

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

APRIL 5, 2010 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

APRIL 5, 2010 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-040: A Conditional Use Permit to establish live entertainment and the sale of alcoholic beverages for on-premise consumption, limited to beer (Type 40 ABC License), in conjunction with a facility offering the rental of recording, sound and rehearsal studios, television and radio broadcasting studios, and stage equipment. In addition, the applicant is requesting approval to establish a vocational and trade school offering training in music, soundstage setup and sound recording. The facility will operate within an existing building totaling approximately 40,000 sq-ft on 1.5 acres of land located at 451 South Kettering Drive, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Unchained Studios, LLC** (APN: 238-241-17). Continued from 2/17/10, 3/1/10, 3/15/10, and 3/29/10 meetings.

Action: Denied.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-010: A request to amend a previously approved Conditional Use Permit (File No. PCUP01-059) allowing alcoholic beverage sales for consumption off the premises, limited to beer and wine (Type 20 ABC License), in conjunction with an existing supermarket located at 426 N. Euclid Avenue, within the C2 (Central Business District) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Gary Will Co., Inc.** (APN: 1048-363-05).

Action: Approved, subject to conditions.

APRIL 6, 2010 CITY COUNCIL MEETING

No Planning Department on the Agenda

APRIL 19, 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 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.

Action: Continued to the 5/17/2010 meeting.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV09-019, PCUP09-036 & PVAR09-005: A Development Plan (File No. PDEV09-019) and Conditional Use Permit (File No. PCUP09-036) request to construct and operate a 50'-6" tall wireless communication monopole tower within 500 feet of residentially zoned property, and a Variance (File No. PVAR09-005) request to exceed the height limit of 40 feet for property located within the C3 (Commercial Service) & EA (Euclid Avenue Overlay) land use designations at 2441 S. Euclid Avenue. A Negative Declaration of environmental effects has been prepared for this project. **Submitted by T-Mobile West Corporation** (APN: 1051-211-10). Planning Commission action is required.

Action: Recommended approval, subject to conditions.

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ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA10-001: A Specific Plan Amendment to the Wagner Properties Specific Plan to incorporate approximately 2.29 acres into the Urban Commercial land use designation for property located along the southeast corner of Turner Avenue and Sedona Court. A Mitigated Negative Declaration of environmental effects has been prepared for this project. **Submitted by David A. Pyle-American Career College** (APN: 210-191-13). Planning Commission action is required.
Action: Recommended approval.

APRIL 19, 2010 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

APRIL 20, 2010 CITY COUNCIL MEETING

No Planning Department on the Agenda

APRIL 27, 2010 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA10-001: A Specific Plan Amendment to the Wagner Properties Specific Plan (File No. PSPA10-001) to incorporate approximately 2.29 acres into the Urban Commercial land use designation for property located along the southeast corner of Turner Avenue and Sedona Court. A Mitigated Negative Declaration of environmental effects has been prepared for this project. **Submitted by David A. Pyle-American Career College** (APN: 210-191-13). City Council action is required.
Action: Recommended approval.

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT MODIFICATION FOR FILE NO. PCUP10-012: A Conditional Use Permit Modification (File No. PCUP10-012) amending a previously approved condition of approval for American Career College (File No. PCUP05-011) that restricted the number of students enrolled at the school, for property located along the southeast corner of Turner Avenue and Sedona Court within the Urban Commercial land use designation of the Wagner Properties Specific Plan. The environmental impacts for the project were previously reviewed under File Nos. PDEV04-006 & PCUP05-011 for which a Mitigated Negative Declaration was adopted. No new impacts are anticipated. **Submitted by David A. Pyle-American Career College** (APN: 210-191-13).
Action: Approved, subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEW FOR FILE NOS. PDEV09-019, PCUP09-036 & PVAR09-005: A Development Plan (**File No. PDEV09-019**) and Conditional Use Permit (**File No. PCUP09-036**) request to construct and operate a 50'-6" tall wireless communication monopole tower within 500 feet of residentially zoned property, and a Variance (**File No. PVAR09-005**) request to exceed the height limit of 40 feet for property located within the C3 (Commercial Service) & EA (Euclid Avenue Overlay) land use designations at 2441 S. Euclid Avenue. A Negative Declaration of environmental effects has been prepared for this project. **Submitted by T-Mobile West Corporation** (APN: 1051-211-10).
Action: Approved, subject to conditions.

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.**

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(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)

Action: Continued to the 5/25/2010 meeting.

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 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)

Action: Continued to the 5/25/2010 meeting.

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).

Action: Continued to the 5/25/2010 meeting.

TENTH ANNUAL MODEL COLONY AWARD NOMINATIONS: (File No. PADV10-001) A request for the Historic Preservation Commission to accept the nominations for the Tenth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee. City Council action is required.

Action: Accepted nominations.
