



Monthly Activity Report: New Applications

Month of February 2021

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

PADV21-001:

Submitted by DOJA, Inc.

An Administrative Housing Element Available Land Inventory Amendment request to remove 23 units from the housing inventory on 0.88-acre of land within the HDR-45 (High Density Residential - 25.1 to 45.0 du/ac) zoning district located at 1445 West Mission Boulevard (APN: 1011-361-15). Related Files: PDEV19-060, PVAR21-001, and PHP19-016. **Staff action is required.**

PCUP21-002:

Submitted by Tamara Soussen

A Conditional Use Permit to establish and construct a second floor 574 square foot ADU above an existing covered patio exceeding 16 feet in height (a 21'-7" building height is proposed) on 0.245-acre of land located at 1515 South San Antonio Avenue, within the RE2 (RE-2 Rural Estate—0 to 2.0 du/ac) zoning district (APN: 1050-031-44). **Zoning Administrator action is required.**

PCUP21-003:

Submitted by Bearded Tang Brewery

A Conditional Use Permit to a Type 23 ABC license (Small Beer Manufacturer) to establish a 1,018 square foot brewery tasting room (Type 23 ABC license — Small Beer Manufacturer) with live entertainment (amplified music) for Bearded Tang Brewery, LLC, on 0.85-acre of land located at 3430 East Ontario Ranch Road, Suites 4 and 5 (New Haven Marketplace), within the Retail district of the Avenue Specific Plan (APN: 0218-402-47). **Zoning Administrator action is required.**

PDEV21-003:

Submitted by M & M development

A Development Plan to construct a 23,100 square foot industrial building, on 2.29 acres of land located at 1486 East Holt Boulevard, within the BP (Business Park) zoning district (APN: 0110-121-04 and 0110-121-05). **Development Advisory Board action is required.**

PDEV21-004:

Submitted by EBTA Architects

A Development Plan to construct an approximate 7,616 square foot automobile dealership (Lincoln) in conjunction with Penske Honda Ontario on 11.27 acres of land, located at 1401 Auto Center Drive, within the Light Industrial land use district of the California Commerce Center Specific Plan (APNs: 0238-121-32 and 0238-121-33). **Development Advisory Board action is required.**

PDEV21-005:

Submitted by Ontario CA (Parcel 1 Archibald) LLC

A Development Plan to construct a 2,114 square foot fast food restaurant (Burger King) with drive-thru on 0.57-acre of land located on the east side of Archibald Avenue, approximately 250 feet south of Philadelphia Street, within the Commercial/Office land use district of the California Commerce Center South Specific Plan (APN: 1083-071-19). **Development Advisory Board action is required.**

PDEV21-006:

Submitted by FIFTH AVE DEVELOPMENTS LLC

A Development Plan to construct a 64-unit apartment complex on 2.41 acres of land located at 1466 and 1480 East Fifth Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) zoning district (APNs: 0108-511-16 and 0108-511-17). **Planning Commission action is required.**



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PDEV21-007:

Submitted by Orbis Real Estate Partners

A Development Plan to construct four industrial buildings totaling 808,639 square feet on 18.56 acres of land located at the southwest corner of Milliken Avenue and the SR-60 Freeway, within the CC (Community Commercial) zoning district (APNs: 1083-361-07 and 1083-361-04). Related Files: PMTT21-002 and PMTT21-003. **Planning Commission action is required.**

PDEV21-008:

Submitted by The Related Companies of California, LLC

A Development Plan approval to construct 50 multiple-family affordable housing units on approximately 2.15 acres of land located at the northwest and southwest corners of Emporia Street and Palm Avenue, within LUA2N and LUA3 of the MU-1 (Downtown Mixed Use) zoning district (APN(s): 1049-054-02, 1049-054-03, 1049-054-06, 1049-059-07 and 1049-059-06). Related Files: PUD-21-001, PMTT21-004 & PHP-21-003. **Planning/Historic Preservation Commission action is required.**

PHP-21-003:

Submitted by The Related Companies of California, LLC

A Certificate of Appropriateness related to the proposed construction of 50 multiple-family affordable housing units on 2.15 acres of land located at the northwest and southwest corners of Emporia Street and Palm Avenue, within LUA-2N and LUA-3 of the MU-1 (Downtown Mixed Use) zoning district (APNs: 1049-054-02, 1049-054-03, 1049-054-06, 1049-059-07 and 1049-059-06). Related Files: PUD-21-001, PMTT21-004 and PHP-21-003. **Planning Commission action is required.**

PLDG21-001:

Submitted by Jennifer Thomas

A Boarding House Permit for 6 or fewer occupants on property located at 1044 West Laroda Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district (APN: 1014-532-12). **Staff action is required.**

PMTT21-002:

Submitted by Orbis Real Estate Partners

A Tentative Parcel Map (TPM 20278) to subdivide 15.94 acres of land into 3 parcels located at the southwest corner of Milliken Avenue and SR-60 Freeway, within the CC (Community Commercial) zoning district (APN: 1083-361-07). Related Files: PDEV21-007 and PMTT21-003. **Planning Commission action is required.**

PMTT21-003:

Submitted by Orbis Real Estate Partners

A Tentative Parcel Map (TPM 20274) to subdivide 9.73 acres of land into 4 parcels located at the southwest corner of Milliken Avenue and SR-60 Freeway, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district (APN: 1083-361-07). Related Files: PDEV21-007 and PMTT21-002 (TPM 20278). **Planning Commission action is required.**

PMTT21-004:

Submitted by The Related Companies of California, LLC

A Tentative Parcel Map (TPM 20339) to subdivide 2.15 acres of land into 3 parcels located at the northwest and southwest corners of Emporia Street and Palm Avenue, within LUA2N and LUA3 of the MU-1 (Downtown Mixed Use) zoning district (APNs: 1049-054-02, 1049-054-03, 1049-054-06, 1049-059-07, and 1049-059-06). Related Files: PUD-21-001, PDEV21-008, and PHP-21-003. **Planning Commission action is required.**



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PSGN21-007:

Submitted by Signature MRI

A Sign Plan for the installation of one wall-mounted nonilluminated sign for SIGNATURE MRI, located at 1450 East Spruce Street, Suite A, within the IL (Light Industrial) zoning district (APNs: 0113-463-34 and 0113-463-35). **Staff action is required.**

PSGN21-008:

Submitted by Swain Signs Inc

A Sign Plan for the installation of two illuminated wall signs for AARON'S RENTAL FURNITURE, located at 920 North Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1010-141-09). **Staff action is required.**

PSGN21-009:

Submitted by Sunset Signs & Printing, Inc.

A Sign Plan for the installation of two illuminated wall mounted signs for NANSHAN AMERICA, located at 4070 East Greystone Drive, Unit A, within the Milliken Industrial Specific Plan (APN: 1083-361-15). **Staff action is required.**

PSGN21-010:

Submitted by Stellar Installations

A Sign Plan for the installation of three wall mounted signs and one ground mounted sign for PUBLIC STORAGE, located at 2249 South Grove Avenue, within the Grove Avenue Specific Plan (APN: 0216-081-22). **Staff action is required.**

PSGN21-011:

Submitted by Inland Signs

A Sign Plan for the installation of one nonilluminated wall-mounted sign for HITACHI, located at 4241 East Brickell Street, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0211-222-23). **Staff action is required.**

PSGN21-012:

Submitted by DBA: WESTERN POST

A Sign Plan for the installation of one nonilluminated wall-mounted sign for WESTERN POST (US) INC., located at 4600 East Wall Street, within the California Commerce Center Specific Plan (APN: 0238-221-36). **Staff action is required.**

PSGN21-013:

Submitted by PS Services Inc

A Sign Plan for the installation of one directional sign, two monument signs, three illuminated wall signs, three nonilluminated wall signs, and four descriptor signs, located at 3000 South Archibald Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 0218-111-62). **Staff action is required.**

PSGN21-014:

Submitted by AKC Permit Co

A Sign Plan for the installation of two wall-mounted illuminated signs for 7EVEN (with fuel sales), located at 2380 South Archibald Avenue, within the Commercial District of the Archibald Center Specific Plan (APN: 1083-011-01). **Staff action is required.**



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PSGN21-015:

Submitted by University of La Verne

A Sign Plan for the installation of one wall-mounted nonilluminated wall sign for UNIVERSITY OF LA VERNE, COLLEGE OF LAW (east elevation), located at 320 East D Street, within the OL (Light Office) zoning district (APN: 1048-541-15). **Staff action is required.**

PSGP21-002:

Submitted by RSM Design

A Sign Program for the Colony Commerce East industrial project (9-building industrial complex), located at 2510 thru 2680 East Merrill Avenue and 5050 thru 5170 South Archibald Avenue, within the Industrial and Business Park districts of the Colony Commerce East Specific Plan (APNs: 0218-311-16, 0218-311-17, 0218-311-18, 0218-311-19, 0218-311-20, 0218-311-21, 0218-311-22, 0218-311-23, 0218-311-24, 0218-311-25). **Staff action is required.**

PSGP21-003:

Submitted by Empire Sign

An Amendment to Sign Program No. PSGP06-003, adding allowable sign areas on the second floor of the building's east elevation, on property located at 1500 South Haven Avenue, within the Airport Service District of the Jurupa Haven Airport Center Specific Plan (APN: 0211-263-41). **Staff action is required.**

PTUP21-004:

Submitted by AHT Architects Inc.

A Temporary Use Permit for a temporary facility, including four temporary trailers, including two 24-FT x 60-FT trailers for staff offices, one 12-FT x 32-FT trailer for standard restrooms, and one 8-FT x 20-FT trailer for ADA restrooms for CROWN LEXUS, located at 1125 South Kettering Drive. This permit expires on January 31, 2022. **Staff action is required.**

PTUP21-005:

Submitted by Carlos Penilla

A Temporary Use Permit for outdoor dining for TACOS AL RANCHERO located at 106 West G Street. **Staff action is required.**

PTUP21-006:

Submitted by Covid Clinic

A Temporary Use Permit for a COVID-19 testing site within a section of the southwest parking lot at the ONTARIO MILLS, located 1 East Mills Circle. **Staff action is required.**

PUD-21-001:

Submitted by The Related Companies of California, LLC

A Planned Unit Development to establish development standards and design guidelines on approximately 2.15 acres of land located at the northwest and southwest corners of Emporia Street and Palm Avenue, within LUA-2N and LUA-3 of the MU-1 (Downtown Mixed Use) zoning district (APNs: 1049-054-02, 1049-054-03, 1049-054-06, 1049-059-07, and 1049-059-06). Related Files: PUD-21-001, PMTT21-004, and PHP-21-003. **City Council action is required.**

PVAR21-001:

Submitted by AJI Development LLC

A Variance to reduce the number of on-site guest parking spaces from 46 to 42 for a 22 multiple-family dwelling development (File No. PDEV19-060) 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



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district (APN: 1011-361-15). Related File Nos. PDEV19-060 and PHP19-016. **Planning Commission action is required.**

PVER21-010:

Submitted by PZR

A Zoning Verification for property located at 1633 South Campus Avenue, within the IL (Light Industrial) zoning district (APN: 1050-211-11). **Staff action is required.**

PVER21-011:

Submitted by Maria Cofano

A Zoning Verification for property located at 2151 East Convention Center Way, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-321-43). **Staff action is required.**

PVER21-012:

Submitted by BBG Inc

A Zoning Verification for property located at 1504 East Francis Street, within the IG (General Industrial) zoning district (APN: 0113-381-15). **Staff action is required.**