



MONTHLY ACTIVITY REPORT—ACTIONS

Month of: May 2008

MAY 5, 2008 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

MAY 5, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP07-046: A modification to an approved Conditional Use Permit (File No. PCUP05-026) to allow on-site general alcohol sales (Type 47 ABC license), live entertainment and banquet facilities in conjunction with a proposed Zendejas Restaurant under construction in the C1 (Shopping Center) zone located at the north west corner of Walnut Street and Vineyard Avenue. The modification includes enclosing a 320 sq. ft. patio and adding 516 square feet of additional office space. Staff has determined that this project is categorically exempt from environment review pursuant to Section 15332 (In-fill Development) of the California Environmental Quality Act (CEQA). **Submitted by Concord Design Group** (APN: 0216-401-63).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-006: A Conditional Use Permit request to allow the on-site sale and consumption of beer, wine and distilled spirits (Type 47 ABC license) in conjunction with a proposed Hotel Indigo and restaurant, in the Garden Commercial land use district of the Wagner Specific Plan, located at 3333 East Shelby Street. Staff has determined that this project is categorically exempt from environment review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **Submitted by 3333 Shelby LLC** (APN: 210-182-14, 15).

Action: Approved, subject to conditions

MAY 6, 2008 CITY COUNCIL MEETING

No Planning Department items on the agenda

MAY 19, 2008 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-048, PMTT07-033, PCUP07-040, AND PCUP07-041: A Development Plan (File No. PDEV07-048) to construct a four-story, 118-room hotel, a five-story, 122-room hotel, and two commercial buildings totaling 190,000 square feet; a Tentative Parcel Map (File No. PMTT07-033, Map No. 18851) to subdivide 14.2 acres into six lots for condominium purposes; a Conditional Use Permit (File No. PCUP07-040) to operate a four-story, 118-room hotel; and a Conditional Use Permit (File No. PCUP07-041) to operate a five-story, 122-room hotel, located at the northeast corner of the SR-60 Freeway and Haven Avenue, within the Commercial / Office land use designation of the Haven Gateway Centre Specific Plan. The environmental impacts of this project were reviewed in conjunction with an Addendum to the Haven Gateway Centre Environmental Impact Report (EIR No. 89-2). This application introduces no new significant environmental impacts. **Submitted by 60/Haven, LLC** (APN: 0218-071-50). Planning Commission action is required.

Action:

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV07-051 AND PCUP07-049: A Development Plan (File No. PDEV07-051) to convert an existing racquetball club into a self-storage facility and to construct an approximate 4,800 square foot multi-tenant commercial building; and a Conditional Use Permit (File No. PCUP07-049) to operate a self-storage facility on 1.24 acres, located at 100-110 West Geyer Court at the northwest corner of Euclid Avenue and Geyer Court, within the C3 (Commercial Service) zoning district. Staff has determined that the proposed project is categorically exempt from environmental review in accordance



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with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Jay Ho** (APN: 1051-222-13). Planning Commission action is required.

Action:

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA07-008: A

Specific Plan Amendment to the Pacific Gate-East Gate Specific Plan to allow a 75'-tall freeway oriented sign at 1151 Kettering Drive, located within the Commercial/Food land use designation. The site is located along the northeast corner of Kettering Drive and McNamara Street. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Ontario Auto Center Dealers Association** (APN: 238-251-10). Planning Commission action is required.

Action:

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-007 AND PCUP07-010: A Development Plan (File No. PDEV07-007) and a Conditional Use Permit (File No. PCUP07-010) to expand an existing religious assembly building, by 1,149 square feet, on a 3.6-acre property, located at 205 E. Philadelphia Street, within the R1 (Single Family Residential) zone. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **Submitted by Ontario United Reformed Church** (APNs: 1050-571-07 and 25). Planning Commission action is required.

Action:

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-023 AND PCUP07-025: A Development Plan (File No. PDEV07-023) to construct and a Conditional Use Permit (File No. PCUP07-025) to operate a 40-foot tall monopine wireless communication facility, with a 625-square foot equipment enclosure, on a 2-acre lot developed with a religious assembly building, located at 1960 S. Euclid Avenue, in the R1.5 (Low Density Residential) zone. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). **Submitted by T-Mobile USA** (APN: 1050-381-11). Planning Commission action is required.

Action:

MAY 19, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-012: A

Conditional Use Permit (CUP) request for an existing convenience market to change their current off-sale Type 20 (beer & wine) license to an off-sale Type 21 (general) license. The project site located within an existing shopping center located at 790 North Archibald Avenue, within the Urban Commercial land use designation of the Festival Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by SE Food Store & Emad M. Nakla** (APN: 1104-431-09).

Action: Approved, subject to conditions

MAY 20, 2008 CITY COUNCIL MEETING

Meeting Cancelled

MAY 27, 2008 PLANNING COMMISSION MEETING

GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402: A request for a determination of General Plan consistency pursuant to Government Code Section 65402, for the purchase certain real property by the Ontario Redevelopment Agency for the purpose of developing a public parking facility, located at 1947 Convention Center Way (APN: 110-321-57).

Action: Approved

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC07-003: A Zone Change request to amend the zoning designation from P1 (Off-Street Parking) to M3 (General Industrial) for 0.61 acres of land generally located south of Holt Boulevard, north of the terminus of Brooks Street, at 863 West Holt Boulevard. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. **Submitted by Albert & Florence Silverton** (APNs: 1011-141-32 & 33). Continued from the April 22, 2008 Planning Commission meeting. City Council action is required.

Action: Continued to the June 24, 2008 Planning Commission meeting

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT07-029 (PM 18826): A Tentative Parcel Map to subdivide 1.55 acres of land currently developed with two commercial buildings, into three (3) parcels within the C3/M3 (Commercial Service/General Industrial) zoning districts, in the General Commercial and General Industrial general plan land use designation, generally located on the south of Holt Boulevard, north and south of the terminus of Brooks Street, at 863 West Holt Boulevard. The environmental impacts of the project were considered in conjunction with the Mitigated Negative Declaration prepared for File No. PZC07-003. **Submitted by Albert & Florence Silverton** (APNs: 1011-141-32 & 33). Continued from the April 22, 2008, Planning Commission meeting.

Action: Continued to the June 24, 2008 Planning Commission meeting

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA07-008: A Specific Plan Amendment to the Pacific Gate-East Gate Specific Plan to allow a 75-foot tall freeway oriented sign at 1151 Kettering Drive, located within the Commercial/Food land use designation. The site is located along the northeast corner of Kettering Drive and McNamara Street. Staff has prepared a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Ontario Auto Center Dealers Association** (APN: 238-251-10). City Council action is required.

Action: Recommended City Council approval, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-007 AND PCUP07-010: A Development Plan (File No. PDEV07-007) and a Conditional Use Permit (File No. PCUP07-010) to expand an existing religious assembly building by 1,149 square feet, on a 3.6-acre property, located at 205 E. Philadelphia Street, within the R1 (Single Family Residential) zone. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **Submitted by Ontario United Reformed Church** (APNs: 1050-571-07 and 25).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-023 AND PCUP07-025: A Development Plan (File No. PDEV07-023) to construct and a Conditional Use Permit (File No. PCUP07-025) to operate a 40-foot tall monopine wireless communication facility, with a 625-square foot equipment enclosure, on a 2-acre lot developed with a religious assembly building, located at 1960 S. Euclid Avenue, in the R1.5 (Low Density Residential) zone. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). **Submitted by T-Mobile USA** (APN: 1050-381-11).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-048, PMTT07-033 (PM 18851), PCUP07-040, AND PCUP07-041: A Development Plan (File No. PDEV07-048) to construct a four-story, 118-room hotel, a five-story, 122-room hotel, and two commercial buildings totaling 190,000 square feet; a Tentative Parcel Map (File No. PMTT07-033, PM 18851) to subdivide 14.2 acres into six lots for condominium purposes; a Conditional Use Permit (File No. PCUP07-040) to operate a four-story, 118-room hotel; and a Conditional Use Permit (File No. PCUP07-041) to operate a five-story, 122-room hotel. The project is located at the northeast corner of the SR-60 Freeway and Haven Avenue, within the Commercial / Office land use designation of the Haven Gateway Centre Specific Plan. The environmental impacts of this project were reviewed in



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conjunction with an Addendum to the Haven Gateway Centre Environmental Impact Report (EIR No. 89-2). This application introduces no new significant environmental impacts. **Submitted by 60/Haven, LLC.** (APN: 0218-071-50).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR FILE NOS.

PDEV07-051 AND PCUP07-049: A Development Plan (File No. PDEV07-051) to convert an existing racquetball club into a self-storage facility and to construct an approximate 4,800 square foot multi-tenant commercial building; and a Conditional Use Permit (File No. PCUP07-049) to operate a self-storage facility on 1.24 acres, located at 100-110 West Geyer Court at the northwest corner of Euclid Avenue and Geyer Court, within the C3 (Commercial Service) zoning district. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Jay Ho** (APN: 1051-222-13).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS FOR FILE NO. PHP 07-015:

A Certificate of Appropriateness to construct a 1,433 square foot addition to the front of an existing 756 square foot historic single family residence and rehabilitate a 256 square foot single-car garage on 0.156 acres located at 404 East J Street within the Rosewood Court Historic District, within the R1 (One-Family Residential) zoning district. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15331 Class 31 of the California Environmental Quality Act Guidelines. **Submitted by Bayron Lopez** (APN: 1048-071-20).

Action: Approved, subject to conditions
