

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

SEPTEMBER 1, 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.

Action: Final Adoption of ordinance revising the Ontario Municipal Code.

SEPTEMBER 9, 2009 DEVELOPMENT ADVISORY BOARD MEETING

Meeting cancelled

SEPTEMBER 9, 2009 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-009: A request to amend the description of business operations and phase the construction of certain on-site and off-site improvements required in conjunction with a previously approved Conditional Use Permit (File No. PCUP05-041) allowing the establishment of an automobile dismantling facility on two parcels of land totaling on 0.9 acres in size, located at 1125 E. California Street and 1128 E. Ontario Street, within the M3 (General Industrial) zoning district. 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). Continued from the 8/17/2009 meeting.

Action: Approved, subject to conditions.

SEPTEMBER 15, 2009 CITY COUNCIL MEETING

No Planning Department items on the agenda

SEPTEMBER 21, 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 105/2009 meeting.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND CONDITIONAL USE PERMIT FOR FILE NO. PDEV09-007 AND PCUP09-011: A Development Plan (**File No. PDEV09-007**) and Conditional Use Permit (**File No. PCUP09-011**) to construct and operate a 6,860 square foot day care facility with a 1,470 square foot second story to be used as a parsonage and a 1,560 square foot storage addition to the existing multipurpose facility on 8.77 acres of land currently developed with a church and multi-purpose facility within the AG (SP) zoning district, located at the southwest corner of Riverside Drive and Cucamonga Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Nilo Stuart** (APN: 1052-141-03). **Planning Commission action is required.**

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Action: Recommended Planning Commission approval, subject to conditions.

SEPTEMBER 21, 2009 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-019: A Conditional Use Permit to establish a religious assembly use within an existing 1,500 square foot commercial building located near the northeast corner of Grove Avenue and Fourth Street, at 1385 East Fourth Street, within the C1 (Shopping Center) zoning designation. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Juan Jose Orantes** (APNs: 0108-381-15).

Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-021: A Conditional Use Permit to establish live entertainment in conjunction with alcoholic beverage sales for Winners Circle Bar, located near the southwest corner of Philadelphia Street and Mountain Avenue, at 1045 West Philadelphia Street, within the C1 (Shopping Center) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Palos Winner Circle Cocktail Lounge** (APNs: 1015-131-15).

Action: Approved, subject to conditions.

SEPTEMBER 22, 2009 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND 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 June 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

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 8/25/2009 meeting.

Action: Withdrawn.

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 8/25/2009 meeting.

Action: Withdrawn.

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**),

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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 10/27/2009 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. Continued from the 8/25/2009 meeting.

Action: Withdrawn.

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN REVIEW AND CONDITIONAL USE PERMIT FOR FILE

NOS. PDEV09-007 AND PCUP09-011: A Development Plan (**File No. PDEV09-007**) and Conditional Use Permit (**File No. PCUP09-011**) to construct and operate a 6,860 square foot day care facility, with a 1,470 square foot second story to be used as a parsonage, and a 1,560 square foot storage addition to the existing multipurpose facility on 8.77 acres of land currently developed with a church and multi-purpose facility within the AG(SP) zoning district, located at the southwest corner of Riverside Drive and Cucamonga Avenue. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. **Submitted by Nilo Stuart** (APN: 1052-141-03).

Action: Approved, subject to conditions.

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 10/27/2009 meeting.

PHP09-006: A request to designate a 971 square foot single family residence, a Colonial Revival Bungalow located at 419 East Granada Court, as Local Historic Landmark No. 85 within the R1-Single Family Residential Zone; **submitted by Robert J. Lyster, Jr.** (APN: 1048-251-27). City Council action is required.

Action: Recommended City Council approval.