

Monthly Activity Report—New Applications

Month of October 2019

PCUP19-022: **Submitted by Lymac International Ltd**

A Conditional Use Permit to establish alcoholic beverage sales for on-premises consumption, consisting of a Type 41 (beer and wine) ABC license in conjunction with a proposed 2,744 square foot restaurant (MJ Cafe) within an existing structure on 11.5 acres of land located at 701 North Milliken Avenue, within the Urban Commercial Land Use Designation of the Ontario Center Specific Plan (APN: 0210-211-43). **Zoning Administrator action is required.**

PCUP19-023: **Submitted by Armand Almario**

A Conditional Use Permit to allow for a 474-square foot office addition to an existing 1,918-square foot non-conforming office building on 0.096 acres (4,175-square feet) of land located at 226 West E Street, within the OL (Light Office) zoning district (APN: 1048-352-13). **Application has been withdrawn.**

PCUP19-024: **Submitted by Chevron USA**

A Conditional Use Permit to establish alcoholic beverage sales for off-premises consumption, consisting of Type 20 (beer and wine) ABC License in conjunction with an existing 3,504-square foot convenience store with fuel sales on 1.026 acres of land located at 4880 East Motor Lane, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0238-121-71). **Zoning Administrator action is required.**

PCUP19-025: **Submitted by Chevron USA**

A Conditional Use Permit to establish alcoholic beverage sales for off-premises consumption, consisting of a Type 20 (beer and wine) ABC License in conjunction with a proposed 3,504-square foot convenience store with fuel sales on 1.08 acres of land located at 1780 South Grove Avenue, within the Commercial land use district of the Grove Avenue Specific Plan (APN: 1050-181-16). **Zoning Administrator action is required.**

PCUP19-026: **Submitted by Norms Restaurant, LLC**

A Conditional Use Permit to establish alcoholic beverage sales for on-premises consumption, consisting of a Type 21 (beer, wine and distilled spirits) in conjunction with a proposed 8,190-square foot restaurant (Norm's) within an existing structure (formerly Chevy's) on 1.91 acres of land located at 4551 East Mills Circle, within the Office/Commercial land use district of the Ontario Mills Specific Plan (APN: 0238-014-03). **Zoning Administrator action is required.**

PDEV19-054: **Submitted by The New Home Company Southern California, LLC**

A Development Plan to construct 72 residential condominium units on 2.99 acres of land located at the southwest corner of Via Alba and Vial Villagio, within the Residential land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-40). **Planning Commission action is required.**

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PDEV19-055: **Submitted by Duke Realty Vineyard & Elm, LP**

A Development Plan to construct a 200,966-square foot industrial warehouse building on 8.6 acres of land located at the southwest corner of Elm Street and Vineyard Avenue, within the IG (General Industrial) zoning district (APNs: 0113-415-42, 0113-415-43, 0113-415-45, 0113-415-46, 0113-415-47, 0113-415-48, 0113-415-49, 0113-415-50, 0113-415-53, 0113-415-54, and 0113-415-55). Related File: PMTT19-014 (TPM 20170). **Planning Commission action is required.**

PDEV19-056: **Submitted by Dave Ball**

A Development Plan to construct a 71,850-square foot industrial building on 3.0 acres of land located on the west side of Milliken Avenue, 294 feet north of Greystone Drive, within the Industrial land use district of the Bridgestone/Firestone Specific Plan (APN: 1083-351-09). Related File: PVAR19-007. **Planning Commission action is required.**

PDEV19-057: **Submitted by Executive Development, LLC**

A Development Plan to construct a 251,000-square foot industrial building on 11.43 acres of land located at the northeast corner of Haven Avenue and 60 Freeway, within the Commercial/Office land use district of the Haven Gateway Center Specific Plan (APN: 1083-321-01). Related File: PSPA19-008, PGPA19-006 & PMTT19-017. **Planning Commission action is required.**

PDEV19-058: **Submitted by Pulte Homes**

A Development Plan to construct 94 Single Family dwelling units (TT 18027) within Planning Area 8 of the West Haven Specific Plan, located at the northwest corner of Haven Avenue and Schaefer Street. (APN: 0218-151-38). Related File: PMTT06-031 and PMTT11-002. **Planning Commission action is required.**

PDEV19-059: **Submitted by Tuscana Square, LLC c/o Orbis Real Estate Partners**

A Development Plan to construct 4 industrial buildings totaling 293,624 square feet on 15 acres of land located at the northwest corner of Milliken Avenue and Riverside Drive, within the Commercial and Residential land use districts of the Tuscana Village Specific Plan (APN(s): 1083-361-01, -03, -04 and 07). Related Files: PGPA19-007, PZC19-002 and PMTT19-018 (PM 20177). **Planning Commission action is required.**

PDEV19-060: **Submitted by AJI Development, LLC**

A Development Plan to construct 23 multiple-family dwellings on 0.88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/acre) zoning district (APN: 1011-361-15). **Planning Commission action is required.**

PDEV19-061: **Submitted by Sage McCleve, Lewis Management Co.**

A Development Plan to construct 110 residential condominium units on 4.63 acres of land located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use

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district of the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-26). Related Files: PMTT19-019 & PSPA19-009. **Planning Commission action is required.**

PDIF19-006: **Submitted by Ken Chang**

A Development Impact Fee Credit and Reimbursement Agreement with Palmetto Offices, LLC, associated with a Development Plan (File No. PDEV18-004) to construct a 10,858 square foot office building located at 1515 North Palmetto Street, within the Mountain Village Specific Plan (APNs: 1008-261-47 and 1008-261-48). **City Council action is required.**

PDIF19-007: **Submitted by Real Estate Development Associates**

A Development Impact Fee Credit and Reimbursement Agreement with Ontario Land Ventures, LLC, associated with the development of Tentative Parcel Map 19738 (File No. PMTT17-011), located at northeast corner of Eucalyptus Avenue and Carpenter Avenue, within the West Ontario Commerce Center Specific Plan (APNs: 0218-261-39; 0218-261-40, 0218-261-41, 0218-261-42, 0218-261-43, 0218-261-44, 0218-261-45, 0218-261-46, and 0218-261-47). **City Council action is required.**

PGPA19-006: **Submitted by Executive Development, LLC**

A General Plan Amendment to change the land use designation on 11.43 acres of land generally located at the northeast corner of Haven Avenue and 60 Freeway, from Office Commercial to Industrial (APN: 1083-321-01). Related Files: PSPA19-008, PDEV19-057, and PMTT19-017 (PM 20063). **City Council action is required.**

PGPA19-007: **Submitted by Tuscana Square, LLC**

An Amendment to the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation on 46.97 acres of land from Mixed Use and Open Space – Non Recreation to Industrial and General Commercial, located at the northwest corner of Milliken Avenue and Riverside Drive, within the Commercial and Residential land use districts of the Tuscana Village Specific Plan, LDR-5 (Low Density Residential), CC (Community Commercial), OS-R (Open Space Recreation) and UC (Utility Corridor) and modifying Exhibit LU-03 (Future Buildout Table) to be consistent with this land use designation change (APNs: 1083-361-01, 1083-361-03, 1083-361-04, and 1083-361-07). Related Files: PZC19-002, PDEV19-059, and PMTT19-018 (PM 20177). **City Council action is required.**

PHP-19-015: **Submitted by Angel Hernandez**

A request for a historic plaque for 123 East H Street, the C.A. Traphagen House, a Contributor within the designated El Morado Court Historic District (APN:1048-252-40). **Staff action is required.**

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PHP-19-016: Submitted by **AJI Development LLC**

A Certificate of Appropriateness to demolish an eligible historic 2,117-square foot residence and construct 23 multiple-family dwellings on approximately 0.88-acre of land located at 1445 West Mission Boulevard, within the HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre)) zoning district (APN: 1011-361-15). **Historic Preservation Subcommittee action is required.**

PMTT19-014: Submitted by **Duke Realty Vineyard & Elm, LP**

A Tentative Parcel Map (PM 20170) to merge 8.6 acres of land into a single parcel, located at the southwest corner of Elm Street and Vineyard Avenue, within the IG (General Industrial) zoning district (APNs: 0113-415-42, 0113-415-43, 0113-415-45, 0113-415-46, 0113-415-47, 0113-415-48, 0113-415-49, 0113-415-50, 0113-415-53, 0113-415-54, and 0113-415-55). Related File: PDEV19-055. **Planning Commission action is required.**

PMTT19-015: Submitted by **Ontario Schafer Holdings, LLC**

A Tentative Tract Map (TT 20298) to subdivide 10.49 acres of land into 110 numbered lots and 4 lettered lots located at the northeast corner of La Avenida Drive and Manitoba Place, within the School land use district of The Avenue Specific Plan (APNs: 0218-652-27). **Planning Commission action is required.**

PMTT19-016: Submitted by **The New Home Company Southern California, LLC**

A Tentative Tract Map (TT 20308) to subdivide 2.99 acres of land into one numbered lot and two lettered lots for condominium purposes, located at the southwest corner of Via Alba and Via Villagio, within the Residential land use district (Subarea 12) of the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-40). **Planning Commission action is required.**

PMTT19-017: Submitted by **Executive Development, LLC**

A Tentative Parcel Map (PM 20063) to subdivide 14.26 acres of land into two lots within the Commercial/Office land use district of the Haven Gateway Center Specific Plan, located at the northeast corner of Haven Avenue and 60 Freeway (APN: 1083-321-01). Related Files: PSPA19-008, PGPA19-006, and PDEV19-57. **Planning Commission action is required.**

PMTT19-018: Submitted by **Tuscana Square, LLC**

A Tentative Parcel Map (PM 20177) to subdivide 20 acres of land into 8 lots located at the northwest corner of Milliken Avenue and Riverside Drive, within the Commercial and Residential land use districts of the Tuscana Village Specific Plan (APNs: 1083-361-01, 1083-361-03, 1083-361-04, and 1083-361-07). Related Files: PGPA19-007, PZC19-002, and PDEV19-059. **Planning Commission action is required.**

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PMTT19-019: **Submitted by LCD Residential at Ontario, LLC**

A Tentative Tract Map (TT 20303) to subdivide 4.63 acres of land into a single lot for condominium purposes, located at the northeast corner of Ontario Center Parkway and Via Alba, within the Residential land use district of the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-26). Related Files: PDEV19-061 and PSPA19-009. **Planning Commission action is required.**

PMTT19-020: **Submitted by SC Ontario Development Company, LLC**

A Tentative Tract Map (TT 20316) to subdivide, to subdivide 53.03 acres of land into 4 numbered lots and 12 common lots located at the northwest corner of Eucalyptus Avenue and Archibald Avenue, within Planning Areas 1 through 4 of the Parkside Specific Plan (APNs: 0218-231-12, 0218-231-14, 0218-231-17, 0218-231-18, 0218-231-19, 0218-231-20, 0218-231-21, 0218-231-28, 0218-231-29, 0218-231-30, 0218-231-33, 0218-231-35 and 0218-231-38). **Planning Commission action is required.**

PSGN19-106: **Submitted by Signs Express Mfg. Co.**

A Sign Plan for the installation of one new wall sign for KOSUKE RAMEN, located at 4210 East Inland Empire Boulevard, Unit D, within the Ontario Center Specific Plan (APN: 0210-211-43). Related File PSNG19-084. **Staff action is required.**

PSGN19-107: **Submitted by Portrait Construction, Inc.**

A Sign Plan for the installation of two nonilluminated ground mounted directory signs for ONTARIO TOWNHOUSES, located at 1360 East D Street, within the MDR-25 (Medium Density Residential – 18.1 to 25.0 DU/Acre) zoning district (APN: 0110-051-57). **Staff action is required.**

PSGN19-108: **Submitted by Temeka Advertising**

A Sign Plan for the installation of two nonilluminated wall signs on property located at 3190 East Shelby Street, Suite D, within the Urban Commercial land use district of the Wagner Properties Specific Plan (APN: 0210-571-01). **Staff action is required.**

PSGN19-109: **Submitted by William Sign Company**

A Sign Plan for the installation of three illuminated wall signs and the reface of one monument sign panel for MARINER FINANCE, located at 951 North Haven Ave, Unit A, within the Garden Commercial land use district of the Ontario Center Specific Plan (APN: 0210-182-69). **Staff action is required.**

PSGN19-110: **Submitted by DSG Signs**

A Sign Plan for the installation of one illuminated wall sign for MIRACLE NAIL LOUNGE, located at 930 North Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1010-141-09). **Staff action is required.**

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PSGN19-111:

Submitted by Signs Express Mfg. Co.

A Sign Plan for the installation of one new illuminated wall sign (rear (north) building elevation) for YANG'S BRAISED CHICKEN RICE, located at 4210 East Inland Empire Boulevard, Unit B, within the Ontario Center Specific Plan (APN: 210-211-43). **Staff action is required.**

PSGN19-112:

Submitted by Instant Signs Cypress, LLC

A Sign Plan for the installation of 4 window sign graphics on the front building elevation for SMART & FINAL, located at 1337 East Fourth Street, within the Ontario Center Specific Plan (APN: 108-381-29). **Staff action is required.**

PSGN19-113:

Submitted by SignsPlus

A Sign Plan for the installation of two internally illuminated signs (50 SF each, on the north & west building elevations) for MASSAGE ENVY, located at 4150 East Fourth Street, within the Piemonte Overlay of the Ontario Center Specific Plan. Related File: Sign Program No. PSGP06-006 (Piemonte at Ontario Center). **Staff action is required.**

PSGN19-114:

Submitted by Adolfo Gomez

A Sign Plan for the installation of new signs for SHELL, located at 2215 South Archibald, within the California Commerce Center South Specific Plan (APN: 1083-071-12). **Staff action is required.**

PSGN19-115:

Submitted by KEN HUANG

A Sign Plan for the installation of two wall signs (15.625 SF, each) for KIYOMI BEAUTY, located at 2412 South Grove Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1051-171-42). **Staff action is required.**

PSGN19-116:

Submitted by Larry Viseur

A Sign Plan for the installation of one wall sign and the reface of one existing monument sign for SIGNIFY, located at 1375 East Locust Street, within the IG (General Industrial) zoning district (APN: 0113-361-47). **Staff action is required.**

PSGN19-117:

Submitted by Elro Signs

A Sign Plan for the installation of two wall signs for UPS, located at 3140 East Jurupa Street, within the Distribution land use district of the United Parcel Service Specific Plan (APN: 0211-263-19). **Staff action is required.**

PSPA19-008:

Submitted by Executive Development, LLC

An Amendment to Haven Gateway Center Specific Plan, changing the land use designation on 11.43 acres of land located at the northeast corner of Haven Avenue and 60 Freeway, from

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Commercial/Office to Industrial (APN: 1083-321-01). Related Record: PDEV19-057, PGPA19-006, and PMTT19-017. **City Council action is required.**

PSPA19-009: **Submitted by Sage McCleve**

A Specific Plan Amendment to change Section 3.3.5.1-Minimum Parking Requirements to allow tandem parking spaces to be counted toward a maximum of 50 percent of the parking requirement, located at the northeast corner of Ontario Center Parkway and Via Alba, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-26). Related Files: PMTT19-019 and PDEV19-061. **City Council action is required.**

PSPA19-010: **Submitted by Orbis Real Estate Partners**

An Amendment to the Tuscana Specific Plan, eliminating, 46.97 acres of land, located at the northwest corner of Riverside Avenue and Milliken Avenue, from the Specific Plan (APNs: 1083-361-01, 1083-361-03, 1083-361-04, and 1083-361-07). Related Files: PGPA19-007, PZC-19-002, PDEV19-059, and PMTT19-018. **City Council action is required.**

PTUP19-067: **Submitted by City of Ontario Community Life & Culture Agency**

A Temporary Use Permit for the Ontario Festival of the Arts, hosted by the Community Life & Culture Agency, to be held at 225 South Euclid Avenue and 217 South Lemon Avenue. Event to be held on 10/19/2019. **Staff action is required.**

PTUP19-068: **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. Event to be held on 1/18/2020, from 4:00AM to 9:00AM. **Staff action is required.**

PTUP19-069: **Submitted by Marc Smith**

A Temporary Use Permit for an E-Sport Gaming event at the Ontario Mills, within the courtyard adjacent to the AMC Theater. The event will be held on 11/9 & 10/2019, 9:00 AM to 4:30 PM. **Staff action is required.**

PTUP19-070: **Submitted by California Peace Officers Association**

A Temporary Use Permit for a breast cancer charity fundraiser event hosted by the California Peace Officers Association, including food, music, and games located at 2131 East Convention Center Way. The event will be held on 11/6/2019, 1:00 PM to 3:00 PM. **Staff action is required.**

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PTUP19-071: Submitted by City of Ontario Recreation Department

A Temporary Use Permit for a 1k and 5 k run event within the downtown area, hosted by the City of Ontario Recreation Department. The event is to be held on 12/14/2019, from 2:00AM to 11:00AM. **Staff action is required.**

PTUP19-072: Submitted by Ontario Convention and Visitors Bureau

A Temporary Use Permit for Christmas on Euclid (an arts and crafts fair, with food, vendors, carnival, and child activities) located on Euclid Avenue, between B and C Streets. The event will be held on 12/14/2019, 10:00AM to 5:00PM. **Staff action is required.**

PVAR19-007: Submitted by Dave Ball

A Variance to deviate from the minimum building setback from interior side property lines requirement, from 25 feet to 5 feet, in conjunction with the construction of a 71, 850-square foot industrial building on 3.0 acres of land located on the west side of Milliken Avenue, 294 feet north of Greystone Drive, within the Industrial land use district of the Bridgestone/Firestone Specific Plan (APN: 1083-351-09). Related File: PDEV19-056. **Planning Commission action is required.**

PVER19-058: Submitted by Strum Brewing Company, LLC

An Administrative Use Permit to establish alcoholic beverage sales for on-premises consumption, consisting of a Type 23 (Small Beer Manufacturer) ABC license in conjunction with a proposed 2,139-square foot beer tasting tap room (Strum Brewing Company) on 0.154-acre of land located at 315 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-566-06). **Staff action is required.**

PVER19-059: Submitted by Strum Brewing Company, LLC

An Administrative Use Permit to establish alcoholic beverage sales for on-premises consumption, consisting of a Type 23 (Small Beer Manufacturer) ABC license in conjunction with a proposed 2,139-square foot beer tasting tap room (Strum Brewing Company) on 0.154-acre of land located at 315 North Euclid Avenue, within the MU-1 (Downtown Mixed Use) zoning district (APN: 1048-566-06). **Staff action is required.**

PVER19-060: Submitted by Sandra Ahumada

A Zoning Verification for property located at 218 and 220 East G Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN: 1048-366-03). **Staff action is required.**

PVER19-061: Submitted by PZR

A Zoning Verification for property located at 1945 South Grove Avenue, within the Office/Commercial land use district of the Grove Avenue Specific Plan (APN: 0113-451-27). **Staff action is required.**

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PVER19-062:

Submitted by Brianna Morton

A Zoning Verification for property located at 3200 and 3110 East Guasti Road, within the Office Research and Development Land Use designation of the Centrelake Business Park Specific Plan (APNs: 0210-551-10 & 0210-551-53). **Staff action is required.**

PVER19-063:

Submitted by PZR

A Zoning Verification for property located at 1456 East Philadelphia Street, within the MHP (Mobile Home Park) zoning district (APNs: 0216-081-07, 0216-081-08, 0216-081-16, and 0216-081-07-02). **Staff action is required.**

PVER19-064:

Submitted by PZR

A Zoning Verification for property located at 1400 East Holt Boulevard, within the BP (Business Park) zoning district (APNs: 0110-121-10). **Staff action is required.**

PVER19-065:

Submitted by JCW Development on behalf of BioLife

A Zoning Verification for property located at 2522 South Grove Avenue, within the CN (Neighborhood Commercial) zoning district (APNs:1051-321-62). **Staff action is required.**

PZC-19-002:

Submitted by Tuscana Square, LLC

A Zone Change amending the zoning designation on 46.97 acres of land, from SP (Specific Plan) to IL (Light Industrial) and CC (Community Commercial), located at the northwest corner of Milliken Avenue and Riverside Drive (APNs: 1083-361-01, 1083-361-03, 1083-361-04, and 1083-361-07). Related Files: PGPA19-007, PSPA19-010, PDEV19-059, and PMTT19-018 (PM 20177). **City Council action is required.**