



Monthly Activity Report: New Applications

Month of December 2021

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

PCUP21-025:

Submitted by Jose Magana

A Modification to a previously approved Conditional Use Permit (File No. PCUP10-016) to extend the hours of operation for El Pescador restaurant, located at 636 North Euclid Avenue, within LUA-1 (Euclid Avenue Entertainment Land Use Area) of the MU-1 (Downtown Mixed-Use) zoning district (APN: 1048-361-01). **Zoning Administrator action is required.**

PDA-21-014:

Submitted by Brookcal Ontario LLC

A Development Agreement with Brookcal Ontario LLC, to establish the terms and conditions of development associated with Tentative Tract Map No. 20449 (File No. PMTT21-014), located at the southeast corner of Ontario Ranch Road and Haven Avenue, within the Planning Area 9A land use district of the Rich-Haven Specific Plan. **City Council action is required.**

PDEV21-045:

Submitted by Michael Heinemeyer

A Development Plan to construct a 1,797-square-foot commercial building on 0.37-acre of land located at 2575 South Archibald Avenue, within the CC (Community Commercial) zoning district (APN: 1083-071-25). **Development Advisory Board action is required.**

PDEV21-046:

Submitted by ADU Engineering, Inc.

A Development Plan to construct 24 multiple-family dwellings on 1.37 acres of land located at 207 and 219 East Budd Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district (APNs: 1050-081-13 and 1050-081-14). **Planning Commission action is required.**

PDEV21-047:

Submitted by McDonald Property Group

A Development Plan to construct nine industrial buildings totaling 4,281,128 square feet on 196.89 acres of land generally located east of Haven Avenue, west of Doubleday Avenue and Dupont Avenue, north of Jurupa Street and south of Airport Drive, within the IL (Light Industrial) land use district of the California Commerce Center Specific Plan (APNs: 0211-222-47, 0211-222-48, 0211-222-52, 0211-222-53, 0211-222-54, 0211-222-55, 0211-222-56, 0211-232-04, 0211-232-05, 0211-232-06, 0211-232-07, 0211-232-011, 0211-232-12, 0211-232-13, 0211-232-14, 0211-232-15, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, 0211-232-20, 0211-232-44, 0211-232-45, and 0211-232-46). **Planning Commission action is required.**

PDEV21-048:

Submitted by Del Taco, LLC

A Development Plan to construct one 2,304-square-foot commercial building on 0.56-acre of land located at 2958 South Milliken Avenue within the Commercial land use district of the Tuscana Village Specific Plan (APN: 1083-361-01). **Development Advisory Board action is required.**

PDFR21-002:

Submitted by Ontario Riverside Drive Industrial LLC

A Development Impact Fee ("DIF") Deferral Agreement with Ontario Riverside Drive Industrial LLC, to defer the DIF on seven industrial buildings associated with Parcel Map No. 20177, located at the northeast corner of Hamner and Riverside Drive, within the Tuscana Specific Plan. **City Council action is required.**



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PHP-21-021:

Submitted by Tipping Development

A Certificate of Appropriateness to construct two commercial buildings totaling 30,971 square feet on 0.86-acre of land located at 125 West Emporia Street, within the LAU-2N (Arts District – North Land Use Area) of the MU-1 (Downtown Mixed Use) zoning district and the EA (Euclid Avenue Overlay) zoning district (APN: 1049-059-14). Related File: PMTT21-009 (TPM 20394). **Planning Commission action is required.**

PMTT21-020:

Submitted by Brookfield Residential

A Tentative Tract Map (TTM 20524) to subdivide 6.43 acres of land into 3 numbered lots (104 multiple-family units) and 4 common lots, for Common Interest Subdivision purposes, located at the North East corner of Mill Creek Boulevard and Chino Ave, within Planning Areas 4 and 5 of the Edenglen Specific Plan (APNs: 0218-921-19 and 0218-921-22). Related File: PSPA21-008. **Planning Commission action is required.**

PPRE21-004:

Submitted by Paladin Equity capital

A Preliminary Review for the construction of a 122-room hotel and a fast-food restaurant with drive-thru on 3.37 acres of land generally located at the southeast corner of G Street and Corona Avenue, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-241-33). **Staff action is required.**

PPRE21-005:

Submitted by WPT Capital Advisors, LLC

A Preliminary Review for the razing of all existing structures and the construction of two new warehouse buildings totaling 223,630 square feet on 10.17 acres of land located at 627 South Bon View Avenue, within the IG (General Industrial) zoning district (APN: 1049-181-14). **Staff action is required.**

PSGN21-129:

Submitted by Williams Sign Co

A Sign Plan for the installation of two illuminated wall-mounted signs and replace a monument panel for PLS FINANCIAL SERVICES, located at 815 West Holt Boulevard, within the CC (Community Commercial) zoning district (APN: 1011-141-40). **Staff action is required.**

PSGN21-130:

Submitted by Electricore Signs

A Sign Plan for the installation of two illuminated wall-mounted signs for LUST THERAPY, located at 4320 East Mills Circle, Suite C, within the Ontario Mills Specific Plan (APN: 0238-014-46). **Staff action is required.**

PSGN21-131:

Submitted by Architectural Design & Signs

A Sign Plan for the installation of one illuminated wall-mounted sign for UMASS GLOBAL, located at 3990 East Concourse Street, within the Ontario Center Specific Plan (APN: 01210-205-17). **Staff action is required.**



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PSGN21-132:

Submitted by Seversigns

A Sign Plan for the installation of one wall-mounted sign and one blade sign for ELITE BARBERSHOP, located at 3450 East Ontario Ranch Road, Suite 2, within the Avenue Specific Plan New Haven (and Marketplace Sign Program). **Staff action is required.**

PSGN21-133:

Submitted by Sign Resource LLC

A Sign Plan to reface three illuminated pole signs for ARCO, located at 1245 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 1047-462-13). **Staff action is required.**

PSGN21-134:

Submitted by Sign Resource LLC

A sign plan to reface two monument signs for ARCO, located at 911 North Milliken Avenue, within the Ontario Center Specific Plan (APN: 0210-501-06). **Staff action is required.**

PSGN21-135:

Submitted by Sign Resource LLC

A sign plan to reface one pole mounted sign for ARCO, located at 1054 West Mission Boulevard, within the CN (Neighborhood Commercial) zoning district (APN: 1011-182-12). **Staff action is required.**

PSGN21-136:

Submitted by Sign Resource LLC

A sign plan to reface one monument sign for ARCO, located at 434 North Euclid Street, within LUA-1 (Euclid Avenue Entertainment District) of the MU-1 (Downtown Mixed-Use) zoning district and the EA (Euclid Avenue Overlay) zoning district. **Staff action is required.**

PSGN21-137:

Submitted by Sign Resource LLC

A sign plan to reface one illuminated monument sign for ARCO, located at 2430 South Euclid Avenue, within the CC (Community Commercial) zoning district (APN: 1051-222-01). **Staff action is required.**

PSGN21-138:

Submitted by Sign Resource LLC

A sign plan to reface two illuminated monument signs for ARCO, located at 4525 East Jurupa Street, within the California Commerce Center Specific Plan (APN: 0238-201-34). **Staff action is required.**

PSGN21-139:

Submitted by Electricore Signs

A Sign Permit for the installation of two wall-mounted illuminated signs for FALAK HOOKAH CAFÉ, located at 4451 Ontario Mills Parkway, Unit C, within the Ontario Mills Specific Plan (APN: 0238-014-10). **Staff action is required.**

PSGN21-140:

Submitted by Ryan Ybarra

A Sign Permit for the installation of one new wall sign and reface one existing monument sign for WEST COAST SELF STORAGE, located at 2035 South Cucamonga Avenue, within the IG (General Industrial) zoning district (APN: 1050-501-14). **Staff action is required.**



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PSGN21-141: Submitted by Miller Sign Corporation

A Sign Plan for the installation of two illuminated minor tenant signs for EUREKA, located at 900 North Via Piemonte, within the Piemonte Overlay land use district of the Ontario Center Specific Plan (APN: 0210-204-18). **Staff action is required.**

PSGN21-142: Submitted by Constant Staffing

A Sign Plan for the installation of one non illuminated wall sign for CONSTANT STAFFING, located at 3296 East Guasti Road, within the Centrelake Business Park Specific Plan (APN: 0210-551-39). **Staff action is required.**

PSPA21-008: Submitted by Brookfield Residential

An Amendment to the Edenglen Specific Plan, revising the product types within Planning Areas 4 and 5 to allow for rowtown homes (APNs: 0218-921-19 and 0218-921-22). Related File: PMTT21-020 (TTM 20524). **City Council action is required.**

PTUP21-081: Submitted by Charros Federation USA Inc

A Temporary Use Permit submitted by Charros Federation USA, Inc., for an outdoor rodeo with beer sales and live music at 8261 East Schaefer Avenue (APN: 0216-311-06). *****WITHDRAWN BY APPLICANT*****

PTUP21-082: Submitted by Baldy View ROP

A Temporary Use Permit submitted by Baldy View ROP to conduct an outdoor Community Open House and Career Fair event at 1501 South Bon View Ave. on February 26, 2022. **Staff action is required.**

PTUP21-083: Submitted by Baldy View ROP

A Special Event Permit to post a banner across Euclid Avenue, at E Street, from February 12 to 26, 2022 to promote an outdoor Community Open House and Career Fair event at 1501 South Bon View Avenue on February 26, 2022. **Staff action is required.**

PTUP21-084: Submitted by Strum Brewing Co

An Outdoor Dining Permit for Strum to have temporary outdoor alcoholic beverage consumption on property located at 315 North Euclid Avenue until Friday, December 31, 2021. **Staff action is required.**

PTUP21-085: Submitted by Church in the Valley

A Special Event Permit submitted by Church in the Valley for outdoor church services at Celebration Park North, located at 4980 South Celebration Avenue. Activities are to be held on 2/6/2022, 2/13/2022, 2/20/2022, 2/27/2022, 3/6/2022, 3/13/2022, 3/20/2022, and 3/27/2022. **Staff action is required.**



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PTUP21-086:

Submitted by **Luis Lopez**

A Temporary Use Permit to conduct a dog show open to the public, located at Guasti Regional Park on 4/9/2022. **Staff action is required.**

PTUP21-087:

Submitted by **COVID Clinic**

A Temporary Use Permit for COVID Clinic to have a COVID-19 testing site within a section of the parking lot at the Ontario International Airport located at 2500 East Airport Drive. **Staff action is required.**

PVAR21-006:

Submitted by **HANNIBAL PETROSSI**

A Variance to deviate from the minimum Development Code street setback requirement for drive-thru facilities located along an arterial street (Fourth Street), from 20 feet to 13 feet, in conjunction with the construction of a 2,800-square-foot fast food restaurant (Habit Burger) on 0.42-acre of land located at 1610 East Fourth Street, within the CC (Community Commercial) zoning district (APNs: 0110-181-11 and 0110-181-19). Related File: PDEV21-033. **Planning Commission action is required.**

PVER21-092:

Submitted by **Eric Alvarez**

A Zoning Verification for property located at 844 East Holt Boulevard, within the IP (Industrial Park) zoning district (APN: 1049-101-39). **Staff action is required.**

PVER21-093:

Submitted by **430 N. Vineyard Avenue LLC**

A Zoning Verification for property located at 430 North Vineyard Avenue, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-321-56). **Staff action is required.**

PVER21-094:

Submitted by **Partner Engineering**

A Zoning Verification for property located at 302 West G Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district (APN:1048-271-48). **Staff action is required.**

PVER21-095:

Submitted by **National Due Diligence Services**

A Zoning Verification for property located at 2777 East Cedar Street, within the California Commerce Center South Specific Plan (APN: 0211-275-03). **Staff action is required.**

PVER21-096:

Submitted by **Planning & Zoning Resource Company**

A Zoning Verification for property located at 1060 East Ontario Boulevard, within the IG (General Industrial) zoning district (APN: 1049-181-10). **Staff action is required.**

PVER21-097:

Submitted by **National Due Diligence Services**

A Zoning Verification for property located at 3555 East Inland Empire Boulevard, within the Ontario Center Specific Plan (APN: 0210-204-01). **Staff action is required.**



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PVER21-098:

Submitted by PZR

A Zoning Verification for property located at 2025 East Elm Court, within the IG (General Industrial) zoning district (APN: 0113-395-31). **Staff action is required.**

PVER21-099:

Submitted by The Planning & Zoning Resource Company

A Zoning Verification for property located at 3460 East Ontario Ranch Road, within the Avenue Specific Plan (APN: 0218-402-45). **Staff action is required.**

PWIL21-001:

Submitted by Richland Developers, Inc

Williamson Act Land Conservation Contract #70-166 Cancellation on property generally located at the northwest corner of Archibald Avenue and Ontario Ranch Road, within the Avenue Specific Plan (APN: 0218-191-04). **City Council action is required.**

PWIL21-002:

Submitted by Richland Developers, Inc

Williamson Act Land Conservation Contract #72-353 Cancellation on property generally located at the northwest corner of Archibald Avenue and Ontario Ranch Road, within the Avenue Specific Plan (APNs: 0218-191-14, 0218-191-15, and 0218-191-16). **City Council action is required.**