

City of Ontario Planning Department
MONTHLY ACTIVITY REPORT—ACTIONS
Month of: May 2010

MAY 3, 2010 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-001: A Development Plan to develop approximately 2.29 acres as a parking lot for additional parking for American Career College generally located along the terminus of Turner Avenue and Sedona Court for property located within the Urban Commercial land use designation of the Wagner Properties Specific Plan. 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 Guidelines. **Submitted by David A. Pyle-American Career College (APN: 210-191-13).**

Action: Approved, subject to conditions

MAY 3, 2010 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

MAY 4, 2010 CITY COUNCIL MEETING

No Planning Department Items on the Agenda

MAY 17, 2010 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT09-004 (PM 19198) AND PCUP08-036: A Tentative Parcel Map (File No. PMTT09-004 (PM 19198)) to reconfigure 4.91 acres of land into 4 parcels, vacate a portion of Main Street between Sultana Avenue and Campus Avenue and vacate a portion of Monterey Avenue between Emporia Street and State Street, and a Conditional Use Permit (File No. PCUP08-036) to operate a recycling facility, located at the northwest corner of Main Street and Campus Avenue, at 608 East Main Street, within the M3 (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Main Street Fibers** (APNs: 1049-081-01, 1049-081-02, 1049-081-11, 1049-082-06, 1049-083-01, 1049-083-03, 1049-083-08, 1049-083-09, 1049-083-10, 1049-083-11 & 1049-083-13). Planning Commission action is required. Continued from the 4/19/2010 meeting.

Action: Recommended Planning Commission approval, subject to conditions

MAY 17, 2010 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-008: A Conditional Use Permit to establish alcoholic beverage sales (Type 41 ABC License, On-Sale Beer and Wine for Bona Fide Public Eating Place), in conjunction with an existing restaurant (Fredy's Tacos), located at the northwest corner of Fourth Street and Vineyard Avenue at 1821 East Fourth Street, within the C1 (Shopping Center Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Luis Eduardo Sandoval** (APN: 0110-301-21).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-013: A Conditional Use Permit to establish alcoholic beverage sales (Type 47 ABC License, On-Sale General for Bona Fide Public Eating Place) and live entertainment, in conjunction with an existing restaurant (Garden Square Restaurant), located near the northwest corner of Holt Boulevard and Vineyard Avenue at 201 North Vineyard Avenue, within the C4 (Airport Related Services) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Garden Square Restaurant** (APN: 0110-092-13).

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ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-016: A revision to a previously approved Conditional Use Permit (**File No. PCUP06-039, Decision No. 2007-11**) to include live entertainment in conjunction with an existing restaurant (El Pescador) with alcoholic beverage sales (Type 47 ABC License, On-Sale General for Bona Fide Public Eating Place), located at the southeast corner of Euclid Avenue and "G" Street, at 636 North Euclid Avenue in the C2 (Central Business District Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by El Pescador Restaurant** (APN: 1048-361-01).

Action: Approved, subject to conditions

MAY 18, 2010 CITY COUNCIL MEETING

"HISTORIC PRESERVATION MONTH" IN THE CITY OF ONTARIO: That the City Council recognize the month of May 2010 as "Historic Preservation Month" in the City of Ontario.

Action: Approved

A SPECIFIC PLAN AMENDMENT (FILE NO. PSPA10-001) TO THE WAGNER PROPERTIES SPECIFIC PLAN TO INCORPORATE APPROXIMATELY 2.29 ACRES INTO THE URBAN COMMERCIAL LAND USE DESIGNATION FOR PROPERTY GENERALLY LOCATED ALONG THE SOUTHWEST CORNER OF TURNER AVENUE AND SEDONA COURT: That the City Council adopt a resolution approving File No. PSPA10-001 and a Mitigated Negative Declaration, pursuant to the facts and reasons contained in the staff report.

Action: Approved

MAY 25, 2010 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT09-004 AND PCUP08-036: A Tentative Parcel Map (**File No. PMTT09-004 (PM 19198)**) to reconfigure 4.91 acres of land into 4 parcels, vacate a portion of Main Street between Sultana Avenue and Campus Avenue and vacate a portion of Monterey Avenue between Emporia Street and State Street, and a Conditional Use Permit (**File No. PCUP08-036**) to operate a recycling facility, located at the northwest corner of Main Street and Campus Avenue, at 608 East Main Street, within the M3 (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. **Submitted by Main Street Fibers.** (APNs: 1049-081-01, 1049-081-02, 1049-081-11, 1049-082-06, 1049-083-01, 1049-083-03, 1049-083-08, 1049-083-09, 1049-083-10, 1049-083-11 & 1049-083-13). Continued from the 4/27/2010 meeting.

Action: Approved, subject to conditions

NOTICE OF MODIFICATION/REVOCATION PROCEEDINGS FOR CONDITIONAL USE PERMIT FILE NO. PCUP01-054, PURSUANT TO ONTARIO MUNICIPAL CODE SECTION 9-1.0955: A public hearing to consider revocation of, or further regulation of, Conditional Use Permit No. PCUP01-054, which was previously approved for 1,720 square foot expansion of floor area into the adjacent tenant space, the use of a maximum of five (5) pool tables and legalization of the previous non-conforming use of serving alcoholic beverages for Bar La Botana. Conditional Use Permit PCUP01-054 was approved by the Zoning Administrator of the City of Ontario on November 1, 2001 (Decision No. 2001-43). The project site is located on the southwest corner of Mission Boulevard and Mountain Avenue at 858 South Mountain Avenue, within the C1 (Shopping Center Commercial) zoning district. At the request of the Ontario Police Department, Conditional Use Permit PCUP01-054 was scheduled for the June 30, 2005 Zoning Administrator public hearing due to violations of the approved conditions. Violations included the unapproved addition of a dance floor, live entertainment and unpermitted building modifications. City staff and the Bar La Botana owner negotiated an agreement to convert the facility back to the approved floor plan. As a result of the negotiations, Conditional Use Permit PCUP01-054 was not taken to the Zoning Administrator public hearing. However, since the negotiations took place, a number of additional California State Code, Building Code, Fire Code, Department of Alcoholic Beverage Control and Conditional Use

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Permit violations have occurred. The action to further regulate or revoke Conditional Use Permit File No. PCUP01-054 has been initiated due to certain nuisance activities/violations of Bar La Botana. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies). **City Initiated.** (APN: 1011-381-03) Continued from the 4/27/2010 meeting.

Action: Conditional Use Permit Revoked

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP08-038: A Conditional Use Permit to establish live entertainment at Bar La Botana, located on the southwest corner of Mission Boulevard and Mountain Avenue at 858 South Mountain Avenue, within the C1 (Shopping Center Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). **Submitted by Francisco Javier Gonzalez.** (APN: 1011-381-03) Continued from the 4/27/2010 meeting.

Action: Denied

APPEAL OF ZONING ADMINISTRATOR DECISION NO. 2010-11, DENYING FILE NO. PCUP09-040: An appeal of Zoning Administrator Decision No. 2010-11, denying a Conditional Use Permit to establish live entertainment, the sale of alcoholic beverages for on-premise consumption, limited to beer (Type 40 ABC License), and a vocational/trade school offering training in music, soundstage setup and sound recording, in conjunction with an existing facility offering the rental of recording and sound studios, band rehearsal space, television and radio broadcasting studios, and stage equipment within an existing building totaling approximately 40,000 square feet on 1.5 acres of land located at 451 S. Kettering Drive, within the M3 (General Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder pursuant to § 15301 (Existing Facilities) of the CEQA Guidelines. **Submitted by Unchained Studios, LLC** (APN: 238-241-17).

Action: Continued to the 6/22/2010 meeting
