

JUNE 2, 2008 DEVELOPMENT ADVISORY BOARD MEETING

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. (Continued from 5/19/2008).

Action: Recommended Planning Commission approval, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV07-049: A Development Plan to construct a 114,654 square foot 2-story office building on approximately 3.0 acres within the Office/Commercial land use district of the Guasti Plaza Specific Plan, located on the south side of Guasti Road between Archibald and Turner Avenues. Staff has determined that the project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development) of the California Environmental Quality Act Guidelines. **Submitted by OM Guasti, LLC.** (APN: 0210-192-11 portion).

Action: Continued to 6/16/2008.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-012: A Development Plan to establish a 0.75-acre commercial pad and associated off-street parking within a 16.12-acre commercial-office center, for possible future development with an approximate 225,000 square foot, 150-room hotel located at 3240 E. Guasti Road, within the Centrelake Specific Plan (this Development Plan revises phase 3 of previously approved File No. PDEV05-066). The environmental impacts of this project were previously reviewed in conjunction with the environmental impact report prepared for the Centrelake Specific Plan. This application introduces no new significant environmental impacts. **Submitted by Jack Hileman** (APN: 210-551-49).

Action: Continued to 7/7/2008.

JUNE 2, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-009: A Conditional Use Permit to allow a 1,765-square foot accessory structure (barn), on a single family residential property, located at 1424 W. Eucalyptus Court, in the AR (Agricultural Residential) zoning district. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). **Submitted by Brad and Beth Verhoeven** (APN: 1014-101-20).

Action: Approved, subject to conditions.

JUNE 3, 2008 CITY COUNCIL MEETING

FILE NO. PCUP02-007 – APPEAL OF THE PLANNING COMMISSIONS DECISION REVOKING A CONDITIONAL USE PERMIT FOR DOS CORONAS RESTAURANT & BAR FOR LIVE ENTERTAINMENT IN CONJUNCTION WITH THE SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES AND DISTILLED SPIRITS WITHIN A BONA FIDE RESTAURANT (APN: 1010-521-27):

Set the appeal for public hearing at the June 17, 2008, City Council meeting for File No. PCUP 02-007 – appeal of the Planning Commission's decision revoking a Conditional Use Permit for Dos Coronas Restaurant & Bar for live entertainment in conjunction with the sale and on-premise consumption of alcoholic beverages and distilled spirits within a bona fide restaurant located at 350 North Mountain Avenue in the C3, General Commercial, zoning designation. The appellant is claiming denial of due process, abuse of discretion, and decision not supported by the record (APN: 1010-521-27).

Action: Appeal set for public hearing on 6/17/2008.

JUNE 16, 2008 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV07-049: A Development Plan to construct a 114,654 square foot 2-story office building on approximately 3.0 acres within the Office/Commercial land use district of the Guasti Plaza Specific Plan, located on the south side of Guasti Road between Archibald and Turner Avenues. The environmental impacts of this project were reviewed in conjunction with the Guasti Plaza Specific Plan (File No 4413-SP) for which an Environmental Impact Report (EIR 90-4) was certified by the City Council on August 20, 1996. This application introduces no new significant environmental impacts. **Submitted by OM Guasti, LLC.** (APN: 0210-192-11 portion). Continued from 6/2/2008.

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT07-028 (PM 18839): A Tentative Parcel Map (PM 18839) to subdivide 9.02 acres of partially developed land into two (2) parcels within the Business Park land use district of the California Commerce Center South Specific Plan, located at the northeast corner of Cedar Street and Archibald Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15315 (Minor Land Divisions) of the State CEQA Guidelines. **Submitted by Embarq Logistics.** (APN: 0211-275-03). Planning Commission action is required.

Action: Planning Commission approval recommended, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV07-036, PCUP07-031, AND PHP 07-020: A Development Plan (File No. PDEV07-036) and a Certificate of Appropriateness (File No. PHP 07-020) to install six panel antennas within an existing tower and equipment cabinets behind a screen wall, and a Conditional Use Permit (File No. PCUP07-031) to operate a wireless communications facility within the R1 (One-Family Residential) zoning district, at the First Methodist Church of Ontario, a historically eligible site, at 918 N. Euclid Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 Class 1 Existing Facilities of the California Environmental Quality Act Guidelines. **Submitted by Royal Street Communications** (APN: 1048-072-01). Planning Commission action is required.

Action: Planning Commission approval recommended, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-042 & PCUP07-037: A Development Plan (File No. PDEV07-042) to construct and a Conditional Use Permit (File No. PCUP07-037) to operate a 97,087 square foot, 161-room, four story, Springhill Suites by Marriott hotel on 3.3 acres of land within the Entertainment District of the Ontario Gateway Specific Plan, located at the southeast corner of the I-10 Freeway and Haven Avenue. The environmental impacts for the project were reviewed under the Environmental Impact Report (EIR) prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). **Submitted by TGA Development & Engineering, Inc.** (APN: 0210-212-51 portion). Planning Commission and City Council actions are required.

Action: Continued indefinitely.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV07-045: A Development Plan to construct a 43,002-sf. industrial building on a vacant 2.11-acre parcel, bounded by Acacia Street on the north, Valencia Place on the east, and Vineyard Avenue on the west, and within the M2 (Industrial Park) 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 (CEQA). **Submitted by Vineyard & Acacia JP/DF, LLC** (APN: 113-394-06) Planning Commission action is required.

Action: Planning Commission approval recommended, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT08-005 (PM 19036): A Tentative Parcel Map (PM 19036) to subdivide 1.3 acres of land into a one lot subdivision for condominium purposes, within the Urban Commercial land use designation (Piemonte District) of the Ontario Center Specific Plan. The environmental impacts of this project were reviewed and analyzed with an Addendum to the

MONTHLY ACTIVITY REPORT—ACTIONS

Month of: June 2008

Environmental Impact Report No.88-2, which was prepared in conjunction with File No. PSPA05-003 and adopted by City Council on March 23, 2006. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. **Submitted by Panattoni Development Company.** (APN: 0210-531-05). Planning Commission action is required.

Action: Planning Commission approval recommended, subject to conditions.

JUNE 16, 2008 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND VARIANCE PERMIT REVIEW FOR FILE NO. PVAR08-004: A Variance to permit a second dwelling unit constructed without building permits and allow a 2-car tandem carport instead of the required 2-car garage. The project site is located at 853 West Vesta Street, within the R1 (Low Density Residential) zone. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15207 & 15301. **Submitted by Shirley I. Maynor Trust** (APN: 1010-492-14)

Action: Denied.

JUNE 17, 2008 CITY COUNCIL MEETING

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: A public hearing to adopt resolutions to approve Conditional Use Permit File No. PCUP07-040 to operate a four-story, 118-room hotel and 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.

Action: Approved, subject to conditions.

FILE NO. PSPA07-008, A SPECIFIC PLAN AMENDMENT TO THE PACIFIC GATE-EAST GATE SPECIFIC PLAN TO ALLOW A 75 FOOT TALL FREEWAY ORIENTED DIGITAL SIGN (APN:238-251-10) / ONTARIO AUTO CENTER DEALERS ASSOCIATION: A public hearing to adopt a Negative Declaration and adopt a resolution approving File No. PSPA07-008, a Specific Plan Amendment to the Pacific Gate-East Gate Specific Plan to allow a 75-foot tall freeway oriented digital sign at 1151 S. Kettering Drive, located within the commercial/food land use designation (APN:238-251-10).

Action: Approved, subject to conditions.

FILE NO. PCUP02-007 – APPEAL OF THE PLANNING COMMISSIONS DECISION REVOKING A CONDITIONAL USE PERMIT FOR DOS CORONAS RESTAURANT & BAR FOR LIVE ENTERTAINMENT IN CONJUNCTION WITH THE SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES AND DISTILLED SPIRITS WITHIN A BONA FIDE RESTAURANT (APN: 1010-521-27): A public hearing on the appeal and deny the appeal thereby affirming the Planning Commission's decision to revoke the Conditional Use Permit for File NO. PCUP02-007 for Dos Coronas Restaurant & Bar for live entertainment in conjunction with the sale and on-premise consumption of alcoholic beverages and distilled spirits within a bona fide restaurant, located at 305 North Mountain Avenue in the C3, general commercial, zoning designation. APN: 1010-521-27

Action: Denied; Planning Commission's to revoke File No. PCUP02-007 was upheld.

JUNE 24, 2008 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND SIGN PROGRAM REVIEW FOR FILE NO. PSGP08-007: A request to amend the sign program for the Gateway at Mountain Village shopping center to allow for additional signage on Building "E" (office building) and minor sign modifications throughout the program for property located in the Sixth Street District land use designation of the Mountain Village Specific Plan, at the northeast corner of Sixth Street and Mountain Avenue.

MONTHLY ACTIVITY REPORT—ACTIONS

Month of: June 2008

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 Guidelines. **Submitted by Encore Image, Inc.** (APN: 1008-272-04).

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 5/27/2008 meeting. City Council action is required.

Action: Continued to 7/22/2008.

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 5/27/2008 meeting.

Action: Application withdrawn.

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). Continued from the 5/27/2008 meeting.

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV07-045: A Development Plan to construct a 43,002 square foot industrial building on a vacant 2.11-acre parcel, bounded by Acacia Street on the north, Valencia Place on the east, and Vineyard Avenue on the west, and within the M2 (Industrial Park) 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 (CEQA). **Submitted by Vineyard & Acacia JP/DF, LLC** (APN: 113-394-06).

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV07-042 & PCUP07-037: A Development Plan (File No. PDEV07-042) to construct and a Conditional Use Permit (File No. PCUP07-037) to operate a 97,087 square foot, 161-room, four-story, Springhill Suites by Marriott hotel on 3.3 acres of land within the Entertainment District of the Ontario Gateway Specific Plan, located at the southeast corner of the I-10 Freeway and Haven Avenue. The environmental impacts for this project were reviewed under the Environmental Impact Report (EIR) which was prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. **Submitted by TGA Development & Engineering, Inc.** (APN: 0210-212-51 portion). City Council actions is required.

Action: Continue to 7/22/2008.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT07-028 (PM 18839): A Tentative Parcel Map (PM 18839) to subdivide 9.02 acres of partially developed land into two (2) parcels within the Business Park land use district of the California Commerce Center South Specific Plan, located at the northeast corner of Cedar Street and Archibald Avenue. Staff has determined that the project is categorically exempt from the

requirements of the California Environmental Quality Act pursuant to Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. **Submitted by Embarq Logistics** (APN: 0211-275-03).

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE SUBDIVISION MAP REVIEW FOR FILE NO. PMTT08-005

(PM 19036): A Tentative Parcel Map (PM 19036) to subdivide 1.3 acres of land into a one lot subdivision for condominium purposes, within the Urban Commercial land use designation (Piemonte District) of the Ontario Center Specific Plan. The environmental impacts for this project were reviewed and analyzed with an Addendum to the Environmental Impact Report No.88-2, which was prepared in conjunction with File No. PSPA05-003. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. **Submitted by Panattoni Development Company** (APN: 0210-531-05).

Action: Approved, subject to conditions.

PHP08-011 TO 08-020 TIER DESIGNATIONS FOR VARIOUS HISTORIC PROPERTIES: Establishment of the historical significance of 10 properties through the Tier System described in Article 26 of the Ontario Development Code, for the following properties: Ontario Power Company Building, 217 South Lemon Avenue (APN: 1049-064-04); Old City Hall, 225 South Euclid Avenue (APN: 1049-062-02); San Antonio Orchard Company Packing House, 321 South San Antonio (APN: 1049-031-16); William B. Stewart House, 830 West Sixth Street (APN: 1008-261-18); A.C. Moorehead House, 961 West Holt Blvd. (APN: 1011-141-07); Villa Historic District; Sunkist Water Tower, 616 East Sunkist Street (APN: 1049-221-01); Ontario Ice & Storage, 541 East Emporia (APN: 1049-091-06); The Bryant House, 750 East Ontario (APN: 1049-202-11); Dietz Garage, 212-214 East Holt Blvd. (APN: 1049-063-02).

Action: Approved.
