: 0238-041-18). **Staff action is required.**

**PSGN21-128:** Submitted by [T51 Inc](#)

A Sign Plan for the installation of a replacement sign face of an existing freeway pylon for HALLMARK FLOORS & TERAGREN INC., located at 2360 South Archibald Avenue, within the Archibald Center Specific Plan (APN: 1083-011-07). **Staff action is required.**



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**PSPA21-006:** Submitted by SC Ontario Development Company, LLC

An Amendment to the Parkside Specific Plan to: (1) increase the allowed number of dwellings from 1,947 to 2,846; and (2) adjust the planning area boundaries to be consistent with City of Ontario TOP 2050 Update, generally located at the southwest corner of Archibald Avenue and Ontario Ranch Road (APNs: 0218-211-04, 0218-211-06, 0218-211-08, 0218-211-11, 0218-211-13, 0218-211-15, 0218-211-16, 0218-211-23, 0218-211-24, 0218-211-31, 0218-211-32, 0218-211-34, 0218-211-36, 0218-211-38, 0218-211-39, 0218-231-12, 0218-231-25, 0218-231-26, 0218-231-27, 0218-231-37, and 0218-231-40). **City Council action is required.**

**PTUP21-073:** Submitted by S0-Cal Rides

A Temporary Use Permit for a carnival in a shopping center parking lot located at 1848 South Euclid Avenue, within the MU-11 (Euclid/Francis Mixed Use) zoning district (APN: 1050-371-27). Event to be held on 9/26/2021 to 9/30/2021. **Staff action is required.**

**PTUP21-074:** Submitted by The Home Depot

A Temporary Use Permit to establish a temporary Christmas Tree Sales Lot in conjunction with Home Depot, located at the northwest corner of Euclid Avenue and Riverside Drive at 2980 South Euclid Avenue, within the Service Commercial land use district of the Borba Villa Specific Plan (APN: 1051-512-01). Event to be held from 11/27/2021 to 12/27/2021. **Staff action is required.**

**PTUP21-075:** Submitted by The Office Bar

A Temporary Use Permit for an outdoor event (ugly Christmas sweater party hosted by The Office Bar) located at 2425 South Grove Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 0216-341-61). Event to be held on 11/24/2021, from 6:00PM to 1:00AM. **Staff action is required.**

**PTUP21-076:** Submitted by CLC

A Special Event Permit submitted by CLC (Recreation) for a grand opening event at the Anthony Munoz Community Center, located at 1240 West Fourth Street, within the OS-R (Open Space – Recreation) zoning district (APN: 1008-541-01). Event to be held on 11/20/2021. **Staff action is required.**

**PTUP21-077:** Submitted by The Christian Okoye Foundation

A Temporary Use Permit for a 5k and 10k Run/Walk by Christian Okoye Foundation, located at the Ontario Mills Mall, 1 Ontario Mills Circle, within the Ontario Mills Specific Plan. Event to be held on 1/19/2019. **Staff action is required.**

**PTUP21-078:** Submitted by The New Homes Company

A Temporary Use Permit for a sales trailer, parking lot and related improvements in conjunction with Tract 20316 (Related File: PDEV19-064), generally located at the northwest corner of Eucalyptus Avenue and Archibald Avenue, within Planning Areas 1-4 of the Parkside Specific Plan.



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**PTUP21-079: Submitted by City of Ontario Recreation and Community Services Department**

A Special Event Permit submitted by the Recreation and Community Services Department for the Holiday Light Parade and Tree Lighting event to take place along Euclid Avenue, from Holt Boulevard to Fourth Street. Event to be held on 12/3/2021. **Staff action is required.**

**PTUP21-080: Submitted by Recreation & Community Services**

A Temporary Use Permit for the City of Ontario's annual 5K Reindeer Run & Rudolph's Dash and Christmas on Euclid event (an arts and crafts fair, with food, vendors, carnival, and child activities). Event to be held on 12/11/2021, from 7:45AM to 5:00PM. **Staff action is required.**

**PVAR21-005: Submitted by Phelan Development Company**

A Variance to deviate from the minimum building setback along an arterial street, from 20 feet to 2.5 feet, in conjunction with the construction of a 32,425-square-foot industrial building, on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district (APNs: 1049-382-01 and 1049-382-02). Related file: PDEV21-028. **Planning Commission action is required.**

**PVER21-083: Submitted by Planning and Zoning Resource Co. (PZR)**

A Zoning Verification for property located at 3550 East Jurupa Street, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN: 0211281-30). **Staff action is required.**

**PVER21-084: Submitted by Sarah Buhler**

A Zoning Verification for property located at 2025 East Convention Center Way, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-321-24). **Staff action is required.**

**PVER21-085: Submitted by Global Zoning, LLC**

A Zoning Verification for property located at 701 North Malaga Place, within the UC (Utilities Corridor) and IH (Heavy Industrial) zoning districts (APN 0238-081-58). **Staff action is required.**

**PVER21-086: Submitted by Planning and Zoning Resource Co. (PZR)**

A Zoning Verification for property located at 3551 East Francis Street, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN: 0211-281-44). **Staff action is required.**

**PVER21-087: Submitted by Planning and Zoning Resource Co. (PZR)**

A Zoning Verification for property located at 4061 East Francis Street, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN: 0211-281-43). **Staff action is required.**



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**PVER21-088:** Submitted by Parker Poe Adams & Bernstein LLP

A Zoning Verification Letter for property located at 1125 Kettering Drive, within the Commercial/Food land use district of the Pacific Gate/ East Gate Specific Plan (APNS: 0238-251-12 and 13). **Staff action is required.**

**PVER21-089:** Submitted by Partner Engineering

A Zoning Verification for property located at 408 West G Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) land use district (APN: 1048-271-48). **Staff action is required.**

**PVER21-090:** Submitted by Partner Engineering

A Zoning Verification for property located at 4195 Inland Empire Boulevard, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 0210-501-32). **Staff action is required.**

**PVER21-091:** Submitted by PZR

A Zoning Verification for property located at 551 East Riverside Drive, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APN: 1051-601-79). **Staff action is required.**

**PZC-21-002:** Submitted by City of Ontario

A Zone Change to modify the Official Zoning Map to establish the AH (Affordable Housing Overlay) zoning district. Related Files: PDCA21-001 and PGPA21-004. **City Council action is required.**