

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

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***OCTOBER 5, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE MODIFICATION FOR FILE NO. PDEV09-012 AND PVAR07-013:** A site plan modification and building footprint relocation (File No. PDEV09-012) for an approved Development Plan (File No. PDEV06-063) and a modification to an approved Variance (File No. PVAR07-013) to reduce the front building setback from 40 feet to 22 feet, for a proposed 2,900 square foot fast restaurant (Burger King), located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Freeway, within the Light-Industrial land use designation of California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed under the Notice of Exemption prepared for File No. PDEV06-063, approved on February 26, 2008. This application introduces no new significant environmental impacts. **Submitted by Arnold Rodney Bickle** (APN: 0238-121-37). Planning Commission action is required.  
**Action: Continued to the 10/19/2009 meeting.**

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***OCTOBER 5, 2009 ZONING ADMINISTRATOR MEETING***

Meeting cancelled

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***OCTOBER 6, 2009 CITY COUNCIL MEETING***

No Planning Department items scheduled

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***OCTOBER 19, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE MODIFICATION FOR FILE NO. PDEV09-012 AND PVAR07-013:** A site plan modification and building footprint relocation (File No. PDEV09-012) for an approved Development Plan (File No. PDEV06-063) and a modification to an approved Variance (File No. PVAR07-013) to reduce the front building setback from 40 feet to 22 feet, for a proposed 2,900 square foot fast restaurant (Burger King), located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Freeway, within the Light-Industrial land use designation of California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed under the Notice of Exemption prepared for File No. PDEV06-063, approved on February 26, 2008. This application introduces no new significant environmental impacts. **Submitted by Arnold Rodney Bickle** (APN: 0238-121-37). Planning Commission action is required.  
**Action: Continued to the 11/2/2009 meeting.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV09-013, PCUP09-020, PVAR09-004 AND PHP09-008:** A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP09-020) to modify an existing Conditional Use Permit (File No. PCUP06-013) to operate a religious assembly use; and 4) a Certificate of Appropriateness (File No. PHP09-008) request to demolish the remaining portion of a partially demolished single-family residence on an eligible historic property (Related File No. PHP05-039). Staff is recommending the adoption of a Negative Declaration of environmental effects for the project. **Submitted by the Quang Thien Buddhist Temple** (APN: 1048-402-01). Planning Commission action is required.  
**Action: Recommended Planning Commission approval, subject to conditions.**

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***OCTOBER 19, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-017:** A Conditional Use Permit request to allow the on-site sale and consumption of beer and wine (Type 41 ABC license) and live entertainment within an existing restaurant, Taco Hut, in the C3 (Commercial Service) zoning district, located at 1150 East Philadelphia Street. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Jessie and Marisol Medina** (APN: 1051-151-08).  
**Action: Approved, subject to conditions.**

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***OCTOBER 16, 2009 SPECIAL CITY COUNCIL MEETING***

No Planning Department items scheduled

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***OCTOBER 27, 2009 PLANNING COMMISSION MEETING***

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO'S. PDEV09-006 AND 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 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 No. 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. Continued from the 8/25/2009 meeting.  
**Action: Continued to the 11/24/2009 meeting.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND VARIANCE MODIFICATION FOR FILE NOS. PDEV09-012 AND PVAR07-013:** A site plan modification (File No. PDEV09-012) for an approved Development Plan (File No. PDEV06-063) and a modification to an approved Variance (File No. PVAR07-013) to reduce the front building setback from 40 feet to 22 feet for a proposed 2,900 square foot fast restaurant (Burger King), located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Freeway, within the Light Industrial land use designation of California Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed under the Notice of Exemption prepared for File No. PDEV06-063, approved on February 26, 2008. This application introduces no new significant environmental impacts. **Submitted by Arnold Rodney Bickle** (APN: 0238-121-37).  
**Action: Continued to the 11/24/2009 meeting.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW, CONDITIONAL USE PERMIT, VARIANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR FILE NOS. PDEV09-013, PCUP09-020, PVAR09-004 AND PHP09-008:** A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP09-020) to modify an existing Conditional Use Permit (File No. PCUP06-013) to operate a religious assembly use; and 4) a Certificate of Appropriateness (File No. PHP09-008) request to demolish the remaining portion of a partially demolished single-family residence on an eligible historic property (Related File No. PHP05-039). Staff is recommending the adoption of a Negative Declaration of environmental effects for the project; **submitted by the Quang Thien Buddhist Temple.** (APN: 1048-402-01).  
**Action: Approved, subject to conditions.**

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**FILE NO. PHP09-002:** A request for a Mills Act Contract for the Vedeer C. South House, located at 202 East Princeton Street, a Contributor to the College Park Historic District within the R1- Low Density Residential Zone. **Submitted by Robert and Susie Camu** (APN: 1047-541-09). City Council action is required.

**Action: Recommended City Council approval.**

**FILE NO. PHP09-010:** A request for a Mills Act Contract for the August W. Mueller House, located at 420 West H Street, a Contributor to the Villa Historic District within the R1.5- Low Medium Density Residential Zone. **Submitted by Robert and Esther Lopez** (APN: 1048-262-37). City Council action is required.

**Action: Recommended City Council approval.**

**FILE NO. PHP09-011:** A request for a Mills Act Contract for the Dr. T.C. Hardy House, located at 419 East Granada Court within the R1- Low Density Residential Zone. **Submitted by Robert J. Lyster Jr.** (APN: 1048-251-27). City Council action is required.

**Action: Recommended City Council approval.**

**FILE NO. PHP09-012:** A request for a Mills Act Contract for the W.H. Ballard House, located at 319 East H Street, a Contributor to the El Morado Court Historic District within the R1- Low Density Residential Zone. **Submitted by Christopher Boughey** (APN: 1048-251-27). City Council action is required.

**Action: Recommended City Council approval.**

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