



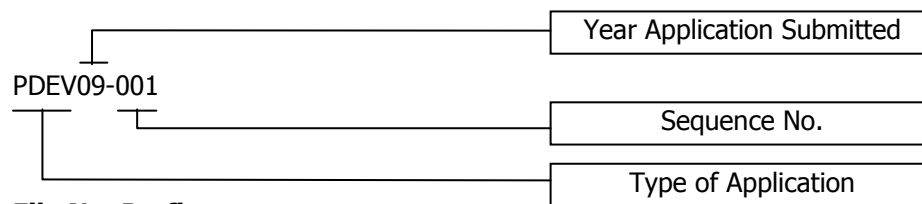
# ***CITY OF ONTARIO PLANNING DEPARTMENT QUARTERLY DEVELOPMENT ACTIVITY REPORT***

***First Quarter 2010  
(Ending March 31, 2010)***

## ***Commercial Development and Related Applications***

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### **LEGEND:**



### **File No. Prefixes:**

PCUP—Conditional Use Permit  
PDET—Determination of Use  
PDEV—Development Plan  
PGPA—General Plan Amendment  
PHP—Historic Preservation  
PLFD—Large Family Daycare  
PMTT—Parcel Map/Tentative Tract Map

PPRE—Preliminary Review  
PSPA—Specific Plan Amendment  
PSP—Specific Plan  
PVAR—Variance  
PWIL—Williamson Act Contract  
PZC—Zone Change

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP04-027**

**Related File:** PDEV04-027

**Staff:** LM

**Project Description:**

A Conditional Use Permit to establish a church within an existing building with a proposed approximate 2,444 square foot addition located at 222 W. "B" Street in the C2 (Central Business District) zone.  
 Related to PDEV04-027

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104856204

**Applicant:**

PAN DE VIDA SPANISH MINISTRY OF O  
 222 W. B STREET  
 ONTARIO, CA 91762  
 909-823-1446

**Dates:**

Submitted: 05/11/2004  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

INACTIVE

**PCUP04-031**

**Related File:**

**Staff:** SB

**Project Description:**

A Conditional Use Permit request to allow a small recycling collections facility to be located at the rear of an existing retail center on 4.651 acres of land in the C1 (Shopping Center Commercial) zone, located at 1000 N. Mountain Avenue.

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

101014102

**Applicant:**

TOMARA PACIFIC, INC.  
 150 KLUG CIRCLE  
 CORONA, CA 92880  
 909-520-1700 x258

**Dates:**

Submitted: 06/02/2004  
 Approved: 07/06/2009  
 Denied:  
 Expires: 07/06/2011

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PCUP06-007**

**Related File:** PDEV04-047

**Staff:** CM

**Project Description:**

A Conditional Use Permit to establish: (1) alcoholic beverage sales for off-premise consumption (Type 21--Off-Sale General--ABC license); (2) a game arcade; and (3) a banking center, in conjunction with a proposed Wal-Mart Supercenter generally located at the northwest corner of Mountain Avenue & Fifth Street, within the Main Street District of the Mountain Village Specific Plan (APN: 1008-431-03). Related File: PDEV04-047.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres - 16.29  
 Sq-Ft - 190,803  
 Lots/DUs -

**APN:**

100843103

**Applicant:**

EN ENGINEERING  
 1920 MAIN ST #850  
 IRVINE, CA 92614  
 949-486-0777

**Dates:**

Submitted: 03/22/2006  
 Approved: 11/26/2008  
 Denied:  
 Expires: 11/26/2011

**Activity:**

EP -  
 N/A - ☒ X  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP06-013**

**Related File:**

**Staff:** DA

**Project Description:**

A Conditional Use Permit to establish a religious assembly within an existing historic single family residence, within the R1 (Single Family Residential) zone, located at 704 E. E St

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104840201

**Applicant:**

THICH MINH DUNG (AKA KY CAO)  
 704 EAST E STREET  
 ONTARIO, CA 91764

**Dates:**

Submitted: 05/25/2006  
 Approved: 04/24/2007  
 Denied:  
 Expires:

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**PCUP06-037**

**Related File:** PDEV06-058

**Staff:** CR

**Project Description:**

A Conditional Use Permit request to operate an approximate 120 room 4-story hotel with subterranean parking on 1.4 acres of vacant land, located north of the I-10 Freeway, south of Shelby Street and west of Haven Avenue within the Urban Commercial land use district of Ontario Center Specific Plan. APN: 210-193-14

**Statistics:**

Acres - 1.40  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21019314

**Applicant:**

DR. AKBAR OMAR  
 222 SUNSET AVE.  
 WEST COVINA, CA 91790  
 626-338-7359

**Dates:**

Submitted: 09/22/2006  
 Approved: 02/05/2008  
 Denied:  
 Expires: 02/05/2011

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

Related Files: PDEV06-058

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**PCUP06-049**

**Related File:**

**Staff:** SB

**Project Description:**

A Conditional Use Permit request to allow for a small recycling materials collection facility, in an existing 3.4-acre shopping center, located at 3075 S. Archibald Ave., within the C1 (Shopping Center Commercial) zone.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21814127

**Applicant:**

TOMRA PACIFIC, INC.  
 150 KLUG CIRCLE  
 CORONA, CA 92880  
 951-520-1700

**Dates:**

Submitted: 11/15/2006  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

APN: 218-141-27

No changes to original plan.

**PCUP07-002**

**Related File:**

**Staff:** SB

**Project Description:**

A Conditional Use Permit (CUP) request to allow for a small recycling materials collection facility, in an existing 15.3-acre shopping center, located at 2522 S. Grove Ave., within the C1 (Shopping Center Commercial) zone

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105132155

**Applicant:**

TOMRA

**Dates:**

Submitted: 01/11/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

APN: 1051-321-52

The proposed location of the facility has moved to the north side of Albertson's supermarket / south of CVS

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP07-028**

**Related File:** PDEV07-033

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish a 175-room, 8-story tall Embassy Suites Hotel on 3.46 acres of land located at the southeast corner of the I-10 and Haven Avenue, within the Entertainment land use district of the Ontario Gateway Specific Plan (APN: 210-212-59). Related Files: PDEV07-033 and PCUP08-004.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**Statistics:**

Acres - 3.46  
 Sq-Ft - 155,577  
 Lots/DUs -

**APN:**

**Applicant:**

TGA DEV. & ENGINEERING, INC. (RENE  
 3536 COUNCOURS ST., STE. 220  
 ONTARIO, CA 91764  
 909-581-7212

**Dates:**

Submitted: 07/10/2007  
 Approved: 06/24/2008  
 Denied:  
 Expires: 06/24/2012

**Activity:**

EP - APPROVED  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

**PCUP07-034**

**Related File:**

**Staff:** LM

**Project Description:**

A Conditional Use Permit request to allow On-Site sales of beer and wine (ABC Type 41 license) in conjunction with a restaurant (Mariscos Sinaloa Style) within an existing commercial center, located at 2230 South Euclid Avenue, Unit E. Submitted by: Alfredo Padilla & Lucas Munguia (APN: 1051-051-69).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105105169

**Applicant:**

ALFREDO PADILLA & LUCAS MUNGUIA  
 3032 KALEI COURT  
 PERRIS, CA 92571  
 951-657-9812

**Dates:**

Submitted: 08/15/2007  
 Approved: 11/05/2007  
 Denied:  
 Expires: 11/05/2008

**Activity:**

EP - APPROVED  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP07-036**

**Related File:**

**Staff:** JH

**Project Description:**

A Conditional Use Permit (CUP) request to operate an approximate 920 recreational vehicle parking lot located on 23 acres of vacant land, within the SCE Easement designation of the Haven Gateway Centre Specific Plan (APNs: 218-071-45; 218-081-06, 09 & 10; and 211-312-02). Related File: PCUP07-036 and PDET08-003.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21807145

**Applicant:**

KEN CARRELL

**Dates:**

Submitted: 08/20/2007  
 Approved: 10/28/2008  
 Denied:  
 Expires: 10/28/2012

**Activity:**

EP - APPROVED  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP07-039**

**Related File:**

**Staff:** SB

**Project Description:**

A Conditional Use Permit modification to approved Conditional Use Permit PCUP02-053 removing the automobile service bays and increasing the size of an existing 575 square foot convenience market (without alcohol sales) by approximately 550 square feet for a total size of 1,125 square feet at an existing service station on .341 acres in the C1 (Shopping Center) zone located at 1066 E. Fourth Street.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104813124

**Applicant:**

PARMJIT SINGH BAINS  
 1066 E. FOURTH ST.  
 ONTARIO, CA 91764  
 909-984-5777

**Dates:**

Submitted: 10/16/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RETURNED

**PCUP07-051**

**Related File:**

**Staff:** CM

**Project Description:**

A modification to a previously approved Conditional Use Permit (File No. PCUP04-049) to expand the existing use to include a 4,800 square foot building for auto body and mechanical repair in conjunction with automobile sales (project includes an alley vacation), located at 122 N. Mountain Avenue, within the C3 (Commercial Service) zoning district (APNs: 1010-502-09, 10, 11 & 12).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

101050210

**Applicant:**

TRINIDAD JAUREGUI  
 1050 WEST HOLT BLVD  
 ONTARIO, CA 91764  
 909-391-8623

**Dates:**

Submitted: 12/20/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

**PCUP08-004**

**Related File:** PDEV07-033

**Staff:** LB

**Project Description:**

A Conditional Use Permit request to establish alcohol sales (Type 70-On-Site General ) in conjunction with a new 175-room Embassy Suites Hotel to be located within the new Ontario Gateway Specific Plan. The project site is located at the northeast corner of Haven Avenue and the I-10 Freeway. Related File: PDEV07-033 & PCUP07-028 (APN: 210-212-59)

**Statistics:**

Acres - 3.46  
 Sq-Ft - 155,577  
 Lots/DUs -

**APN:**

**Applicant:**

TGA DEVELOPMENT & ENGINEERING I  
 RENE GUERRERO  
 3400 INLAND EMPIRE BLV 91764  
 909-581-7212

**Dates:**

Submitted: 01/10/2008  
 Approved: 03/25/2008  
 Denied:  
 Expires: 04/25/2012

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP08-010**

**Related File:**

**Staff:** LM

**Project Description:**

A Conditional Use Permit request to establish (Lotus) a full service restaurant lounge, and a Type 47 alcohol license with live entertainment, located at 3660 Porsche Way within the Ontario Center Specific Plan..

ZA Decision No. 2008-19

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21021144

**Applicant:**

EVOLUTION, LLC  
 3660 PORSCHE WAY  
 ONTARIO, CALIFORNIA 9  
 949 933-8265

**Dates:**

Submitted: 03/13/2008  
 Approved: 09/23/2008  
 Denied:  
 Expires: 09/23/2011

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**PCUP08-014**

**Related File:** PDEV06-003

**Staff:** LM

**Project Description:**

A Conditional Use Permit for the sale and on-site consumption of alcoholic beverages, including beer, wine and distilled spirits (Type 47 ABC License), in conjunction with the Citizens Business Bank Community Arena located at 4000 E. Ontario Center Parkway, within the Piemonte District of the Ontario Center Parkway (APN: 0210-205-01).

RELATED FILE: PDEV06-003

ZA Deciison No. 2008-20

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21020408

**Applicant:**

AEG ONTARIO, LLC (JOHN K.)  
 1111 S. FIGUEROA ST.  
 LOS ANGELES, CA 90015  
 213-742-7114

**Dates:**

Submitted: 04/01/2008  
 Approved: 09/16/2008  
 Denied:  
 Expires: 09/16/2011

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PCUP08-016**

**Related File:** PDEV08-014

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish a drive-thru in conjunction with a proposed 3,000 sq-ft fast food restaurant on a 0.99-acre parcel located on the west side of Haven Avenue, south of Philadelphia Street, within the Commercial/Office land use designation of the California Center Commerce South Specific Plan (APN: 0218-061-45). Related File: PDEV08-014.

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*

**Statistics:**

Acres - 0.99  
 Sq-Ft - 3,000  
 Lots/DUs -

**APN:**

21806145

**Applicant:**

BOMBAY PARTNER, L.P. (GIL SAENZ, A  
 3535 INLAND EMPIRE BLVD.  
 ONTARIO, CA 91764  
 909-989-7771, Ext. 139

**Dates:**

Submitted: 04/23/2008  
 Approved: 03/24/2009  
 Denied:  
 Expires: 03/24/2011

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP - ☒  
 CON -  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP08-028**

**Related File:**

**Staff:** LM

**Project Description:**

A Conditional Use Permit to establish a phased master plan to facilitate the expansion of Ontario Christian High School located at 931 West Philadelphian Street, within the R1 (Low Density Residential) zoning district (APN:1015-141-04, 05, 06, 10 & 12).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

101514110

**Applicant:**

LEVITT GROUP ARCHITECTS  
 2224 GLENDON AVENUE  
 LOS ANGELES, CA 90064  
 310-470-0125

**Dates:**

Submitted: 06/24/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

**PCUP08-029**

**Related File:**

**Staff:** LB

**Project Description:**

A Conditional Use Permit to excess the maximum amount of allowed Temporary Use Permits (TUP) as well as the maximum amount of days for each TUP, per Article 13 of the Development Code, applicable to the Ontario Mills Mall parking lot, located on 96.41 acres of developed land within the Regional Commercial land uses designation of the California Commerce Center North. (APNs: Several Parcels Within the Ontario Mills Mall)

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

23801436

**Applicant:**

ONTARIO MILLS (MARC B. SMITH)  
 1 MILLS CIRCLE, SUITE 1  
 ONTARIO, CA 91764  
 909-484-8301

**Dates:**

Submitted: 07/03/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

INCOMPL

**PCUP08-038**

**Related File:** PCUP01-054

**Staff:** JH

**Project Description:**

The modification of an exiting Conditional Use Permit (PCUP01-054) to upgrade the existing ABC license from a Type 42 to a Type 48, and to allow live entertainment and dancing in conjunction with a restaurant (existing Bar La Botana), located at 858 South Mountain Avenue, within the C1 (Shopping Center Commercial) zoning district (APN: 1011-381-03). Related File: PCUP01-054.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

101138103

**Applicant:**

MISS MYARA?

**Dates:**

Submitted: 09/09/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**PCUP08-041**

**Related File:**

**Staff:** LM

**Project Description:**

A Conditional Use Permit request to establish an on-site sale, 500 Sq. Ft. small collection recycling facility, comprised of two roll-off containers and a storefront redemption area at an existing shopping center, located 1939 E. Fourth St., within the C1 (Neighborhood Commercial) zone (APN: 0110-441-04)

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11044104

**Applicant:**

EARTHWIZE RECYCLING (DON OPPER)  
 4315 E. LOWELL ST., STE. F  
 ONTARIO, CA 91761  
 909-605-5770

**Dates:**

Submitted: 12/03/2008  
 Approved: 04/13/2009  
 Denied:  
 Expires: 04/13/2011

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP09-004**

**Related File:**

**Staff:** RZ

**Project Description:**

A Conditional Use Permit to operate a 119,000-square foot, 150-room full service hotel (including the adaptive reuse of the historic 10,000-square foot Guasti Mansion), with meeting conference rooms, restaurant, fitness center and spa, on 7.21 acres of land located at 2903 Guasti Road, within Planning Area 2 (Office/Commercial/ Hotel) of the Guasti Plaza Specific Plan (APN: portion of 210-192-11). Related Files: PDEV09-005 and PHP\_09-001.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21019211

**Applicant:**

OM GUASTI, LLC  
 733 EIGHTH AVE  
 SAN DIEGO, CA 92101 92101

**Dates:**

Submitted: 02/03/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP09-006**

**Related File:** PDEV09-006

**Staff:** JH

**Project Description:**

A Conditional Use Permit to establish a four-story, 79-room hotel (La Quinta Inn) on 1.1 acres of land located near the northwest corner of Haven Avenue and the Pomona (SR60) Freeway, within the Commercial/Office designation of the California Commerce Center South Specific Plan (APN: 218-061-55). Related File: PDEV09-006.

**Statistics:**

Acres - 1.10  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21806155

**Applicant:**

HUAMIN CHANG  
 2227 W. VALLEY BLVD.  
 ALHAMBRA, CA 91803

**Dates:**

Submitted: 03/11/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP09-016**

**Related File:** PDEV09-010

**Staff:** CR

**Project Description:**

A Conditional Use Permit to allow a T-Mobil wireless telecommunications facility, replacing an existing wood pole with a new 52' high wood pole with 8 antennas and associated equipment, generally located west of the San Bernardino Flood Control Channel and south of West Sixth Street, within the public right-of-way (ROW).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21034171

**Applicant:**

T-MOBILE WEST

**Dates:**

Submitted: 06/04/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ INCOMPL  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RELATED FILE: PDEV09-010

**PCUP09-017**

**Related File:**

**Staff:** SB

**Project Description:**

A Conditional Use Permit request to allow the on-site sale and consumption of beer and wine (Type 41 ABC license) and live entertainment within an existing restaurant, Taco Hut, in the C3 (Commercial Service) zoning district, located at 1150 East Philadelphia Street (APN: 1051-151-08).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105115108

**Applicant:**

JESSIE & MARISOL MEDINA  
 1150 E. PHILADELPHIA ST., #106  
 ONTARIO, CA 91761  
 909-947-8226

**Dates:**

Submitted: 07/09/2009  
 Approved: 10/22/2009  
 Denied:  
 Expires:

**Activity:**

EP - APPROVED  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP09-020**

**Related File:**

**Staff:** DA

**Project Description:**

A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility, that includes a sanctuary area, office and tea/coffee rooms; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP06-018) to modify an existing Conditional Use Permit (File PCUP06-018) to operate a religious assembly use; and 4) a request for a Certificate of Appropriateness (File No. PHP09-008) to demolish an existing partially demolished single family structure on an eligible historic property. (APN: 1048-402-01)

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104840201

**Applicant:**

OUANG THIEN BUDDHIST TEMPLE  
 704 E E ST  
 ONTARIO, CA 91764 91764

**Dates:**

Submitted: 07/27/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP09-022**

**Related File:**

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish a night club (The Empire) with on-site alcohol sales (ABC Type 42 License) within a historic designated building located at 117 N. Euclid Avenue, within the C2 (Central Business Commercial) zoning district,

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104856407

**Applicant:**

LARRY JOHNSON & EMANUEL SAMUELS  
 117 N. EUCLID AVE.  
 ONTARIO, CA 91762  
 951-489-8611

**Dates:**

Submitted: 09/25/2009  
 Approved: 03/29/2010  
 Denied:  
 Expires: 03/29/2011

**Activity:**

EP - ☒ APPROVED  
 N/A -  
 PS - ☒  
 BP -  
 CON - ☒  
 C/O -

**Status:**

**PCUP09-025**

**Related File:** PDEV09-017

**Staff:** JH

**Project Description:**

Conditional Use Permit for a drive-through, located on Lot 6 at the Northwest corner of Riverside Drive and Milliken Avenue, within the Commercial Land Use Designation of the Tuscana Village Specific Plan. Related Files: PDEV09-016 - Tuscana Village Residential Development Plan (176 Units); PMTT09-003 - Tuscana Village Tentative Tract Map - 6 Parcels & 176 Dwelling Units; PDEV09-017 - Tuscana Village Commercial Phased Development Plan (Phase 1 = 15,000SF); and PCUP09-026 - Tuscana Village Commercial Drive-Through - Northern (Lot 4).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21809116

**Applicant:**

BRIAN JOHNSON  
 33971 SELVA ROAD, SUITE 135  
 DANA POINT, CA 92629

**Dates:**

Submitted: 10/06/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP09-026**

**Related File:** PDEV09-017

**Staff:** JH

**Project Description:**

Conditional Use Permit for a drive-through, located on Lot 4 at the Northwest corner of Riverside Drive and Milliken Avenue, within the Commercial Land Use Designation of the Tuscana Village Specific Plan. Related Files: PDEV09-016 - Tuscana Village Residential Development Plan (176 Units); PMTT09-003 - Tuscana Village Tentative Tract Map - 6 Parcels & 176 Dwelling Units; PDEV09-017 - Tuscana Village Commercial Phased Development Plan (Phase 1 = 15,000SF); and PCUP09-025 - Tuscana Village Commercial Drive-Through - Southern (Lot 6).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21809116

**Applicant:**

BRIAN JOHNSON  
 33971 ROAD, SUITE 135  
 DANA POINT, CA 92629

**Dates:**

Submitted: 10/06/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP09-029**

**Related File:**

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish a billiard/pool hall with a game arcade area and on-site sale and consumption of beer and wine sales within an existing 4,500 s.f. commercial building in the C1 (Shopping Center Commercial) Zone located at 2507 S. Euclid Avenue (APN 1051-281-80)

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105128180

**Applicant:**

TITA DE GUZMAN  
 1241 S. GRAND AVE, ST H  
 DIAMOND BAR, CA 91765

**Dates:**

Submitted: 10/21/2009  
 Approved: 04/20/2010  
 Denied:  
 Expires: 04/20/2011

**Activity:**

EP - ☒ X  
 N/A -  
 PS - ☒ X  
 BP -  
 CON - ☒ X  
 C/O -

**Status:**

APPROVED

**PCUP09-030**

**Related File:**

**Staff:** SB

**Project Description:**

A Conditional Use Permit (CUP) application to establish a church, religious assembly use, within a 2,480 Sq. Ft. unit, on a 1.31 acres of developed land, located at 1814-1816 East Elma Court, within the C4 (Airport Service Commercial) zoning district. (APN: 0110-022-13)

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11002213

**Applicant:**

IPRF VINEYARD / MR. MOODY RATU  
 7051 WHITEWOOD DR.  
 FONTANA, CA 92336  
 909-854-0206

**Dates:**

Submitted: 10/22/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RETURNED

**PCUP09-033**

**Related File:** PDEV09-018

**Staff:** DA

**Project Description:**

A Conditional Use Permit for the installation of a 45-foot high monopalm wireless telecommunication facility (for T-Mobile) on 1.51 acres of land located at 1127 N. San Antonio Avenue (APN: 1047-594-50). RELATED FILES: PDEV09-018 & PHP\_09-016.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104759450

**Applicant:**

T-MOBILE

**Dates:**

Submitted: 10/29/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**PCUP09-036**

**Related File:** PDEV09-019

**Staff:** LB

**Project Description:**

A Conditional Use Permit to operate a wireless communication tower within 500 feet of a residential zoned property, located at the southeast corner of Euclid and CA-60 Freeway at 2441 South Euclid Avenue within the C3 (Commercial Service District) zoning district (APN: APN: 1051-211-10). Related Files: PDEV09-019 & PVAR09-005.

**Statistics:**

Acres - 1.15  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105121110

**Applicant:**

T-MOBILE WEST CORPORATION  
 3257 EAST GUASTI ROAD  
 ONTARIO, CA 91761

**Dates:**

Submitted: 11/04/2009  
 Approved: 04/27/2010  
 Denied:  
 Expires: 04/27/2012

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP09-037**

**Related File:** PDEV06-041

**Staff:** DC

**Project Description:**

A Conditional Use Permit for a proposed auto body, paint, and customization shop, located on 4.78 acres of developed land, generally located east of Cucamonga Avenue and south of Belmont Street, at 1405 S. Cucamonga Avenue, within the M2 (Industrial Park) zoning district (APN: 1050-151-18)  
 RELATED FILE: PSGP09-009  
 ZA Decision: 2010-02

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105121110

**Applicant:**

PACIFIC COLLISION CENTERS  
 C/O: RANDALL JEPSON+STEVE VETTEL  
 1830 E. CEDAR ST. 91761  
 714-694-1830

**Dates:**

Submitted: 11/09/2009  
 Approved: 01/25/2010  
 Denied:  
 Expires: 01/25/2012

**Activity:**

EP - ☒ APPROVED  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**PCUP09-039**

**Related File:**

**Staff:** RZ

**Project Description:**

A Conditional Use Permit request to establish an auto body shop (no paint booth), within the C3 (Commercial Service) land use district, located at 536 W. California Street (APN: 1049-294-29). Related file: PCUP02-083.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104929422

**Applicant:**

MIKE SANTANA  
 503 W. CALIFORNIA  
 ONTARIO, CA 91762  
 909-988-0995

**Dates:**

Submitted: 11/24/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**PCUP10-001**

**Related File:** PCUP08-004

**Staff:** LB

**Project Description:**

A modification to a previously approved Conditional Use Permit (File No. PCUP08-004) allowing alcoholic beverage sales (Type 70 ABC license -- On-Sale General Restrictive Service) in conjunction with a 175-room Embassy Suites Hotel, to allow alcoholic beverage sales in conjunction with a bona fide restaurant (Type 47-On-Sale General Eating Place), located at 3663 E. Guasti Road (northeast corner of Haven Avenue and I-10 Freeway), within the Ontario Gateway Specific Plan. Related Files: PCUP08-004 & PDEV07-033 (APN: 210-212-59)

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21021251

**Applicant:**

BHARAT PATEL MANAGING PARTNER  
 5701 PROGRESS RD.  
 INDIANAPOLIS, IN 46241  
 317-247-5500

**Dates:**

Submitted: 01/07/2010  
 Approved: 03/08/2010  
 Denied:  
 Expires: 03/08/2012

**Activity:**

EP - ☒ APPROVED  
☒  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**PCUP10-003**

**Related File:** PDEV09-009

**Staff:** JH

**Project Description:**

A Conditional Use Permit to operate a compressed natural gas (CNG) fueling station and automated car wash on 0.44 acres of vacant land located at the southwest corner of Holt Boulevard and Vineyard Avenue, at 126 South Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11010111

**Applicant:**

NUTWOOD AVENUE, LLC  
 10100 EMPYREAN WAY, #202  
 LOS ANGELES, CA 90067

**Dates:**

Submitted: 02/11/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

Related File: PDEV09-009 & PVAR10-001

APN: 0110-101-11

**Legend:** EP - Submitted for entitlement processing  
 N/A - Approved But No Further Action

PS - Plans Submitted for Plan Check  
 BP - Building Permits Approved

CON - Under Construction  
 C/O - Certificate of Occupancy

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP10-005** **Related File:** PDEV10-002

**Staff:** JH

**Project Description:**

A Development Plan to operate a 52-foot high monopine telecommunication facility (for T-Mobile), within 500 feet of residentially zoned property, on 0.32 acres of developed land, located at 429 West California Street, within the C3 (General Commercial) zoning district (APN: 1049-331-01). Related File: PDEV10-002.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104933101

**Applicant:**

T-MOBILE USA  
 ED GALA  
 3257 GUASTI ROAD, #200 91761  
 714-709-1523

**Dates:**

Submitted: 02/25/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP10-007** **Related File:**

**Staff:** DA

**Project Description:**

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits, for consumption on the premises (Type 47 ABC license) in conjunction with a full-service restaurant and banquet facility (including live entertainment, dancing and catering services) within the historically designated Beverly Hotel located at 110 S. Euclid Avenue, within the C2 (Central Business Commercial) zoning district and the Euclid Avenue Overlay District (APN: 1049-057-05).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104905705

**Applicant:**

THEE AGUILA INC.  
 HENRY AGUILA, PRESIDENT  
 9300 PELLET ST. 90241  
 323-868-7256

**Dates:**

Submitted: 03/02/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP10-008** **Related File:**

**Staff:** JH

**Project Description:**

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.

APN: 0110-301-21

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11030107

**Applicant:**

FREDY'S TACOS INC.  
 LUIS & MARIA SANDOVAL  
 12692 ALTURA DR. 91739  
 909-816-7845

**Dates:**

Submitted: 03/02/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP10-009** **Related File:**

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine, for consumption off the premises (Type 20, ABC License), in conjunction with a gasoline service station located at 101 N. Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district (APN: 0110-092-04).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11009204

**Applicant:**

DAVINDER S TALWAR & BALJINDER KA  
 (MIKE AYAZ, APPLIC REP: 714-667-7171  
 4404 SUPERIOR STREET 92505  
 951-353-2408

**Dates:**

Submitted: 03/04/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ INCOMPL  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PCUP10-014**

**Related File:**

**Staff:** LB

**Project Description:**

A Conditional Use Permit request to allow Karaoke, DJ, and Live Entertainment at TGI Friday's Restaurant, generally located on the northwest corner of Guasti Road and Haven Avenue, at 3351 East Centrelake Drive, within the Commercial land use designation of the Centrelake Specific Plan (APN: 0210-551-16)

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21055116

**Applicant:**

BRIAD RESTAURANT GROUP, LLC  
 ATTN: DONNA FERRAGAMO  
 DBA: TGI FRIDAYS 07039  
 973-597-6433

**Dates:**

Submitted: 04/01/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RETURNED  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP10-016**

**Related File:** PCUP06-039

**Staff:** JH

**Project Description:**

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 (APN: 1048-361-01). Related File: PCUP06-039.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104836101

**Applicant:**

EL PESCADOR RESTAURANT  
 636 NORTH EUCLID AVENUE  
 ONTARIO, CA 91764

**Dates:**

Submitted: 04/16/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP10-018**

**Related File:**

**Staff:** CR

**Project Description:**

A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits, for consumption off the premises (Type 21, General Off-Sale ABC License), in conjunction with an existing grocery store located at 1337 E. Fourth Street, within the C1 (Shopping Center) zoning district (APNs: 0108-381-28, 29 & 30).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

10838129

**Applicant:**

CARDENAS MARKETS, INC.

**Dates:**

Submitted: 04/21/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP10-020**

**Related File:**

**Staff:** DA

**Project Description:**

A Conditional Use Permit to operate a telecommunications facility located within an existing tower in conjunction with an existing church on 2.17 acres of land within the R1 (Single Family Residential) zoning district located at 918 N. Euclid Avenue, a historically eligible site (APN: 1048-072-01). Related File: PDEV10-006.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104807201

**Applicant:**

CLEARWIRE, LLC  
 17748 SKY PARK CIRCLE  
 IRVINE, CA 91762

**Dates:**

Submitted: 04/30/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV04-027** **Related File:** PCUP04-027

**Staff:** LM

**Project Description:**

A Development Plan to construct an approximate 2,444 addition square foot addition to an existing building to be utilized as a church located at 222 W. "B" Street in the C2 (Central Business District) zone.  
 Related to PCUP04-027

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 104856204

**Applicant:**

PAN DE VIDA SPANISH MINISTRY OF O  
 222 W. B STREET  
 ONTARIO, CA 91762  
 909-823-1446

**Dates:**

*Submitted:* 05/11/2004  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RETURNED

**PDEV04-047** **Related File:**

**Staff:** CM

**Project Description:**

a Development Plan consisting of the demolition of existing on-site structures totaling 210,610 square feet and construction of an approximate 190,803 square foot Wal-Mart Supercenter, which includes 24-hour general merchandise and grocery sales, alcoholic beverage sales, banking services, game arcade, outdoor garden center, off-street parking and loading facilities and off-site public street and utility improvements necessary to the proposed development, on 16.29 acres generally located at the northwest corner of Mountain Avenue and Fifth Street, within the in the Main Street District of the Mountain Avenue Specific Plan (APN: 1008-431-03).  
 (Related File: PCUP06-007).

**Statistics:**

Acres - 16.29  
 Sq-Ft - 190,803  
 Lots/DUs - 0

**APN:**  
 100843103

**Applicant:**

ENK ENGINEERING  
 1920 MAIN ST # 850  
 IRVINE, CA 92614  
 949-486-0777

**Dates:**

*Submitted:* 08/13/2004  
*Approved:* 11/26/2007  
*Denied:*  
*Expires:* 11/26/2011

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917 approved by the City Council on January 5, 2010.\*\*\*\*\*

**PDEV05-019** **Related File:** PMTT05-004

**Staff:** CR

**Project Description:**

A Development Plan to construct five buildings totaling 98,276 square feet on 7.24 acres of land in the C4 (Airport Service Commercial) zone, located on the northwest corner of Holt Blvd. & Corona Avenue.

RELATED FILES: PMTT05-007 (TT 17320)

**Statistics:**

Acres - 7.24  
 Sq-Ft - 98,276  
 Lots/DUs - 0

**APN:**  
 11009101

**Applicant:**

R.S. DEVELOPMENT CO., LLC  
 1641 LANGLEY AVENUE  
 IRVINE, CA 92614  
 949-833-2244

**Dates:**

*Submitted:* 02/01/2005  
*Approved:* 02/28/2006  
*Denied:*  
*Expires:* 02/28/2008

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV05-029**

**Related File:**

**Staff:** CR

**Project Description:**

A Development Plan to construct 5 retail stores, consisting of 4 major stores and 1 pad building, totaling 74,250 square feet on 7.34 acres of land in the Urban Commercial land use district of the Ontario Center Specific Plan located at the north west corner of Inland Empire and Ferrari.

**Statistics:**

Acres - 7.34  
 Sq-Ft - 74,250  
 Lots/DUs - 0

**APN:**

21050124

**Applicant:**

PIERCE COOLEY ARCHITECTS  
 19762 MACARTHUR BLVD., SUITE 130  
 IRVINE, CA 92612

**Dates:**

Submitted: 03/25/2005  
 Approved: 12/19/2005  
 Denied:  
 Expires: 12/19/2007

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**PDEV05-031**

**Related File:** \*PVAR05-012

**Staff:** DC

**Project Description:**

A Development Application to develop a 3,168 SF commercial retail and dental office building, located near the northwest corner of Fourth St. & Grove Ave. in the C1 (Shopping Center Commercial) zone, located at 1233 E. Fourth Street (APN: 1047-462-19).

Related File: PVAR05-012 (Withdrawn & Expired: 4-07-2007)

**Statistics:**

Acres - 0.45  
 Sq-Ft - 3,168  
 Lots/DUs - 0

**APN:**

104746219

**Applicant:**

MAF ARCHITECTS / MARCO FERNANDE  
 4337 WHITEWOOD AVE.  
 LONG BEACH, CA 90808  
 562-421-6278

**Dates:**

Submitted: 04/07/2005  
 Approved: 12/19/2005  
 Denied:  
 Expires: 12/19/2007

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**PDEV05-053**

**Related File:** PEXT08-009

**Staff:** CR

**Project Description:**

A Development Plan to construct a 4,640 square foot addition to an existing 4,800 square foot building for a total building size of 9,440 square feet on .683 acres in the C3 (Commercial Service) zone, located at 122 N. Mountain Ave.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**Statistics:**

Acres - 0.68  
 Sq-Ft - 4,640  
 Lots/DUs - 0

**APN:**

101050211

**Applicant:**

MICHAEL MURPHY  
 12188 CENTRAL AVE. #336  
 CHINO, CA 91710

**Dates:**

Submitted: 08/26/2005  
 Approved: 11/20/2006  
 Denied:  
 Expires: 11/20/2010

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV06-022**

**Related File:** PEXT09-001

**Staff:** CR

**Project Description:**

A Development Plan to construct 2 commercial/retail buildings totaling 7,260 square feet on 0.73 acres in the C3 (General Commercial) zone, located on the south side of "G" Street, 70 feet west of Corona Ave. APN: 0110-241-57.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one-year time extension per Ordinance 2917, approved by the City Council on 1/5/10.

**Statistics:**

Acres - 0.73  
 Sq-Ft - 7,260  
 Lots/DUs - 0

**APN:**

11024144

**Applicant:**

WF CONSTRUCTION  
 635 W. ALLEN AVE.  
 SAN DIMAS, CA 91773  
 909-599-4262

**Dates:**

Submitted: 05/04/2006  
 Approved: 02/05/2007  
 Denied:  
 Expires: 02/05/2011

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV06-028** **Related File:** PSPA06-004

**Staff:** CM

**Project Description:**

A Development Plan to construct: (1) a 228,000 square foot, 5-story medical office building; (2) a 380,568 square foot, 5-story, 222-bed hospital; (3) a 9,398 square foot addition to an existing medical office building; and (4) a 7-story parking structure. The proposed structures will be located on 28.06 acres of land located at the northeast corner of State Route 60 and Vineyard Avenue, within the Medical/Administrative Facilities land use designation of the Kaiser Permanente Specific Plan (APN: 113-285-13).

**Statistics:**

Acres - 28.06  
 Sq-Ft - 617,966  
 Lots/DUs - 0

**APN:**

11328501

**Applicant:**

KAISER PERMANENTE  
 ATTN: NANCY BURKE  
 393 E. WALNUT STREET 91188  
 323-259-4404

**Dates:**

Submitted: 05/25/2006  
 Approved: 11/28/2006  
 Denied:  
 Expires: 11/28/2008

**Activity:**

EP - APPROVED  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

RELATED FILE: PSPA06-004

**PDEV06-036** **Related File:** PCUP06-018

**Staff:** CR

**Project Description:**

A Development Plan to construct Phase three of a four phase development to include an approximate 28,000 square foot building addition to an existing approximate 15 acre shopping center in the C1 (Shopping Center) zone, located at the north west corner of Vineyard Avenue and Walnut Street, adjacent to the 60 freeway.

**Statistics:**

Acres - 2.53  
 Sq-Ft - 28,000  
 Lots/DUs - 0

**APN:**

21802163

**Applicant:**

ERIC AU  
 CONCORD DESIGN GROUP  
 60 ALTA ST. STE. 202  
 909-559-3629

**Dates:**

Submitted: 06/14/2006  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**PDEV06-047** **Related File:** PCUP06-026

**Staff:** AL

**Project Description:**

A Development Plan in conjunction with a Conditional Use Permit to construct and operate a 65 foot mono-palm telecommunication facility and a Variance to exceed the 55-foot height limitation in the C3 (General Commercial) zone, located north of the 60-Freeway on the east side of Euclid, at 2301 South Euclid Avenue (APN: 1051-071-04). Related Files: PCUP06-026, PVAR06-009.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105107104

**Applicant:**

ROYAL STREET COMMUNICATIONS  
 7557 RAMBLER ROAD  
 SUITE 700 75231

**Dates:**

Submitted: 07/14/2006  
 Approved: 10/23/2007  
 Denied:  
 Expires: 10/23/2011

**Activity:**

EP - APPROVED  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV06-058** **Related File:** PCUP06-037

**Staff:** CR

**Project Description:**

A Development Plan to construct an approximate 122 room 4-story hotel with subterranean parking on 1.4 acres of vacant land, located north of the I-10 Freeway, south of Shelby Street and west of Haven Avenue within the Urban Commercial land use district of Ontario Center Specific Plan (APN: 210-193-14). Related Files: PCUP06-037.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*

**Statistics:**

Acres - 1.40  
 Sq-Ft - 69,848  
 Lots/DUs - 0

**APN:**

21019314

**Applicant:**

SHIV TALWAR, AIA  
 4091 W. RIVERSIDE DR., #110  
 CHINO, CA 91710  
 909-591-2098

**Dates:**

Submitted: 09/22/2006  
 Approved: 02/04/2008  
 Denied:  
 Expires: 04/04/2012

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV07-009** **Related File:** PCUP07-012

**Staff:** JH

**Project Description:**

A Development Plan to construct a 13,000 sq. ft. church facility on 2.4 acres within the M2 (Industrial Park) zoning designation, located at 1021 East Philadelphia Street (APNs: 1050-521-09 & 12). Related Files: PCUP07-012, PVAR07-008, & PMTT07-023

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2901, approved by the City Council on 1/5/10

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

105052109

**Applicant:**

MR. SHAKIL PATEL  
 25982 HINCKLEY ST.  
 LOMA LINDA, CA 92354  
 909-913-3175

**Dates:**

Submitted: 03/07/2007  
 Approved: 10/23/2007  
 Denied:  
 Expires: 10/23/2011

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**PDEV07-012** **Related File:** PCUP07-013

**Staff:** DY

**Project Description:**

A Development Plan to construct a 7,980-sf. multi-tenant commercial building, which will replace an existing restaurant pad, in a developed 8.75-acre shopping center, within the C1 (Shopping Center Commercial) zone, located at 1825 E. Fourth St. (APN: 0110-301-07). Related File: PCUP07-013.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11030107

**Applicant:**

OLSHAN & ASSOCIATES, INC. (STEVE O  
 811 7TH STREET, #B  
 SANTA MONICA, CA 90403  
 310-394-3132

**Dates:**

Submitted: 03/20/2007  
 Approved: 08/28/2007  
 Denied:  
 Expires: 08/28/2011

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV07-018**

**Related File:** PDEV05-050

**Staff:** CR

**Project Description:**

A revision to a previously approved Development Plan (File No. PDEV05-050) to construct six commercial office buildings totaling 57,130 SF, increasing the size of Building C from 12,645 SF to 17,798 SF and other minor changes, on 4.1 acres within the Garden Commercial land use district of the Ontario Festival Specific Plan, located on the north side of Inland Empire Blvd, between Archibald and Turner Avenues.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**Statistics:**

Acres - 4.10  
 Sq-Ft - 57,130  
 Lots/DUs - 0

**APN:**

21018115

**Applicant:**

MCP ONTARIO FESTIVAL, LLC  
 4100 NEWPORT PLACE STE. 840  
 NEWPORT BEACH, CA 92660  
 949-442-0900

**Dates:**

Submitted: 04/17/2007  
 Approved: 08/28/2007  
 Denied:  
 Expires: 08/28/2011

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV07-033**

**Related File:** PCUP07-028

**Staff:** LB

**Project Description:**

A Development Plan to construct a 175-room Embassy Suites Hotel on 3.46 acres of land, located at the southeast corner of I-10 and Haven Avenue, within the Entertainment District of the Ontario Gateway Specific Plan.  
 (APN: 210-212-59). Related Files: PCUP07-028 and PCUP08-004.

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**Statistics:**

Acres - 3.46  
 Sq-Ft - 0  
 Lots/DUs - 175

**APN:**

**Applicant:**

TGA DEVELOPMENT & ENGINEERING-R  
 3536 CONCOURS ST., SUITE 220  
 ONTARIO, CA 91764  
 909-581-7212

**Dates:**

Submitted: 07/10/2007  
 Approved: 03/25/2008  
 Denied:  
 Expires: 06/17/2011

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPROVED

**PDEV07-034**

**Related File:**

**Staff:** LM

**Project Description:**

A Development Plan to construct two (2) commercial/office buildings totaling 66,592 square feet on 5.0 acres of vacant land located at 1655 E. Holt Boulevard, within the C4 (Airport Related Services) zoning district (APNs: 0110-081-02 & 03).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11008103

**Applicant:**

RKZ

**Dates:**

Submitted: 07/23/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

INACTIVE

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV07-035**

**Related File:**

**Staff:** LM

**Project Description:**

A Development Plan to construct one (1) 14,800 sq-ft commercial/retail building on 1.74 acres of vacant land located at the southwest corner of the SR-60 & Grove Avenue, within the C3 (Commercial Service) zoning district (APN: 1051-171-41).

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 105117141

**Applicant:**

NADEL ARCHITECTS (  
 3280 E. GUASTI RD. #100  
 ONTARIO, CA 91761  
 909-390-4720

**Dates:**

Submitted: 07/27/2007  
 Approved: 01/23/2008  
 Denied:  
 Expires: 04/23/2012

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV07-041**

**Related File:**

**Staff:** JH

**Project Description:**

A Development Plan to construct a parking lot, for approximately 920 recreational vehicles, located on 23 acres of vacant land, within the SCE Easement designation of the Haven Gateway Centre Specific Plan (APNs: 218-071-45; 218-081-06, 09 & 10; and 211-312-02). Related Files: PCUP07-036 and PDET08-003.

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**  
 21807145

**Applicant:**

KEN CARROLL

**Dates:**

Submitted: 08/20/2007  
 Approved: 10/28/2008  
 Denied:  
 Expires: 10/28/2011

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV07-042**

**Related File:** PCUP07-037

**Staff:** CR

**Project Description:**

A Development Plan to construct an 97,087 square foot 161-room 4-story hotel on 3.3 acres of land within the Entertainment District of the Ontario Gateway Specific Plan, located at the southeast corner of the I-10 Freeway and Haven Avenue. (APNs: 0210-212-21, 51 & 52). Related File: PCUP07-037.

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres - 3.30  
 Sq-Ft - 97,087  
 Lots/DUs - 0

**APN:**  
 21021251

**Applicant:**

RENE GUERRO, PE  
 TGA DEVELOPMENT & ENGINEERING  
 3400 INLAND EMPIRE BLV 91764

**Dates:**

Submitted: 08/28/2007  
 Approved: 11/18/2008  
 Denied:  
 Expires: 11/18/2011

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV07-049**

**Related File:**

**Staff:** CR

**Project Description:**

A Development Plan to construct a 114,654 square foot 2-story office building on approximately 3.0 acres within the Office/Commercial land use district of the Guasti Plaza Specific Plan, located on the south side of Guasti Road between Archibald and Turner Avenues (APN: portion of 210-192-11).

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres - 3.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**  
 21019211

**Applicant:**

OM GUASTI, LLC  
 733 8TH AVENUE  
 SAN DIEGO, CA 92101  
 619-321-1111

**Dates:**

Submitted: 11/15/2007  
 Approved: 06/16/2008  
 Denied:  
 Expires: 06/16/2011

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV07-050**

**Related File:** PCUP07-043

**Staff:** CR

**Project Description:**

A Development Plan to construct a 36,324 square foot shopping center consisting of 4 retail/commercial buildings including a Fresh & Easy grocery store, a Walgreens pharmacy with a drive through, shops and a restaurant pad building with a drive through on 4.1 acres of vacant land within the C3 (Commercial Service) zone., near the southeast corner of Philadelphia Street and Euclid Avenue (APN: 1051-081-02). Related Files: PCUP07-043, PCUP07-044 & PCUP07-045.

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**Statistics:**

Acres - 4.10  
 Sq-Ft - 41,962  
 Lots/DUs - 0

**APN:**

105108102

**Applicant:**

BB & M DEVELOPMENT GROUP LLC  
 4300 EDISON AVE.  
 CHINO, CA 91710  
 909-627-3651

**Dates:**

Submitted: 11/21/2007  
 Approved: 03/25/2008  
 Denied:  
 Expires: 03/25/2012

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV08-001**

**Related File:**

**Staff:** RZ

**Project Description:**

A Development Plan review to construct a 3,557 sq.ft. multi-tenant commercial building on 0.38 acres, located on the south side of Holt Blvd., approximately 300 feet west of Bon View Ave., within the C3 (Commercial Service) zoning district. (APNs: 1049-101-14 & 15)

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

104910114

**Applicant:**

RAUL LEDESMA  
 828 E. HOLT BLVD.  
 ONTARIO, CA 91764  
 909-983-6814

**Dates:**

Submitted: 01/02/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

**PDEV08-003**

**Related File:**

**Staff:** CM

**Project Description:**

A Development Plan to construct one commercial building totaling 9,685 square feet and establish pads for the future construction of two restaurants totaling approximately 26,000 square feet and two multi-tenant retail buildings totaling approximately 53,034 square feet on approximately 9.32 acres of land located on the south side of Fourth Street, between Via Asti and Via Alba, within the Piemonte District of the Ontario Center Specific Plan (APNs: 0210-204-12 through 15 & 20 through 23).

**Statistics:**

Acres - 9.32  
 Sq-Ft - 9,685  
 Lots/DUs - 0

**APN:**

21020412

**Applicant:**

PANATTONI DEV. COMPANY, LLC  
 34 TESLA, STE. 200  
 IRVINE, CA 92618  
 949-474-7830

**Dates:**

Submitted: 01/16/2008  
 Approved: 03/03/2008  
 Denied:  
 Expires: 03/03/2012

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\*

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV08-014** *Related File:* PCUP08-016

**Staff:** LB

**Project Description:**

A Development Plan to construct a 3,000 sq-ft fast food restaurant (Miguel's Restaurant Jr.) on a 0.99-acre parcel located on the west side of Haven Avenue, south of Philadelphia Street, within the Commercial/Office land use designation of the California Commerce Center South Specific Plan (APN:0218-061-45). Related File: PCUP08-016.

**Statistics:**

Acres - 0.99  
 Sq-Ft - 3,000  
 Lots/DUs - 0

**Applicant:**

BOMBAY PARTNERS, L.P. (GIL SAENZ, A  
 3535 INLAND EMPIRE BLVD.  
 ONTARIO, CA 91764  
 909-989-7771, Ext. 139

**Dates:**

*Submitted:* 04/23/2008  
*Approved:* 03/24/2009  
*Denied:*  
*Expires:* 03/24/2012

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP - ☒  
 CON -  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**PDEV08-018** *Related File:* PVAR09-003

**Staff:** CR

**Project Description:**

A Development Plan review to construct a 19,530 square foot two-story office building on 2.05 acres of vacant land, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan located at the southeast corner of Francis Street and Haven Avenue.  
 APN: 0211-281-56

**Statistics:**

Acres - 2.05  
 Sq-Ft - 19,530  
 Lots/DUs - 0

**Applicant:**

SARES REGIS GROUP

**Dates:**

*Submitted:* 07/03/2008  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RETURNED

Related File: PVAR09-023

**PDEV08-024** *Related File:*

**Staff:** CR

**Project Description:**

A Development Plan to reuse four historic buildings and construct two new retail/restaurant buildings totaling 197,820 square feet on 15.30 acres of land generally located south of Guasti Road between Archibald and Turner Avenues, within the Office/Commercial land use district of the Guasti Plaza Specific Plan (APN: portion of 210-192-11). Related file: PHP\_08-032.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**Applicant:**

OM GUASTI, LLC  
 733 8TH AVENUE  
 SAN DIEGO, CA 92101  
 619-321-1111

**Dates:**

*Submitted:* 08/19/2008  
*Approved:* 06/15/2009  
*Denied:*  
*Expires:* 06/15/2012

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**PDEV09-004** *Related File:*

**Staff:** CR

**Project Description:**

A modification to a Development Plan (File No. PDEV08-024) to provide details on the reuse of one approximate 74,000 square foot historic stone warehouse (Building Retail 2 (R2)) as part of an overall development to reuse four historic buildings and construct two new retail/restaurant buildings totaling 197,820 square feet on 15.30 acres of land generally located south of Guasti Road between Archibald and Turner Avenues, within the Office/Commercial land use district of the Guasti Plaza Specific Plan (APN: portion of 210-192-11).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**Applicant:**

OM GUASTI, LLC  
 733 EIGHTH AVE  
 SAN DIEGO, CA 92101 92101

**Dates:**

*Submitted:* 01/30/2009  
*Approved:* 06/15/2009  
*Denied:*  
*Expires:* 06/15/2012

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Legend:** EP - Submitted for entitlement processing  
 N/A - Approved But No Further Action

PS - Plans Submitted for Plan Check  
 BP - Building Permits Approved

CON - Under Construction  
 C/O - Certificate of Occupancy

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV09-005**

**Related File:**

**Staff:** RZ

**Project Description:**

A Development Plan to construct a 119,000-square foot, 150-room full service hotel (including the adaptive reuse of the historic 10,000-square foot Guasti Mansion), with meeting conference rooms, restaurant, fitness center and spa, on 7.21 acres of land located at 2903 Guasti Road, within Planning Area 2 (Office/Commercial/ Hotel) of the Guasti Plaza Specific Plan (APN: portion of 210-192-11). Related Files: PCUP09-004 and PHP\_09-001.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -  
  
**APN:**  
 21019211

**Applicant:**

OM GUASTI, LLC  
 733 EIGHTH AVE  
 SAN DIEGO, CA 92101 92101  
 619-321-1111

**Dates:**

Submitted: 02/03/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PDEV09-006**

**Related File:** PCUP09-006

**Staff:** JH

**Project Description:**

A Development Plan to construct a four-story, 79-room hotel (La Quinta Inn) on 1.1 acres of land located near the northwest corner of Haven Avenue and the Pomona (SR60) Freeway, within the Commercial/Office designation of the California Commerce Center South Specific Plan

**Statistics:**

Acres - 1.10  
 Sq-Ft - 0  
 Lots/DUs - 0  
  
**APN:**  
 21806155

**Applicant:**

HUAMIN CHANG  
 2227 W. VALLEY BLVD.  
 ALHAMBRA, CA 91803

**Dates:**

Submitted: 03/11/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APN: 218-061-55

Related File: PCUP09-006

**PDEV09-007**

**Related File:** PCUP09-011

**Staff:** CM

**Project Description:**

A Development Plan to construct a 6,860 square foot day care facility with a 1,470 square foot second floor, to be used as a parsonage, and a 1,560 square foot addition to the existing multipurpose facility on 8.77 acres of land currently developed with a church and multi-purpose facility in the AG(SP) land use designation, located at the southwest corner of Riverside Drive and Cucamonga Avenue.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -  
  
**APN:**  
 105214103

**Applicant:**

BANAL NA PAG-AARAL INC  
 7877 RIVERSIDE DR  
 ONTARIO, CA 91761 91761

**Dates:**

Submitted: 04/06/2009  
 Approved: 09/22/2009  
 Denied:  
 Expires: 09/22/2012

**Activity:**

EP - APPROVED  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

Related Project: PCUP09-011

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**PDEV09-008**

**Related File:** PDEV09-011

**Staff:** LB

**Project Description:**

Proposal to construct 4 injection wells and a 250,000 gallon, 15-foot tall water reservoir within a five-acre parcel located on the east side of Bon View Avenue, between Francis and Philadelphia Streets, within the OS/Park zoning district.

**Statistics:**

Acres - 5.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**Applicant:**

PAUL DEUTSCH, AMEC GEOMATRIX, IN  
 1281 E. ALLUVIAL AVE, #101  
 FRESNO, CA 93720  
 (559) 264-2535

**Dates:**

Submitted: 04/15/2009  
 Approved: 06/18/2009  
 Denied:  
 Expires: 06/18/2012

**Activity:**

EP - APPROVED  
 N/A -  
 PS - ☒  
 BP - ☒  
 CON -  
 C/O -

**Status:**

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**APN:**  
 105051101

**Legend:** EP - Submitted for entitlement processing  
 N/A - Approved But No Further Action

PS - Plans Submitted for Plan Check  
 BP - Building Permits Approved

CON - Under Construction  
 C/O - Certificate of Occupancy

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV09-009**

**Related File:** PCUP10-003

**Staff:** JH

**Project Description:**

A Development Plan to construct a compressed natural gas (CNG) fueling station and automated car wash on 0.44 acres of vacant land located at the southwest corner of Holt Boulevard and Vineyard Avenue, at 126 South Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district.

Related File: PCUP10-003 & PVAR10-001

APN: 0110-101-11

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

11010111

**Applicant:**

A&S ENGINEERING (MR. HOSS FARZAD  
 207 W. ALAMEDA ST., #203  
 BURBANK, CA 91502  
 818-842-3644

**Dates:**

Submitted: 05/26/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

**PDEV09-011**

**Related File:** PDEV 09-008

**Staff:** LB

**Project Description:**

A Development Plan (File No. PDEV09-011) to develop a 5 acre community park within the OS (Open Space) land use designation, located on the east side of Bon View Avenue, south of Francis Street.

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*

**Statistics:**

Acres - 5.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

105051101

**Applicant:**

CITY OF ONTARIO-PARKS DEPARTMEN  
 303 EAST B STREET  
 ONTARIO, CA 91764  
 909 395-2025

**Dates:**

Submitted: 06/15/2009  
 Approved: 11/06/2009  
 Denied:  
 Expires: 08/17/2012

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP - ☒  
 CON -  
 C/O -

**Status:**

APPROVED

**PDEV09-013**

**Related File:**

**Staff:** DA

**Project Description:**

A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility, that includes a sanctuary area, office and tea/coffee rooms; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP09-020) to modify an existing Conditional Use Permit (File PCUP06-013) to operate a religious assembly use; and 4) a request for a Certificate of Appropriateness (File No. PHP09-008) to demolish an existing partially demolished single family structure on an eligible historic property (modification of PHP05-039). (APN: 1048-402-01)

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104840201

**Applicant:**

MR. KY VAN CAO (OR DAN HUYNH~APP  
 QUANG THIEN BUDDHIST TEMPLE  
 704 E. E STREET 91764  
 909-986-2433

**Dates:**

Submitted: 07/27/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**PDEV09-015**

**Related File:** PHP\_09-013

**Staff:** CM

**Project Description:**

A Development Plan to construct a 4-unit residential addition to an existing commercial-office building, for a total of 6 dwelling units and 1,268 square feet of office space, on 0.13-acre parcel of land located at 621 N. Euclid Avenue, within the C2 zoning district and EA Overlay District. Submitted by Collin Shanks (APN: 1048-556-04). Related File: PHP\_09-013.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104835604

**Applicant:**

COLLIN SHANKS  
 1880 CRENSHAW CIRCLE  
 CORONA, CA 92883  
 714-307-4458

**Dates:**

Submitted: 09/14/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV09-017**

**Related File:** PDEV09-016

**Staff:** JH

**Project Description:**

Development Plan to construct approximately 15,000 square feet of commercial building space on 10 acres and establish phasing, located at the Northwest corner of Riverside Drive and Milliken Avenue, within the Commercial Land Use designation of the Tuscana Village Specific Plan. Related Files: PDEV09-016 - Tuscana Village Residential Development Plan (176 Units); PMTT09-003 - Tuscana Village Tentative Tract Map - 6 Parcels & 176 Dwelling Units; PCUP09-025 - Tuscana Village Commercial Drive-Through - Southern (Lot 6); and PCUP09-026 - Tuscana Village Commercial Drive-Through - Northern (Lot 4).

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

21809116

**Applicant:**

BRIAN JOHNSON  
 33971 SELVA ROAD, SUITE 135  
 DANA POINT, CA 92629

**Dates:**

Submitted: 10/06/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PDEV09-018**

**Related File:** PCUP09-033

**Staff:** DA

**Project Description:**

A Development Plan to construct a 45-foot high monoplam telecommunication facility (for T-Mobile) on 1.51 acres of land located at 1127 N. San Antonio Avenue, within the R1 zoning district (APN: 1047-594-50). RELATED FILES: PCUP09-033 & PHP\_09-016.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104759450

**Applicant:**

T-MOBILE WEST CORPORATION  
  
 909-975-3698

**Dates:**

Submitted: 10/29/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PDEV09-019**

**Related File:** PCUP09-036

**Staff:** LB

**Project Description:**

A Development Plan to construct a wireless communication tower, monopalm design, on 1.2 acres of land located at 2441 South Euclid Avenue, within the C3 (Commercial Service District) zoning district (APN: 1051-211-10). Related Files: PCUP09-036 & PVAR09-005.

**Statistics:**

Acres - 1.15  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

105121110

**Applicant:**

T-MOBILE WEST CORPORATION  
 3257 EAST GUASTI ROAD  
 ONTARIO, CA 91761

**Dates:**

Submitted: 11/04/2009  
 Approved: 04/27/2010  
 Denied:  
 Expires: 04/27/2012

**Activity:**

EP - ☒ APPROVED  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**

**PDEV10-001**

**Related File:** PDEV05-020

**Staff:** LB

**Project Description:**

A Development Plan for the expansion of an existing parking lot for American Career College on 2 acres of land located at the southerly terminus of Turner Avenue, at Sedona Court, within the SP zoning district (APN: 0210-191-13). RELATED FILES: PDEV05-020, PCUP05-011, and PSPA10-001.

**Statistics:**

Acres - 2.29  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

21019113

**Applicant:**

**Dates:**

Submitted: 02/10/2010  
 Approved: 04/27/2010  
 Denied:  
 Expires: 04/27/2012

**Activity:**

EP - ☒ APPROVED  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PDEV10-002**

**Related File:** PCUP10-005

**Staff:** JH

**Project Description:**

A Development Plan to construct a 52-foot high monopine telecommunication facility (for T-Mobile) on 0.32 acres of land located at 429 West California Street, within the C3 (General Commercial) zoning district (APN: 1049-331-01). Related File: PCUP10-005.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

104933101

**Applicant:**

T-MOBILE USA  
 ED GALA (RLS)  
 3257 GUASTI ROAD, #200 91761  
 714-709-1523

**Dates:**

Submitted: 02/25/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PDEV10-004**

**Related File:** PCUP10-015

**Staff:** CR

**Project Description:**

A Development Plan to construct a 55-foot high wireless telecommunication monopine antenna (T-Mobile) on 0.48 acres of land generally located at the southeast corner of Fifth Street and Hellman Avenue, within the M2 (Industrial Park) zoning district (APN 210-062-58). Related File: PCUP10-015.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**

21006258

**Applicant:**

T-MOBILE WEST CORPORATION  
 ATTN: KRISTIN GALARDO  
 2903-H SATURN STREET 92821  
 714-329-7126

**Dates:**

Submitted: 04/07/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PDEV10-006**

**Related File:**

**Staff:** DA

**Project Description:**

A Development Plan to construct a telecommunications facility within an existing church tower on 2.17 acres of land within the R1 (Single Family Residential) zoning district located at 918 N. Euclid, a historically eligible site (APN: 1048-072-01). Related File: PCUP10-020.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104807201

**Applicant:**

CLEARWIRE  
 17748 SKY PARK CKRCLD #150  
 IRVINE, CA 92614  
 949 290-3425

**Dates:**

Submitted: 04/30/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PGPA09-001**

**Related File:** PZC\_09-002

**Staff:** JH

**Project Description:**

General Plan Amendment (text only) to amend the Mixed-Use Land Use matrix to allow for a greater floor area ratio, located at the Northwest corner of Riverside Drive and Milliken Avenue, within the Tuscana Village Specific Plan. Related Files: PZC\_09-002 - Zone Change to Specific Plan for Tuscana Village; and PSP\_09-001 - Tuscana Village Specific Plan

**Statistics:**

Acres - 51.50  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

**Applicant:**

BRIAN JOHNSON  
 33971 SELVA ROAD, SUITE 135  
 DANA POINT, CA 92629

**Dates:**

Submitted: 10/06/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PHP\_08-031**

**Related File:**

**Staff:** DA

**Project Description:**

National Register of Historic Places application for the Ontario/Jay Littleton Ballpark

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104814103

**Applicant:**

CITY OF ONTARIO  
 ADDRESS NOT ON FILE

**Dates:**

Submitted: 08/07/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

ON GOING

**PHP\_09-016**

**Related File:** PDEV09-018

**Staff:** DA

**Project Description:**

A Certificate of Appropriateness for the installation of a 45-foot high monopalm wireless telecommunication facility (for T-Mobile) on 1.51 acres of land located at 1127 N. San Antonio Avenue, within the R1 zoning district (APN: 1047-594-50).  
 RELATED FILES: PDEV09-018 & PCUP09-033.

**Statistics:**

Acres - 1.51  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104759450

**Applicant:**

T-MOBILE  
  
 909-975-3698

**Dates:**

Submitted: 10/29/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPLIED

**PHP\_09-019**

**Related File:** PADV08-006

**Staff:** DA

**Project Description:**

A request for the tier designation of 416 E. Holt Boulevard (aka 444 E. Holt Boulevard), as part of the East Holt Boulevard Historic Property Survey.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104906602

**Applicant:**

PLANNING DEPT

**Dates:**

Submitted: 11/13/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

HP SUB

**PHP\_09-031**

**Related File:** PADV08-006

**Staff:** DA

**Project Description:**

A request to for the tier designaton of 1101 E. Holt Boulevard, as part of the East Holt Boulevard Historic Property Survey

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104847123

**Applicant:**

PLANNING DEPT

**Dates:**

Submitted: 11/13/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

HP SUB

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PHP\_09-032**

**Related File:** PADV08-006

**Staff:** DA

**Project Description:**

A request for the tier designation of 1306 E. Holt Boulevard, as part of the East Holt Boulevard Historic Property Survey.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11013106

**Applicant:**

PLANNING DEPT

**Dates:**

*Submitted:* 11/13/2009  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

HP SUB

**PHP\_10-001**

**Related File:**

**Staff:** DA

**Project Description:**

Guasti Plaza (APN21019211) Mothballing Plan for the existing residential structures (Building Nos. 13,15,16, 21, 23, 48 and 47) per the previously approved Conservation Plan.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21019211

**Applicant:**

OM GUASTI, LLC  
 733 EIGHTH AVE  
 SAN DIEGO, CA 92101 92101

**Dates:**

*Submitted:* 02/24/2010  
*Approved:* 02/24/2010  
*Denied:*  
*Expires:*

**Activity:**

EP -  
 N/A -  
 PS -  
 BP -  
 CON - ☒  
 C/O -

**Status:**

APPLIED

**PHP\_10-004**

**Related File:**

**Staff:** Da

**Project Description:**

A Certificate of Appropriateness in conjunction with a development plan to construct a telecommunications facility within an existing church tower on 2.17 acres of land within the R1 (Single Family Residential) zoning district located at 918 N. Euclid, a historically eligible site (APN: 1048-072-01). Related Files: PDEV10- 006 & PCUP10-020.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104807201

**Applicant:**

CLEAR WIRELESS, INC  
 1778 SKY PARK CIRCLE ST150  
 IRVINE, CA 92614

**Dates:**

*Submitted:* 05/06/2010  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPLIED

**PMTT07-021**

**Related File:**

**Staff:** RZ

**Project Description:**

A Tentative Parcel Map (PM 18761) to subdivide 60.19 acres into 4 parcels and 2 lettered lots within Planning Area 21 of the Draft Rich-Haven Specific Plan, located on the southwest corner of Edison Avenue and Milliken Avenue. (APN NO's: 218-211-12 and 25.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21821112

**Applicant:**

WATT GENTON ASSOCIATES  
 21650 OXNARD STREET  
 WOODLAND HILLS, CA 91301  
 310-564-0373

**Dates:**

*Submitted:* 07/17/2007  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PMTT07-023**

**Related File:**

**Staff:** JH

**Project Description:**

A Tentative Parcel Map (PM 18854) to merge two lots totaling 2.4 acres, located 1021 E. Philadelphia Street, within the M2 (Industrial Park) zoning district (APNs: 1050-521-09 & 12). Related Files: PDEV07-009, PCUP07-012, & PVAR07-008.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0

**Applicant:**

SHAKIL PATEL  
 25982 HINKLEY ST.  
 LOMA LINDA, CA 92354

**Dates:**

Submitted: 08/27/2007  
 Approved: 10/23/2007  
 Denied:  
 Expires: 10/23/2009

**Activity:**

EP -  
 N/A - ☒  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

**PMTT07-025**

**Related File:**

**Staff:** CR

**Project Description:**

A Tentative Parcel Map (PM 18799) to subdivide 53.4 acres of land into 24 parcels within the Office/Commercial and Office Park land use districts of the Guasti Plaza Specific Plan, bounded by Turner Avenue on the east, Archibald Avenue on the west, Old Brookside Drive on the north, and the Southern Pacific Railroad on the south (APNs: 210-192-11 & 211-201-15).

**Statistics:**

Acres - 53.41  
 Sq-Ft - 0  
 Lots/DUs - 24

**Applicant:**

ASSOCIATED ENGINEERS, INC.  
 3311 E. SHELBY ST.  
 ONTARIO, CA 91764  
 909-980-1982

**Dates:**

Submitted: 08/30/2007  
 Approved: 04/29/2008  
 Denied:  
 Expires: 04/29/2011

**Activity:**

EP -  
 N/A -  
 PS - ☒  
 BP -  
 CON -  
 C/O -

**Status:**

APPROVED

Automatic 1 year extension per state law AB333. New expiration 4/29/11

**PMTT07-029**

**Related File:** PZC\_07-003

**Staff:** RZ

**Project Description:**

A Tentative Parcel Map (File No. PMTT07-029) to subdivide 1.43 acres of land currently developed with two commercial buildings into one parcel and one remainder parcel within the C3/M3 (Commercial Service/General Industrial) zoning districts, generally located on the south of Holt Boulevard, north and south of the terminus of Brooks Street, at 863 West Holt Boulevard.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 1

**Applicant:**

ALBERT & FLORENCE SILVERTON  
 1464 N. FIRST AVENUE  
 UPLAND, CA 91786  
 909-985-2306

**Dates:**

Submitted: 10/03/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

RESUBMIT

(APNs: 1011-141-32 & 33).

Related File: PZC\_07-003

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PSPA08-001**

**Related File:**

**Staff:** RZ

**Project Description:**

Amendment to the Rich-Haven Specific Plan to: (1) extend the southwest boundaries of the Specific Plan to incorporate 114.4 acres of land located on the south side of the future Edison Avenue alignment between Haven Avenue and Mill Creek Avenue; (2) change the land use designation for the southwest corner of Chino Avenue and Mill Creek Avenue, from Medium Density Residential (12 du/ac) to High Density Residential (18 du/ac); (3) change the land use designation for the north side of the future Edison Avenue alignment, between Haven Avenue and Mill Creek Avenue, from Medium Density Residential (12 du/ac) to Regional Commercial; (4) modify the Specific Plan to reduce the number of residential units from 4,256 to 3,826 and increase the total amount of commercial from 889,200 square feet to 3,444,180 square feet; and (5) change the land use designation at the southeast corner of Chino Avenue and Haven Avenue from Middle School to Open Space/Park (APN NO.'s: 218-161-01,13 &14, 218-211-02,02,05 &23, 218-251-06). Related File No. PGPA08-001.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21816101

**Applicant:**

RICHLAND COMMUNITIES  
 4100 NEWPORT PLACE, SUITE 800  
 NEWPORT BEACH, CA 92660  
 949-261-7010

**Dates:**

Submitted: 01/29/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPLIED

**PSPA08-006**

**Related File:**

**Staff:** CM

**Project Description:**

An amendment to the Guasti Plaza Specific Plan, to allow for up to 500 residential dwellings on approximately 13 acres of land located at the southwest corner of Guasti Road and Turner Avenue.

**Statistics:**

Acres - 73.10  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

**Applicant:**

OLIVER MCMILLAN  
 733 8TH AVENUE  
 SAN DIEGO, CA 92101

**Dates:**

Submitted: 10/21/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**PSPA09-003**

**Related File:**

**Staff:** SM

**Project Description:**

An amendment to the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties ("The Mills") Specific Plan to allow hookah, smoking lounges, and similar facilities as a conditionally permitted use in the Mall and Commercial/Office 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.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

**Applicant:**

CITY OF ONTARIO

**Dates:**

Submitted: 06/30/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

PLN COMM

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PSPA10-001**

**Related File:** PDEV10-001

**Staff:** LB

**Project Description:**

An Amendment to the Wagner Properties Specific Plan to incorporate 2.29 acres of vacant land into the Urban Commercial land use district, located at the southerly terminus of Turner Avenue and Sedona Court (APN: 0210-191-13).  
 RELATED FILES: PDEV10-001, PDEV05-020 & PCUP05-011.

**Statistics:**

Acres - 2.29  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21019113

**Applicant:**

AMERICAN CAREER COLLEGE  
 DAVID A PYLE  
 2002 BAKER ST#201  
 714-415-6500

**Dates:**

Submitted: 02/10/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

COUNCIL

**PSP\_09-001**

**Related File:** PGPA09-001

**Staff:** JH

**Project Description:**

A Specific Plan (Tuscan Village) to master plan approximately 51.5 acres of land, located at the Northwest corner of Riverside Drive and Milliken Avenue. Related Files: GPA09-001 - General Plan Amendment Mixed-Use Matrix (Text Only) for Tuscan Village and PZC\_09-002 - Zone Change to Specific Plan for Tuscan Village.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21809116

**Applicant:**

BRIAN JOHNSON  
 33971 SELVA ROAD, SUITE 135  
 DANA POINT, CA 92629

**Dates:**

Submitted: 10/06/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**PVAR08-007**

**Related File:**

**Staff:** LB

**Project Description:**

A Variance to reduce the side yard parking setback from the required 10 feet to 5 feet for a proposed fast food restaurant (Miguels Jr. Mexican Restaurant), on a vacant 0.99-acre parcel, located on the west side of Haven Avenue, south of Philadelphia Street, within the Commercial/Office land use designation of the California Commerce Center South (CCCS) Specific Plan (APN: 0218-061-45). Related Files: PDEV08-014, PCUP08-016.

**Statistics:**

Acres - 0.99  
 Sq-Ft - 3,000  
 Lots/DUs -

**APN:**

21806145

**Applicant:**

BOMBAY PARTNERS, L.P.  
 C/O JOE MCKAY, LEE & ASSOCIATES  
 3535 E. INLAND EMPIRE B 91764  
 909-989-7771 x139

**Dates:**

Submitted: 11/17/2008  
 Approved: 03/24/2010  
 Denied:  
 Expires: 03/24/2011

**Activity:**

EP -  
 N/A -  
 PS - ☒ X  
 BP - ☒ X  
 CON -  
 C/O -

**Status:**

APPROVED

**PVAR09-004**

**Related File:**

**Staff:** DA

**Project Description:**

A request for certain entitlements on .23 acres of land in the R1 Zone, located at 704 East "E" Street that includes: 1) A Development Plan (File No. PDEV09-013) request to construct a new 2,066 square foot religious facility, that includes a sanctuary area, office and tea/coffee rooms; 2) a Variance (File No. PVAR09-004) request to reduce the street side setback from 10 feet to 4.8 feet; 3) a Conditional Use Permit (File PCUP09-020) to modify an existing Conditional Use Permit (File PCUP06-013) to operate a religious assembly use; and 4) a request for a Certificate of Appropriateness (File No. PHP09-008) to demolish an existing partially demolished single family structure on an eligible historic property (modification of PHP05-039). (APN: 1048-402-01)

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104840201

**Applicant:**

QUANG THIEN BUDDHIST TEMPLE  
 704 E E ST  
 ONTARIO, CA 91764 91764

**Dates:**

Submitted: 07/27/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**First Quarter 2010 (Period Ending March 31, 2010)**

**PVAR09-005**

**Related File:** PDEV09-019

**Staff:** LB

**Project Description:**

A Variance to construct a wireless communication tower, monopalm design, within the front and side yard setbacks, located at 2441 S. Euclid Avenue, within the C3 (Commercial Service District) zoning district (APN: 1051-211-10). Related Files: PDEV09-036 & PCUP09-036.

**Statistics:**

Acres - 1.15  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105121110

**Applicant:**

T-MOBILE WEST CORPORATION  
 3257 EAST GUASTI ROAD  
 ONTARIO, CA 91761

**Dates:**

Submitted: 11/04/2009  
 Approved: 04/27/2010  
 Denied:  
 Expires: 04/27/2010

**Activity:**

EP - ☒ APPROVED  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**PVAR10-001**

**Related File:** PDEV09-009

**Staff:** JH

**Project Description:**

A Variance for a reduction in a side-yard setback from 15 feet to zero feet on 0.44 acres of vacant land located at the southwest corner of Holt Boulevard and Vineyard Avenue, at 126 South Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district (APN 110-101-11). Related Files: PDEV09-009 & PCUP10-003.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11010111

**Applicant:**

NUTWOOD AVENUE, LLC  
 10100 EMPYREAN WAY, #202  
 LOS ANGELES, CA 90067

**Dates:**

Submitted: 04/14/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**PZC\_07-003**

**Related File:** PMTT07-029

**Staff:** RZ

**Project Description:**

A Zone Change (File No. PZC07-003) request to amend the zoning designation from P1 (Off-Street Parking) to M3 (General Industrial) for 0.61 acres of land generally located south of Holt Boulevard, north of the terminus of Brooks Street, at 863 West Holt Boulevard.

**Statistics:**

Acres - 1.55  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

101114132

**Applicant:**

ALBERT& FLORENCE SILVERTON  
 1464 NORTH FIRST AVENUE  
 UPLAND, CA 91786  
 909-985-2306

**Dates:**

Submitted: 12/19/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**PZC\_09-002**

**Related File:** PGPA09-001

**Staff:** JH

**Project Description:**

Zone Change to change five residential-zoned and commercial-zoned parcels to Specific Plan (Tuscan Village), located at the Northwest corner of Riverside Drive and Milliken Avenue. Related Files: GPA09-001 - General Plan Amendment Mixed-Use Matrix (Text Only) for Tuscan Village and PSP\_09-001 - Tuscan Village Specific Plan.

**Statistics:**

Acres - 51.50  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21809116

**Applicant:**

BRIAN JOHNSON  
 33971 SELVA ROAD, SUITE 135  
 DANA POINT, CA 92629

**Dates:**

Submitted: 10/06/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

EP - ☒ IN REVW  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -