

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

DECEMBER 6, 2010 DEVELOPMENT ADVISORY BOARD MEETING

Meeting Cancelled

DECEMBER 6, 2010 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-045: A Conditional Use Permit to establish alcoholic beverage sales (Type 21 Off-Sale General, ABC License) in conjunction with a Circle K convenience store, located at the northwest corner of Vineyard Avenue and "D" Street, at 405 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 Anaz 2010 Corporation** (APN: 0110-261-16). Continued from the 11/15/10 meeting.

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-026: A Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for off-site consumption (Type 20 ABC License), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at 2950 S. Archibald Avenue. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines; **submitted by Walgreens** (APN: 1083-061-04)

Action: Denied

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-027: A Conditional Use Permit to establish a small-scale recycling facility within an existing commercial retail center, located at the northeast corner of Euclid and Budd, at 1413 South Euclid 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 Avedis Degirmendjian** (APN: 1050-081-20).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-041: A Conditional Use Permit to establish a chemical packing and manufacturing facility located near the northwest corner of Mission Boulevard and Magnolia Avenue, at 620 South Magnolia Avenue, 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 Chemrich laboratories, Inc.** (APN: 1011-211-17).

Action: Continued to 12/20/2010

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-044: A Conditional Use Permit to construct a 3,635 square foot, two-story accessory structure, near the northwest corner of Magnolia and Philadelphia, at 2134 South Magnolia Avenue, within the AR (Agricultural Residential) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Frank Martins** (APN: 1014-551-03).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-047: A Conditional Use Permit to establish a cash-for-gold facility within a kiosk inside the Ontario Mills, located at One East Mills Circle, within the Regional Commercial district of the Ontario Mills Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Chris Nielsen** (APN: 0238-014-36).

Action: Approved, subject to conditions

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DECEMBER 7, 2010 CITY COUNCIL MEETING

AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH EDENGLLEN ONTARIO, LLC: Adoption of an ordinance authorizing the City Manager to execute the First Amendment to the Development Agreement between the Edenglen Ontario LLC of Irvine, California, and the City of Ontario.

DECEMBER 20, 2010 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV10-003 AND PCUP10-046: A Development Plan (File No. PDEV10-003) and Conditional Use Permit (File No. PCUP10-046) to construct and operate a stealth wireless communication tower (T-Mobile and Verizon), located at the northwest corner of Campus and Sunkist, at 617 East Campus Avenue, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15303 (New Construction or Conversion of Small Structures). **Submitted by T-Mobile and Verizon** (APN: 1049-232-21). Planning Commission is required.

Action: Recommendation of approval, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-008 & PVAR10-002: A Development Plan (File No. PDEV08-008) to construct a 3,920 square foot commercial/retail building and a Variance (File No. PVAR10-002) to reduce the front parking setback from 20 feet to 10 feet, on 0.43 acres of vacant land, located on the east side of Archibald Avenue south of Oakhill Street in the C1 (Shopping Center Commercial) zone. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Aly Haidar on behalf of Danny Yang** (APN: 0218-051-98). Planning Commission action is required.

Action: Recommendation of approval, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-004 & PCUP10-015: A Development Plan (File No. PDEV10-004) to construct and a Conditional Use Permit (File No. PCUP10-015) to operate a 55-foot tall monopine telecommunication facility on 0.48 acres of land, generally located at the southeast corner of Fifth Street and Hellman Avenue, in the M2 (Industrial Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by T-Mobile West Corporation** (APN: 0210-062-58). Planning Commission action is required.

Action: Recommendation of approval, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-011: A revision (File No. PDEV10-011) to a previously approved Development Plan (File No. PDEV07-030) to construct 11 detached units on 1.2 acres of vacant land located at the northwest corner of Riverside Drive and Campus Avenue, at 629 E. Riverside Drive, within the R2 (Medium Density Residential) zone. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by Crestwood Communities** (APN: 1051-601-03). Planning Commission action is required.

Action: Recommendation of approval, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-015: A request to establish a Conceptual Master Plan for George Gibbs Park located on approximately 2.8 acres within the Public Facilities zone, located between 5th Street to the north and Princeton Street to the south. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) [General Rule]. **Submitted by City of Ontario** (APN: 1008-561-02). Planning Commission Action is required.

Action: Recommendation of approval, subject to conditions

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DECEMBER 20, 2010 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-041: A Conditional Use Permit to establish a chemical packing and manufacturing facility located near the northwest corner of Mission Boulevard and Magnolia Avenue, at 620 South Magnolia Avenue, 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 Chemrich laboratories, Inc.** (APN: 1011-211-17). Continued from the 12/06/10 meeting.
Action: Approved, subject to conditions

DECEMBER 20, 2010 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND VARIANCE REVIEW FOR FILE NOS. PDEV08-008 & PVAR10-002: A Development Plan (File No. PDEV08-008) to construct a 3,920 square foot commercial/retail building and a Variance (File No. PVAR10-002) to reduce the front parking setback from 20 feet to 10 feet, on 0.43 acres of vacant land, located on the east side of Archibald Avenue south of Oakhill Street in the C1 (Shopping Center Commercial) zone. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. **Submitted by Aly Haidar on behalf of Danny Yang** (APN: 0218-051-98).
Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV10-004 & PCUP10-015: A Development Plan (File No. PDEV10-004) to construct and a Conditional Use Permit (File No. PCUP10-015) to operate a 55-foot tall monopine telecommunication facility on 0.48 acres of land, generally located at the southeast corner of Fifth Street and Hellman Avenue, in the M2 (Industrial Park) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15332 (In-Fill Development Projects) of the State CEQA Guidelines. **Submitted by T-Mobile West Corporation** (APN: 0210-062-58).
Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT FOR FILE NOS. PDEV10-003 AND PCUP10-046: A Development Plan (File No. PDEV10-003) and Conditional Use Permit (File No. PCUP10-046) to construct and operate a stealth wireless communication tower (T-Mobile and Verizon), located at the northwest corner of Campus and Sunkist, at 617 East Campus Avenue, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15303 (New Construction or Conversion of Small Structures). **Submitted by T-Mobile and Verizon** (APN: 1049-232-21).
Action: Approved, subject to conditions

PCUP10-048: NOTICE OF CONDITIONAL USE PERMIT MODIFICATION PROCEEDINGS FOR FILE NOS. PCUP05-049 AND PCUP08-035, PURSUANT TO ONTARIO MUNICIPAL CODE SECTION 9-1.0955: A public hearing to consider actions to further regulate, through modification of previously imposed conditions of approval, Conditional Use Permit File Nos. PCUP05-049 and PCUP08-035, which allowed the establishment of alcoholic beverage sales, including beer, wine, and distilled spirits (Type 47 On-Sale General for Bona Fide Public Eating Place), and live entertainment in conjunction with Toro Sushi restaurant, and consolidation of all previous and proposed actions under a single file (File No. PCUP10-048), located at 1520 North Mountain Avenue, within the Sixth Street District of the Mountain Village Specific Plan. The action to further regulate the Conditional Use Permits has been initiated due to certain nuisance activities/violations by Toro Sushi.
Action: Modifications made to the conditions of approval

DECEMBER 21, 2010 CITY COUNCIL MEETING

No Planning Department items on the agenda