

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

---

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024:** A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts. **Submitted by OM Guasti, LLC** (APNs: Portion of 210-192-11). Continued from 12/15/08.

**Action: Continued to the 1/21/2009 meeting**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-019:** A Development Plan to co-locate wireless telecommunication antennas onto an existing 65-foot tall monopalm and to construct a 224-square foot equipment enclosure on a developed 4.69-acre parcel, located at 2330 S. Vineyard Avenue, within the M2 (Industrial Park) zoning district. 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 Royal Street Communications California** (APN: 0113-286-10).

**Action: Approved, subject to conditions**

---

***JANUARY 5, 2009 ZONING ADMINISTRATOR MEETING***

Meeting cancelled

---

***JANUARY 6, 2009 CITY COUNCIL MEETING***

**ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA08-001, REVISING ONTARIO MUNICIPAL CODE TITLE 9 (DEVELOPMENT CODE), CHAPTER 1 (ZONING AND LAND USE REQUIREMENTS), ARTICLES 4 (GENERAL ADMINISTRATION), 7 (NONCONFORMING USES, STRUCTURES, SITES AND SIGNS), 13 (LAND USE AND REQUIREMENTS), 14 (RESIDENTIAL DISTRICTS) AND 22 (PLANNED RESIDENTIAL DEVELOPMENTS (PRD)):** Adoption of an Ordinance approving File No. PDCA08-001.

**Action: Moved to the 1/20/2009 meeting**

---

***JANUARY 20, 2009 CITY COUNCIL MEETING***

**ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA08-001, REVISING ONTARIO MUNICIPAL CODE TITLE 9 (DEVELOPMENT CODE), CHAPTER 1 (ZONING AND LAND USE REQUIREMENTS), ARTICLES 4 (GENERAL ADMINISTRATION), 7 (NONCONFORMING USES, STRUCTURES, SITES AND SIGNS), 13 (LAND USE AND REQUIREMENTS), 14 (RESIDENTIAL DISTRICTS) AND 22 (PLANNED RESIDENTIAL DEVELOPMENTS (PRD)):** Adoption of an Ordinance approving File No. PDCA08-001.

**Action: Approved**

---

***JANUARY 21, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV08-024:** A Development Plan for the adaptive reuse of four historic buildings and the construction of two new retail/restaurant buildings totaling 197,820 square feet on 24.13 acres of land generally located south of Guasti Road between Archibald Avenue and Turner Avenue, within the Office/Commercial land use district of the Guasti Plaza Specific Plan. The

# City of Ontario Planning Department

## MONTHLY ACTIVITY REPORT—ACTIONS

Month of: January 2009

---

environmental impacts of this project were reviewed in the Environmental Impact Report prepared for the Guasti Plaza Specific Plan (EIR No. 90-4). Staff has determined that this application introduces no new significant environmental impacts. **Submitted by OM Guasti, LLC** (APNs: Portion of 210-192-11). Continued from 12/15/08 and January 5, 2009.

**Action: Continued to the 2/2/2009 meeting**

### **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE**

**REVIEW FOR FILE NOS. PDEV08-014, PCUP08-016, AND PVAR08-007:** A Development Plan (File No. PDEV08-014) to construct a 3,000-sf. fast food restaurant, a Conditional Use Permit (File No. PCUP08-016) to operate a drive-through aisle, and a Variance (File No. PVAR08-007) to reduce the side yard parking setback from 10 feet to 5 feet, on a vacant 0.99-acre parcel, located on the west side of Haven Avenue, south of Philadelphia Street, within the Commercial/Office land use designation of the California Commerce Center South Specific Plan. Staff has determined that the 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 Bombay Partners, L.P.** (APN: 0218-061-45). Planning Commission action is required.

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

### **ENVIRONMENTAL ASSESSMENT AND MODIFICATION TO TENTATIVE TRACT MAP FILE NO. PMTT07-002 (TT**

**18476):** A request to modify conditions of approval and minor map revisions for Tentative Tract Map 18476 (File No. PMTT07-002): A Tentative Tract Map (TT 18476) to subdivide 37.77 acres of land into 143 residential lots and 3 lettered lots within Planning Area 9 (Low Density Residential) of the West Haven Specific Plan, located on the northeast corner of Turner Avenue and Schaefer. The environmental impacts of this project were analyzed in the EIR prepared for the West Haven Specific Plan (File No. PSP03-006). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. **Submitted by Armada Ontario Associates** (APN: 218-151-019 and 218-151-023). Planning Commission action is required.

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

---

### ***JANUARY 21, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-040:** A modification to an existing Conditional Use Permit to upgrade an existing ABC license from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General) within an existing gas station/convenience store, located at 4321 E. Ontario Mills Parkway, within the Commercial/Office land use designation of the Ontario Mills Specific Plan. 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 Byong Corporation** (APN: 0238-041-14).

**Action: Approved, subject to conditions**

---

### ***JANUARY 27, 2009 PLANNING COMMISSION MEETING***

### **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE**

**REVIEW FOR FILE NOS. PDEV08-014, PCUP08-016 & PVAR08-007:** A Development Plan (File No. PDEV08-014) to construct a 3,000-sf. fast food restaurant, a Conditional Use Permit (File No. PCUP08-016) to operate a drive-through lane, and a Variance (File No. PVAR08-007) to reduce the side yard parking setback from 10 feet to 5 feet, on a vacant 0.99-acre parcel, located on the west side of Haven Avenue, south of Philadelphia Street, within the Commercial/Office land use designation of the California Commerce Center South Specific Plan. Staff has determined that the project is categorically exempt from environmental review in accordance with Sections 15305(a) (Minor Alterations in Land Use Limitations) and 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). **Submitted by Bombay Partners, L.P.** (APN: 0218-061-45).

**Action: Approved, subject to conditions**

### **ENVIRONMENTAL ASSESSMENT AND MODIFICATION TO TENTATIVE TRACT MAP FILE NO. PMTT07-002**

**(TT18476):** A request to modify conditions of approval and minor map revisions for Tentative Tract Map 18476 (File No.

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

---

PMTT07-002). A Tentative Tract Map (TT 18476) to subdivide 37.77 acres of land into 143 residential lots and 11 lettered lots within Planning Area 9 (Low Density Residential) of the West Haven Specific Plan, located on the northeast corner of Turner Avenue and Schaefer. The environmental impacts of this project were analyzed in the EIR prepared for the West Haven Specific Plan (File No. PSP03-006). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. **Submitted by Armada Ontario Associates** (APN: 218-151-019 and 218-151-023).

**Action: Approved, subject to conditions**

---