

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

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***APRIL 6, 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 12/15/2008, 1/05/2009, 1/21/2009, 2/02/2009, 2/18/2009 and 3/16/2009.

**Action: Continued to 4/20/2009**

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***APRIL 6, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-001:** A Conditional Use Permit to establish alcoholic beverage sales (Type 47 ABC license -- On Sale General for Bona Fide Public Eating Place), banquet facilities and live entertainment in conjunction with an existing restaurant (Chula's Restaurant) located at 401 N. Euclid Avenue, within the C2 (Central Business Commercial) and Euclid Avenue Overlay districts. The proposed project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Stephanie Marquez/Pico Inc.** (APN: 1048-354-11).

**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP09-002:** A Conditional Use Permit application for an ABC license, Type 47 (On-Sale General Eating Place) and live entertainment, for Page One Cafe, located in the Ontario City Library, at 215 East "C" Street, within the PF (Public Facilities) zoning designation. The proposed project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. **City Initiated** (APN: 1048-556-07).

**Action: Approved, subject to conditions**

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***APRIL 7, 2009 CITY COUNCIL MEETING***

No scheduled Planning Department items

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

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV08-017 AND PVAR09-002:** A Development Plan (File No. PDEV08-017) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (File No. PVAR09-002) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres, within the M2 (Industrial Park) District, located at 1165 East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049-392-15). Planning Commission action is required. Continued from 3/16/2009.

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

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW PDEV08-021:** A Development Plan to construct three (3) concrete tilt-up industrial buildings totaling approximately 15,652 square feet, located on approximately 1.51 acres of vacant land within the Business Park Land Use Designation of the Grove Avenue Specific Plan, located on the northwest corner of Belmont Street and Grove Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15332 (In-Fill Development

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Projects) of the California Environmental Quality Act Guidelines. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049- 392-07, 08 & 09). Continued from 3/16/2009.

**Action: Approved, subject to conditions**

**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 12/15/2008, 1/05/2009, 1/21/2009, 2/2/2009, 2/18/2009, 3/16/2009 and 4/6/2009.

**Action: Continued to 6/1/2009**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV08-028 AND PMTT08-011:** A development plan (File No. PDEV08-028) to construct six 10-plex buildings and two 6-plex buildings, totaling 72 units in conjunction with a tentative tract map (File No. PMTT08-011) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the Planning Area 5 (proposed) land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-28, 218-953-03 thru 12, 218-953-16 thru 19, and 218-953-22 thru 24). Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE EDENGLEN SPECIFIC PLAN FOR FILE NO. PSPA08-005:** An amendment to the Edenglen Specific Plan to 1) amend the amount of units allocated to Planning Area 1 through Planning Area 5; 2) introduce three new product types; 3) revise the residential development standards and design guidelines; and 4) revise and update various exhibits. The project is located within the Edenglen Specific Plan, which is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue to the east and Mill Creek Avenue to the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-931-01 thru 91, 218-941-01 thru 78, 218-951-01 thru 62, 218-952-01 thru 64, 218-953-01 thru 24, 218-961-01 thru 13 and 218-921-01 thru 30.). Planning Commission action is required.

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

**ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR08-008:** A request for Variance approval to deviate from the minimum freeway sign separation requirements, an approximate 144-foot reduction, from 600 feet to 456 feet, and to deviate from the maximum area for freeway signs, an approximate 550-foot increase, from 150 feet to approximately 700 feet, on approximately 4.59 acres of land located at 2131 Convention Center Way, within the C4 (Airport Related Services) zoning district. Staff is recommending the adoption of a Negative Declaration of environmental effects. **Submitted by Mark Christopher Chevrolet, Inc.** (APN: 110-321-23). Planning Commission action is required.

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

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

Meeting cancelled

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***APRIL 21, 2009 CITY COUNCIL MEETING***

**URGENCY ORDINANCE:** An urgency ordinance amending ordinance no. 2829 approving the Downtown Civic Center Planned Unit Development (File No. PUD06-001), to allow the rental of townhomes located within blocks A3 and A4 (bordered by B Street on the north, Sultana Avenue on the east, Holt Boulevard on the south and Plum Avenue on the west) of the Planned Unit Development (APN: 1048-547-04 through 27, 29 through 52, 54 through 73, 75 through 92 and 94; and 1048-548-01 through 54).

**Action: Continued to 5/5/2009**

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***APRIL 28, 2009 PLANNING COMMISSION MEETING***

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NO'S. PDEV08-017 AND PVAR09-002:** A Development Plan (File No. PDEV08-017) to demolish an existing 8,000-square foot structure and construct a 29,000 square foot warehouse/office building and a Variance request (File No. PVAR09-002) to exceed the maximum building height from 25 feet to 35 feet, on 2.66 acres within the M2 (Industrial Park) District, located at 1165 East Belmont Street. Staff is recommending Planning Commission adopt a Negative Declaration of environmental effects. **Submitted by Fullmer Construction Company, Inc.** (APN: 1049-392-15). Continued from 3/24/2009.

**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND AMENDMENT TO THE EDENGLLEN SPECIFIC PLAN FOR FILE NO.**

**PSPA08-005:** An amendment to the Edenglen Specific Plan to 1) amend the amount of units allocated to Planning Area 1 through Planning Area 5; 2) introduce three new product types; 3) revise the residential development standards and design guidelines; and 4) revise and update various exhibits. The project is bounded by Riverside Drive on the north, Chino Avenue on the south, Milliken Avenue on the east and Mill Creek Avenue on the west. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-931-01 thru 91, 218-941-01 thru 78, 218-951-01 thru 62, 218-952-01 thru 64, 218-953-01 thru 24, 218-961-01 thru 13 and 218-921-01 thru 30.) City Council action is required.

**Action: Recommended approval by the City Council**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND TENTATIVE TRACT MAP REVIEW FOR FILE NO.**

**PDEV08-028 AND PMTT08-011 (TT18472):** A development plan (File No. PDEV08-028) to construct six 10-plex buildings and two 6-plex buildings, totaling 72 units in conjunction with a tentative tract map (File No. PMTT08-011 (TT18472)) to subdivide 3.69 acres of land into eight lots to accommodate the eight proposed buildings and three lettered lots for alleys and additional landscaping. The project is located within the Planning Area 5 (proposed) land use designation of the Edenglen Specific Plan, generally located south of Bethany Way, and west of Westmont Lane. The environmental impacts of this project were reviewed in conjunction with the Edenglen Specific Plan EIR (SCH# 2004051108). This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference. **Submitted by Edenglen Ontario, LLC** (APNs: 218-921-28, 218-953-03 thru 12, 218-953-16 thru 19, and 218-953-22 thru 24).

**Action: Approved, subject to conditions**

**ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR08-008:** A request for Variance approval to deviate from the minimum freeway sign separation requirements, an approximate 144-foot reduction, from 600 feet to 456 feet, and to deviate from the maximum area for freeway signs, an approximate 550-foot increase, from 150 feet to approximately 700 feet, to facilitate the removal and an existing freeway sign and construction of a new freeway sign and digital message center on approximately 4.59 acres of land located at 2131 Convention Center Way, within the C4 (Airport Related Services) zoning district.. Staff is recommending the adoption of a Negative Declaration of environmental effects. **Submitted by Mark Christopher Chevrolet, Inc.** (APN: 110-321-23).

**Action: Approved, subject to conditions**

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**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA09-001:** A Development Code Amendment amending Article 35 (Deemed Approved Alcoholic Beverage Sale) of Chapter 1 (Zoning and Land Use Requirements) of the Ontario Development Code relating to alcoholic beverage regulations for on-sale and off-sale alcohol facilities. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. **City initiated.** City Council action is required.

**Action: Recommended approval by the City Council**

**NINTH ANNUAL MODEL COLONY AWARD NOMINATIONS:** A request for the Historic Preservation Commission to accept the nominations for the Ninth Annual Model Colony Awards (File No. PADV09-001), as recommended by the Historic Preservation Subcommittee. (City Council action is required).

**Action: Recommended approval by the City Council**