

City of Ontario Planning Department  
**MONTHLY ACTIVITY REPORT—ACTIONS**  
Month of: July 2009

---

***JULY 1, 2009 SPECIAL CITY COUNCIL MEETING***

Meeting on the transitional overlay areas proposed as part of The Ontario Plan to address the properties under the flight path of Los Angeles/Ontario International Airport.

**Action: Direction to staff**

---

***JULY 6, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

Meeting Cancelled

---

***JULY 6, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-014:** A Conditional Use Permit request to expand an existing vocational school (Marinello School of Beauty) by adding approximately 2,051 square feet of floor area from an adjacent tenant space, located at 938 N. Mountain Avenue, within the C1 (Shopping Center) zone. Staff has determined that the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Marinello School of Beauty** (APN: 1010-141-09).

**Action: Approved, subject to conditions**

---

***JULY 7, 2009 CITY COUNCIL MEETING***

Adoption of an ordinance approving a Development Agreement Amendment (File No. PDA09-001, Park Place) between SL Ontario Development Corporation and the City of Ontario to add certain language to the existing Development Agreement to allow the developer to pursue approval and recordation of a final subdivision map and defer the requirement for submittal of bonds to secure the construction of the required infrastructure.

**Action: Approved ordinance for second reading**

Adoption of an ordinance approving a Development Agreement Amendment (File No. PDA09-002, Parkside) between SC Ontario Development Company, LLC, and the City of Ontario to add certain language to the existing Development Agreement to allow the developer to pursue approval and recordation of a final subdivision map and defer the requirement for submittal of bonds to secure the construction of the required infrastructure.

**Action: Approved ordinance for second reading**

---

***JULY 20, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV09-006 AND PCUP09-006:** A Development Plan (File No. PDEV09-006) to construct a four-story, 79-room La Quinta Inn hotel and a Conditional Use Permit (File No. PCUP09-006) to operate a hotel on 1.1 acres of land located near the northwest corner of Haven Avenue and the CA-60 Freeway at 2270 South Haven Avenue, within the Commercial/Office designation of the California Commerce Center South (CCCS) Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the CCCS Specific Plan (EIR 85-3), approved on December 17, 1985. This application introduces no new significant environmental impacts. **Submitted by Huamin Chang** (APN: 0218-061-55). Planning Commission and City Council action is required.

**Action: Recommended Planning Commission approval, subject to conditions**

---

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT08-009:** A Tentative Parcel Map (PM 19105) to subdivide 6.5 acres into 3 numbered lots and one lettered lot within the

# City of Ontario Planning Department MONTHLY ACTIVITY REPORT—ACTIONS

Month of: July 2009

---

Commercial/Food/Hotel land use designation of the California Commerce Center (CCC) Specific Plan, located at the southeast corner of Jurupa Street and Dupont Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by LBA Realty Fund II-WBP III, LLC.** (APN: 0211-281-53) Planning Commission action is required.

**Action: Recommended Planning Commission approval, subject to conditions**

---

## ***JULY 20, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP07-047:** A Conditional Use Permit to establish a fabricated metal product manufacturing business within an existing 8,000 square foot industrial building, located at the northeast corner of Baker Avenue and Elm Street, at 1451 S. Baker Avenue, within the M2 (Industrial Park) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Designer Metal Works and Lighting** (APN: 113-415-34).

**Action: Continued to 8/3/2009**

---

## ***JULY 21, 2009 CITY COUNCIL MEETING***

A request to waive the requirement to prepare a Specific Plan for the development of a 6,860 square foot day care facility and a 1,470 square foot parsonage on 8.77 acres of land currently developed with a church and multi-purpose facility within the AG (SP) zoning designation, located at the southwest corner of Riverside Drive and Cucamonga Avenue (File Nos. PDEV09-007 and PCUP09-011).

**Action: Approved**

---

## ***JULY 28, 2009 PLANNING COMMISSION MEETING***

Fiscal Year 2009-2010 Five-Year Capital Improvement Program.

**Action: Determine that the Fiscal Year 2009-2010 Five-Year Capital Improvement Program is consistent with the General Plan**

---

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-002:** An amendment to The Ontario Center Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Garden Commercial and Urban Commercial designations and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** Continued from 7/14/2009. City Council action is required.

**Action: Continued to 8/25/2009**

---

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-003:** An amendment to the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties ("The Mills") Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Commercial/Office designation and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** Continued from 7/14/2009. City Council action is required.

**Action: Continued to 8/25/2009**

---

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV09-006 & PCUP09-006:** A Development Plan (File No. PDEV09-006) to construct a four-story, 79-room La Quinta Inn and a Conditional Use Permit (File No. PCUP09-006) to operate a hotel on 1.1 acres of land, located near the northwest corner of Haven Avenue and the CA-60 Freeway at 2270 South Haven Avenue, within the Commercial/Office

**City of Ontario Planning Department**  
**MONTHLY ACTIVITY REPORT—ACTIONS**

**Month of: July 2009**

---

designation of the California Commerce Center South (CCCS) Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the CCCS Specific Plan (EIR 85-3), approved on December 17, 1985. This application introduces no new significant environmental impacts. **Submitted by Huamin Chang** (APN: 0218-061-55). City Council action is required.

**Action: Continued to 8/25/2009**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT08-009 (PM 19105)**: A Tentative Parcel Map (PM 19105) to subdivide 6.5 acres into 3 numbered lots and one lettered lot within the Commercial/Food/Hotel land use designation of the California Commerce Center (CCC) Specific Plan, located at the southeast corner of Jurupa Street and Dupont Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines. **Submitted by LBA Realty Fund II-WBP III, LLC.** (APN: 0211-281-53)

**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA09-002**: A Development Code Amendment revising Ontario Municipal Code provisions pertaining to the licensing of massage therapists and practitioners, and massage establishments in accordance with changes in state law pursuant to Senate Bill No. 731 (SB731). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** City Council action is required.

**Action: Recommended City Council approval**

---