

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

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***AUGUST 3, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

Meeting Cancelled

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***AUGUST 3, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP07-047:** A Conditional Use Permit to establish a fabricated metal product manufacturing business within an existing 8,000 square foot industrial building within the M2 (Industrial Park) zone, located on the northeast corner of Baker Avenue and Elm Street, at 1451 South Baker Avenue. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Designer Metal Works and Lighting** (APN: 113-415-34). Continued from the 7/20/2009 meeting.

**Action: Approved, subject to conditions.**

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***AUGUST 4, 2009 CITY COUNCIL MEETING***

Meeting Cancelled

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***AUGUST 17, 2009 DEVELOPMENT ADVISORY BOARD MEETING***

**ENVIRONMENTAL ASSESSMENT & DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV09-011:** A Development Plan to develop a 5-acre community park (South Bon View Park) within the Open Space (OS) land use designation, located on the east side of Bon View Avenue, south of Francis Street. The environmental impacts of this project were previously reviewed under the Mitigated Negative Declaration prepared for File No. PDEV09-008, approved on 6/15/2009. This application introduces no new significant environmental impacts. **Submitted by City of Ontario Community & Public Services Agency** (APN: 1050-511-01).

**Action: Approved, subject to conditions.**

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**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP08-028:** A Conditional Use Permit to establish a phased master plan to facilitate the expansion of Ontario Christian High School, located at 931 West Philadelphia Street, within the R1 (Low Density Residential) zoning district. Staff is recommending Planning Commission adopt a Mitigated Negative Declaration of environmental effects. **Submitted by Ontario Christian High School** (APN: 1015-151-01, 1015-171-01 & 1015-141-04, 05, 06, 12,). Planning Commission action is required.

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

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***AUGUST 17, 2009 ZONING ADMINISTRATOR MEETING***

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-009:** A request to amend a previously approved Conditional Use Permit (File No. PCUP05-041) allowing the establishment of an automobile dismantling facility on 0.9 acres of land located at 1125 and 1128 E. California Street, within the M3 (General Industrial) zoning district. The applicant is requesting approval to phase the construction of certain on-site and off-site improvements over a two-year period. Staff has determined that the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Albert W. Pattison** (APN: 1049-172-03 & 06).

**Action: Continued to the 9/9/2009 meeting.**

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***AUGUST 18, 2009 CITY COUNCIL MEETING***

A Development Code Amendment (File No. PDCA09-002) revising Ontario Municipal Code provisions pertaining to the licensing of massage therapists and practitioners, and massage establishments in accordance with changes in state law pursuant to Senate Bill No. 731. **City Initiated.**

**Action: Approved the introduction of the ordinance.**

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***AUGUST 25, 2009 PLANNING COMMISSION MEETING***

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-002:** An amendment to The Ontario Center Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Garden Commercial and Urban Commercial designations and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** Continued from the 7/14/2009 meeting.

**Action: Continued to the 9/22/2009 meeting.**

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA09-003:** An amendment to the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties ("The Mills") Specific Plan to allow smoking lounges, hookah lounges, and similar facilities as a conditionally permitted use in the Commercial/Office designation and establish development standards for the operation of said facilities. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the general rule of exemption contained in Section 15061(b)(3) of the CEQA Guidelines. **City Initiated.** Continued from the 7/14/2009 meeting.

**Action: Continued to the 9/22/2009 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.)

**Action: Continued to the 9/22/2009 meeting.**

**ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE NO. PUD09-001:** An amendment to the Downtown Civic Center Planned Unit Development (PUD) to allow for the sale and rental of town homes located within Blocks A3 and A4 of the PUD, bordered by B Street on the north, Sultana Street on the east, Holt Boulevard on the south and Lemon Street on the West. The environmental impacts of this project were reviewed in conjunction with the Ontario Downtown Civic Center Environmental Impact Report (SCH No. 200405115, certified on November 16, 2004), which was adopted by the City Council on May 16, 2006. This application introduces no new significant environmental impacts. **City initiated** (APN 1048-547-04 through 27, 29 through 52, 54 through 73, 75 through 92 and 94; and 1048-548-01 through 54). City Council action is required.

**Action: Continued to the 9/22/2009 meeting.**

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**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO.: PCUP08-028:** A Conditional Use Permit to establish an 8-phased master plan for Ontario Christian High School, to facilitate the expansion of additional classrooms, an athletic center, football field improvements, baseball field improvements, tennis court additions and parking lot expansion and improvements, located at 931 West Philadelphia Street, within the R1 (Low Density Residential) zoning district. Staff is recommending Planning Commission approval and adoption of a Mitigated Negative Declaration of environmental effects. **Submitted by Ontario Christian High School** (APNs: 1015-151-01; 1015-171-01; and 1015-141-04, 05, 06 & 12).

**Action: Approved, subject to conditions.**

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