



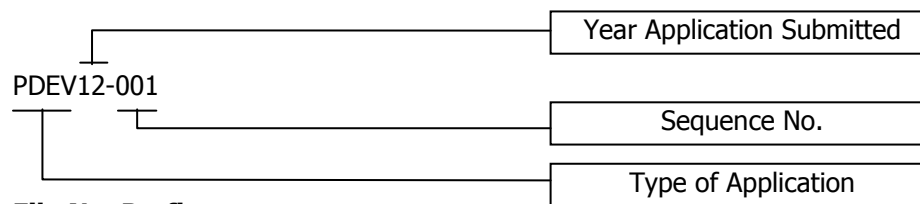
# ***CITY OF ONTARIO PLANNING DEPARTMENT QUARTERLY DEVELOPMENT ACTIVITY REPORT***

***Fourth Quarter 2011  
(Ending December 31, 2011)***

## ***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**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

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

**APN:**

100843103

**Applicant:**

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

92614

**Dates:**

Submitted: 03/22/2006  
 Approved: 11/26/2007  
 Denied:  
 Expires: 11/26/2012

**Activity:**

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

**Status:**

APPROVED

**PCUP06-037**

**Related File:** PDEV06-058

**Staff:** CB

**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. Related Files: PDEV06-058.

\*\*\*\*\*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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

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

**APN:**

21019314

**Applicant:**

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

91790

**Dates:**

Submitted: 09/22/2006  
 Approved: 02/05/2008  
 Denied:  
 Expires: 02/05/2013

**Activity:**

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

**Status:**

APPROVED

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

**Status:**

IN REVW

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PCUP09-026**

**Related File:** PDEV09-017

**Staff:** JH

**Project Description:**

A Conditional Use Permit to operate a retail farm store, establish alcoholic beverage sales and live entertainment, located at the northwest corner of Riverside Drive and Hamner Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan.

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

**Status:**

**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 -

**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:* 11/21/2011  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

**PCUP10-026**

**Related File:**

**Staff:** CB

**Project Description:**

An appeal of the Zoning Administrator decision to deny:

A Conditional Use Permit to establish alcoholic beverage sales, limited to beer and wine for off-site consumption (Type 20 ABC License), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at 2950 S. Archibald Avenue (APN: 1083-061-04).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21804129

**Applicant:**

WALGREENS  
 ATTN: BRIAN FISH, ESQ.  
 600 WEST BROADWAY, ST 92101  
 619-236-1414

**Dates:**

*Submitted:* 06/07/2010  
*Approved:* 12/05/2011  
*Denied:* 04/26/2011  
*Expires:*

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PCUP10-032**

**Related File:**

**Staff:** CB

**Project Description:**

A Conditional Use Permit to establish a religious assembly use within an existing 8,475 square foot building in the M2 (Industrial Park) zone, located at 710 E. Francis Street (APN: 1050-431-21).

**Statistics:**

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

**APN:**

105043121

**Applicant:**

JESUS N GONZALEZ  
 710 E FRANCIS ST  
 ONTARIO, CA 91761  
 909-815-1894

**Dates:**

Submitted: 06/22/2010  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

RETURNED

**PCUP10-033**

**Related File:**

**Staff:** JH

**Project Description:**

A Conditional Use Permit to establish a religious assembly (Buddhist Temple) use within an existing building on 1.12 acres of land, located near the southeast corner of Inland Empire Boulevard and Shelby Street, at 3325 East Shelby Street, within the Garden Commercial land use designation of the Wagner Specific Plan (APN: 0210-182-11).

**Statistics:**

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

**APN:**

21018211

**Applicant:**

LING YEN MOUNTAIN TEMPLE (CA)  
 13938 DECLIFF DRIVE  
 ETIWANDA, CA 91739  
 909-463-0189

**Dates:**

Submitted: 06/30/2010  
 Approved: 10/08/2010  
 Denied:  
 Expires: 10/08/2012

**Activity:**

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

**Status:**

APPROVED

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**PCUP10-054**

**Related File:**

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish an adult daycare facility within an existing 4,675 square foot commercial building on 0.20 acres of land located at 214 West "E" Street, within the C2 (Central Business District) zoning district (APN: 1048-352-10).

**Statistics:**

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

**APN:**

104835210

**Applicant:**

LINDA GOMEZ  
 MISSION ADULT DAY HEALTH CARE CE  
 23837 SAPPHIRE CYN RD 91765  
 909-896-9947 CELL #

**Dates:**

Submitted: 11/16/2010  
 Approved: 03/22/2011  
 Denied:  
 Expires: 03/22/2014

**Activity:**

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

**Status:**

APPROVED

Expires 3/22/14

**PCUP11-004**

**Related File:** PSPA11-001

**Staff:** LB

**Project Description:**

A Conditional Use Permit to establish a University of La Verne facility at 3237 East Guasti Road, within a 9,888 sq. ft. commercial space within the proposed Office land use designation of the Centrelake Specific Plan, for property located along the northwest corner of Haven Avenue Guasti Road,. Submitted by MEF Realty, LLC (APN: 0210-551-18).

**Statistics:**

Acres - 6.00  
 Sq-Ft - 10,000  
 Lots/DUs -

**APN:**

21055118

**Applicant:**

RENGEL+CO ARCHITECTS  
 333 EL CAMINO REAL  
 TUSTIN, CA 92780

**Dates:**

Submitted: 02/18/2011  
 Approved: 05/16/2011  
 Denied:  
 Expires: 05/16/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PCUP11-011**

**Related File:**

**Staff:** CB

**Project Description:**

A Conditional Use Permit to establish a martial arts studio located at 1165 East Acacia Court, within the Business Park land use district of the Grove Avenue Specific Plan (APN: 1050-151-13).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

105015113

**Applicant:**

GEORGE V FULLERTON  
 293 S ROCK RIVER ROAD  
 DIAMOND BAR, CA 91764  
 909-396-0160

**Dates:**

Submitted: 05/23/2011  
 Approved: 09/29/2011  
 Denied:  
 Expires: 09/29/2012

**Activity:**

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

**Status:**

**PCUP11-013**

**Related File:** NONE

**Staff:** JH

**Project Description:**

A Conditional Use Permit to establish religious assembly within an existng building located at the northeast corner of D Street and Euclid Avenue, at 404 North Euclid Avenue, within the C2 (Central Business Commercial) zoning district (APN: 1048-363-04).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104836304

**Applicant:**

THE UNIVERSAL CHURCH  
 ATTN: DELMA FITEZEE  
 707 S BROADWAY, 2ND F 90014  
 213-624-9601

**Dates:**

Submitted: 06/07/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

**PCUP11-016**

**Related File:**

**Staff:** CB

**Project Description:**

A Conditional Use Permit to establish religious assembly within an approximate 6,800 square foot building on 0.47 acres of land located at 1101 East Holt Boulevard, within the C3 (Commercial Service District) zoning district (APN: 1048-471-23).

**Statistics:**

Acres - 0.47  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104847123

**Applicant:**

JOYFUL NATIONS MINISTRIES  
 1927 PADILLA DRIVE  
 COLTON, CA 92324 92324

**Dates:**

Submitted: 07/11/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

**PCUP11-017**

**Related File:** NONE

**Staff:** CB

**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), within an existing grocery store in the C1 (Shopping Center Commercial) zoning district, located at 1837 East Fourth Street. (APN: 0110-301-21)

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11030121

**Applicant:**

CARDENAS MARKETS, INC  
 ATTN: DARREN P TRONE, ESQ  
 3838 ORANGE STREET 92501  
 951-686-2975

**Dates:**

Submitted: 07/21/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PCUP11-018**

**Related File:**

**Staff:** CB

**Project Description:**

A Conditional Use Permit to establish a vocational school (bartending) within a 1,500 square foot suite in an existing building on 0.30 acres of land located at 326 East Holt Boulevard, Unit "B," within the C2 (Central Business Commercial) zoning district (APN: 1049-065-11).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104906511

**Applicant:**

ROYAL BARTENDING SCHOOL, LLC  
 ATTN: DUKE WILLIAMS  
 326 E HOLT BL 91761  
 909-988-8500

**Dates:**

Submitted: 07/29/2011  
 Approved: 10/17/2011  
 Denied:  
 Expires: 10/17/2012

**Activity:**

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

**Status:**

APPROVED

**PCUP11-021**

**Related File:**

**Staff:** JA

**Project Description:**

A Conditional Use Permit to establish alcoholic beverage sales (Type 70 ABC license -- On-Sale General/Restrictive Service) in conjunction with an existing hotel (Ayres Inn and Suites) located at 204 North Vineyard Avenue, within the C4 (Airport Related Services) zoning district (APN: 0110-321-62).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11032162

**Applicant:**

AYRES VINEYARD LP  
 ATTN: JANA BEEKMAN  
 355 BRISTOL ST, #A 92626  
 714-540-6060

**Dates:**

Submitted: 10/04/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

IN REVW

**PCUP11-022**

**Related File:**

**Staff:** JA

**Project Description:**

A Conditional Use Permit to establish 6 temporary modular offices to be used as an education center for patients and staff conference rooms for a 10-year period, on on 27.8 acres of land, within an existing off-street parking area of the Kaiser Permanente Hospital, located at 2295 South Vineyard Avenue, within the Medical/Administrative Facilities land use district of the Kaiser Permanente Specific Plan (APN: 0113-285-13).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11328513

**Applicant:**

KAISER FOUNDATION HOSPITALS  
 ATTN: NANCY BURKE  
 825 COLORADO BLVD, SU 90041  
 323-259-4404

**Dates:**

Submitted: 10/13/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

IN REVW

**PCUP11-024**

**Related File:**

**Staff:** CB

**Project Description:**

A Conditional Use Permit to establish an adult daycare facility within a 9,600 SF building located at 3311 E. Shelby Street, within the Garden Commercial land use district of the Wagner Specific Plan (APN:210-182-10).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21018210

**Applicant:**

HORRINGAN COLE ENTERPRISE  
 3311 E. SHELBY STREET  
 ONTARIO, CA 91764  
 909-948-7377

**Dates:**

Submitted: 11/09/2011  
 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**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PCUP11-026**

**Related File:** PDEV11-020

**Staff:** JA

**Project Description:**

A Conditional Use Permit to establish a telecommunications facility (for Verizon Wireless) consisting of a 55-foot tall monopine antenna on an 875 within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street, within the C1 (Shopping Center District) zoning district (APN: 0110-301-21). Related Files: PDEV11-020 & PVAR11-007.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

11030121

**Applicant:**

SPECTRUM ENGINEERING - FOR VERIZ  
 ATTN: PATRICK INKMANN  
 8390 MAPLE PLACE, STE 1 91730  
 1-866-515-3358

**Dates:**

*Submitted:* 12/13/2011  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

**PDA\_11-001**

**Related File:**

**Staff:** SM

**Project Description:**

A Development Agreement to construct up to 200 residential units, 120,000 square feet of commercial space, and the required infrastructure on 20 acres of land within the Tuscana Specific Plan, generally located northwest corner of Riverside Drive and Milliken Avenue; submitted by Panayiotis Katelaris and Andriana Katelaris. (APN: 1083-361-01). (City Council action is required).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

108336101

**Applicant:**

KATELARIS, PANAYIOTIS  
 17341 SANTIAGO CANYON RD  
 SILVERADO, CA 92676 92676

**Dates:**

*Submitted:* 10/27/2011  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

**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:* 11/26/2012

**Activity:**

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

**Status:**

\*\*\*\*\*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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV05-019**

**Related File:** PMTT05-004

**Staff:** CB

**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

**PDEV05-029**

**Related File:**

**Staff:** CB

**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

**PDEV06-036**

**Related File:** PCUP06-018

**Staff:** CB

**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.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 07/19/2010  
 Denied:  
 Expires: 07/19/2013

**Activity:**

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

**Status:**

APPROVED



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV06-058**

**Related File:** PCUP06-037

**Staff:** CB

**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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 02/05/2008  
 Denied:  
 Expires: 02/05/2013

**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; & 211-312-02. Related Files: 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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 10/28/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV07-042**

**Related File:** PCUP07-037

**Staff:** CB

**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 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 1/5/2010\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*\*

**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: 11/18/2013

**Activity:**

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

**Status:**

APPROVED

**PDEV07-049**

**Related File:**

**Staff:** CB

**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 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 1/5/2010\*\*\*\*\*

\*\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*\*

**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: 06/16/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV07-050**

**Related File:** PCUP07-043

**Staff:** CB

**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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 03/25/2013

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

**Status:**

RESUBMIT

**PDEV08-008**

**Related File:** PVAR10-002

**Staff:** CB

**Project Description:**

A Development Plan to construct a 3,920 square foot commercial/retail building, on 0.43 acres of vacant land in the C1 (Shopping Center Commercial) zone, located south of the southeast corner of Archibald Avenue and Oakhill Street. (APN: 1083-071-25 (0218-051-098)). Related File: PVAR10-002.

**Statistics:**

Acres - 0.43  
 Sq-Ft - 3,920  
 Lots/DUs - 0

**APN:**

**Applicant:**

ALY HAIDAR (FOR: DANNY YANG)  
 11154 WILDFLOWER RD.  
 TEMPLE CITY, CA 91780  
 626-358-1111

**Dates:**

Submitted: 03/11/2008  
 Approved: 12/20/2010  
 Denied:  
 Expires: 12/20/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV08-016**

**Related File:**

**Staff:** LB

**Project Description:**

A Development Plan to construct a 335,000 square foot building for a Mercedes Benz automobile dealership located on 8.17 acres of vacant land, located at the southeast corner of the I-10 Freeway and Haven Avenue, within the Auto Planning Area land use designation of the Ontario Gateway Specific Plan (APN: 0210-212-55).

\*\*\*\*\*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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

Acres - 8.17  
 Sq-Ft - 335,000  
 Lots/DUs - 2

**APN:**

21120102

**Applicant:**

JONES ONTARIO LLC (GARTH BLUMENT  
 7300 W. SAHARA AVE.  
 LAS VEGAS, NV 89117  
 702-739-9800

**Dates:**

Submitted: 06/13/2008  
 Approved: 10/20/2008  
 Denied:  
 Expires: 10/20/2013

**Activity:**

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

**Status:**

APPROVED

**PDEV08-018**

**Related File:** PVAR09-003

**Staff:** CB

**Project Description:**

A Development Plan 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. Related File: PVAR09-003.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

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

**APN:**

**Applicant:**

SARES REGIS GROUP

**Dates:**

Submitted: 07/03/2008  
 Approved: 01/25/2011  
 Denied:  
 Expires: 01/25/2014

**Activity:**

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

**Status:**

APPROVED

**PDEV08-024**

**Related File:**

**Staff:** CB

**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.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2917 approved by the City Council on 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

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

**APN:**

21019211

**Applicant:**

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

**Dates:**

Submitted: 08/19/2008  
 Approved: 06/15/2009  
 Denied:  
 Expires: 06/15/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV09-004**

**Related File:**

**Staff:** CB

**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: 06/15/2013

**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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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

**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 -

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. Related Project: PCUP09-011

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**Applicant:**

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

**Dates:**

Submitted: 04/06/2009  
 Approved: 09/22/2009  
 Denied:  
 Expires: 09/22/2013

**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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**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 (APN: 110-101-11). Related File: PCUP10-003 & PVAR10-001.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 07/27/2010  
 Denied:  
 Expires: 07/27/2013

**Activity:**

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

**Status:**

APPROVED

**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 1/5/2010\*\*\*\*

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 09/22/2009  
 Denied:  
 Expires: 09/17/2013

**Activity:**

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

**Status:**

APPROVED

**PDEV09-017** **Related File:** PDEV09-016

**Staff:** JH

**Project Description:**

A Development Plan to construct approximately 26,000 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.

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

**Status:**

RESUBMIT

**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.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

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

**APN:**

21019113

**Applicant:**

**Dates:**

Submitted: 02/10/2010  
 Approved: 04/27/2010  
 Denied:  
 Expires: 04/27/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV10-004**

**Related File:** PCUP10-015

**Staff:** CB

**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.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**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: 12/20/2010  
 Denied:  
 Expires: 12/20/2013

**Activity:**

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

**Status:**

APPROVED

**PDEV10-010**

**Related File:**

**Staff:** LB

**Project Description:**

A Development Plan to construct a 6,815 square foot retail store (Auto Zone) on 1.18 acres of land located at the southeast corner of Holt Boulevard and Pleasant Avenue, at 610 East Holt Boulevard, within the C3 (Commercial Service) zoning district (APNs:1049-092-01 & 02).

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

Acres - 0.00  
 Sq-Ft - 6,815  
 Lots/DUs - 1

**APN:**

104909202

**Applicant:**

AUTOZONE DEVELOPMENT  
 MITCH BRAMLITT  
 123 S FRONT STREET 38103  
 901-495-8714

**Dates:**

Submitted: 07/28/2010  
 Approved: 01/19/2011  
 Denied:  
 Expires: 01/19/2014

**Activity:**

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

**Status:**

APPROVED

**PDEV10-012**

**Related File:** PDEV08-016

**Staff:** LB

**Project Description:**

A revision to a previously approved Development Plan (File No. PDEV08-016 ) to construct an 84,176 square foot, 3-story automobile sales facility (Mercedes Benz dealership) located on 8.4 acres of land generally located at the southeast corner of the I-10 Freeway & Haven Avenue, within the Auto Planning Area land use district of the Ontario Gateway Specific Plan (APN: 0210-212-55).

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

Acres - 8.40  
 Sq-Ft - 85,779  
 Lots/DUs - 1

**APN:**

21120102

**Applicant:**

JONES ONTARIO ACQUISITION, LLC  
 KEITH MAY  
 3300 JAMBOREE 92660  
 949-718-3105

**Dates:**

Submitted: 09/13/2010  
 Approved: 11/01/2010  
 Denied:  
 Expires: 11/01/2013

**Activity:**

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

**Status:**

APPROVED

**PDEV10-013**

**Related File:** PDEV05-072

**Staff:** LB

**Project Description:**

A revision to a previously approved Development Plan (File No. PDEV05-072) to allow for the phased construction of a mixed-use project consisting of senior housing and commercial uses, including 177 senior housing units, 6,000 square feet of retail area, a 13,000 square foot pharmacy (Walgreen's) and the remodel of an existing post office on approximately 6.0 acres of land located at the northeast corner of Fourth Street and Mountain Avenue, within the C3 (Shopping Center Commercial) zoning district (APNs: 1008-522-01, -02 & -03). Related Files: PCUP05-045, PCUP06-031, PMTTO5-032..

**Statistics:**

Acres - 8.50  
 Sq-Ft - 19,729  
 Lots/DUs - 177

**APN:**

100852201

**Applicant:**

JAFAM CORPORATION ATT. PAUL HAM  
 1013 N. BEGONIA AVENUE  
 ONTARIO, CA. 91762  
 909 983-3311

**Dates:**

Submitted: 09/28/2010  
 Approved: 11/01/2011  
 Denied:  
 Expires: 11/01/2013

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV11-001**

**Related File:**

**Staff:** LB

**Project Description:**

A Development Plan for a 935 SF addition to an existing building on 0.73 acres of land located at 845 North Euclid Avenue, within the AP (Administrative Professional) zoning district and the EA (Euclid Avenue) Overlay District (APN: 1048-261-23).

**Statistics:**

Acres - 0.73  
 Sq-Ft - 935  
 Lots/DUs - 0

**APN:**

104826123

**Applicant:**

RICHARD BARTON ENTERPRISES  
 3401 ETIWANDA, #1011D  
 MIRA LOMA, CA 91752  
 951-787-6706

**Dates:**

Submitted: 01/06/2011  
 Approved: 04/04/2011  
 Denied:  
 Expires: 04/04/2013

**Activity:**

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

**Status:**

APPROVED

**PDEV11-006**

**Related File:**

**Staff:** JH

**Project Description:**

A Development Plan to construct a stealth wireless telecommunication facility located near the southeast corner of Grove Avenue and Holt Boulevard, at 1222 East Holt Boulevard, within the M3 (General Industrial) zoning district (APN: 0110-131-20).

**Statistics:**

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

**APN:**

11013120

**Applicant:**

JAMES FELTON, FOR: VERIZON WIRELE  
 SPECTRUM SURVEYING & ENGINEERIN  
 8390 MAPLE PLACE #110 91730  
 909-944-5471

**Dates:**

Submitted: 05/19/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

RESUBMIT

**PDEV11-011**

**Related File:** PDEV00-013

**Staff:** CB

**Project Description:**

A Development Plan to replace an existing AT&T 60-foot tall light pole telecommunication facility with a monopine telecommunication facility with 12 panel antennas on 0.69 acres of land developed with a paint store in the C3 (Commercial Service) zone, located at 1051 West Holt Boulevard.

APN: 1011-132-07

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

101113207

**Applicant:**

AT&T MOBILITY  
 ATTN: EDWIN KIM, REPRESENTATIVE  
 12900 PARK PLAZA DRIVE 90703  
 323-254-4999

**Dates:**

Submitted: 08/30/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

INCOMPL

(Related to approved File No. PAE00-002, an Administrative Exception to allow a 60-foot telecommunication facility to exceed the 55-foot maximum height limitat in the C3 zone.)

**PDEV11-012**

**Related File:**

**Staff:** JH

**Project Description:**

A Development Plan to collocate additional antennas on an existing 77-foot tall wireless communication monopine, located at the southeast corner of Grove Avenue and the I-10 Freeway, at 1204 North Grove Avenue, within the C1 (Shopping Center Commercial) zoning district.  
 (APN: 0108-381-09).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

10838109

**Applicant:**

AT&T MOBILITY  
 ATTN: EDWIN KIM, REPRESENTATIVE  
 12900 PARK PLAZA DRIVE 90703  
 323-254-4999

**Dates:**

Submitted: 08/30/2011  
 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**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PDEV11-017**

**Related File:**

**Staff:** CB

**Project Description:**

A Development Plan to replace an existing 52-foot high monopalm telecommunication facility with a 52-foot high monobroadleaf tree telecommunication facility, and co-locate another carrier (AT&T) onto the facility on 1.7 acres of land developed with a Social Security office located at 1119 E. Emporia Street, within the C3 (Service Commercial) zone (APN: 1049-141-27).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104914127

**Applicant:**

AT&T MOBILITY  
 EDWIN KIM/CRISLIA XICOTENCATL  
 323-254-4999

**Dates:**

Submitted: 09/22/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

INCOMPL

**PDEV11-020**

**Related File:** PCUP11-0000

**Staff:** CB

**Project Description:**

A Development Plan to construct a telecommunication facility (for Verizon Wireless), consisting of a 55-foot high monopine antenna and operating equipment on an 875 square foot lease area within an existing shopping center on 6.87 acres of land located at 1833 East Fourth Street, within the C1 (Shopping Center District) zoning district (APN: 0110-301-21). Related Files: PCUP11-026 & PVAR11-007.

**Statistics:**

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

**APN:**

11030121

**Applicant:**

SPECTRUM ENGINEERING FOR VERIZO  
 SPECTRUM SURVEYING & ENGINEERIN  
 ATTN: PATRICK INKMANN 91730  
 1-866-515-3358

**Dates:**

Submitted: 12/13/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

IN REVW

**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 residential development, 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  
 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 - ☒ X  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

IN REVW

**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

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**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:**

ONTARIO PLANNING DEPT  
 ATTN: DIANE AYALA, ASSOCIATE PLAN  
 909-395-2036

**Dates:**

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

**Activity:**

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

**Status:**

**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 - HP SUB  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PHP\_10-004**

**Related File:** PDEV10-006

**Staff:** Da

**Project Description:**

A Certifitcate 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:* 11/01/2010  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

**PHP\_11-022**

**Related File:**

**Staff:** DA

**Project Description:**

Renovation of approximately 5,940 square feet of commercial space on the first floor of the Frankish Building, located at 200 South Euclid Avenue, within the C2 zoning district. Scope of work to include updating two commercial spaces with accessible restrooms, a laundry room for the residential apartments above, replacing storefront windows with dual glazing and rebuilding an entrance on the East side.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104905803

**Applicant:**

HOUSING AUTHORITY/CO SAN BERNAR  
 715 E BRIER DR  
 SAN BERNARDINO, CA 92 92408

**Dates:**

*Submitted:* 10/27/2011  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PMAS11-001**

**Related File:** PMAS08-002

**Staff:** MAS

**Project Description:**

This is a Massage Establishment RENEWAL for L & L Health Group Inc. (Related file PMAS08-002 & BL72042)

**Statistics:**

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

**APN:**

11002219

**Applicant:**

SAMANTHA LUO A.K.A. XING LUO  
 2270 CAHUILLA STREET  
 SUITE 133 92324  
 909-367-0982

**Dates:**

Submitted: 02/09/2011  
 Approved: 03/31/2011  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

APPROVED

**PMTT07-025**

**Related File:**

**Staff:** CB

**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

**APN:**

21019211

**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: 04/29/2014

**Activity:**

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

**Status:**

APPROVED

Automatic 2 year extension per state law AB333. New expiration 4/29/12  
 Automatic 2 year extension per state law AB208. New expiration 4/29/14

**PPRE11-001**

**Related File:**

**Staff:** LB

**Project Description:**

A Preliminary Plan Review for a proposed expansion of the Scandia amusement park, including: (1) the addition of rides, snack bars, shade structures, parking facilities and open space areas; (2) the vacation of a portion of Wall Street, between Rochester and Wanamaker Avenues; and (3) the addition of a new public street. The project site contains approximately 4.04 acres of land generally located at the northeast corner of Rochester Avenue and Wall Street, within the Light Industrial land use district of the Pacific Gate/East Gate Specific Plan (APN: 0238-221-23).

**Statistics:**

Acres - 4.70  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

23822123

**Applicant:**

SCANDIA RECREATION CENTER INC  
 ATTN: TY LARSON  
 115 S WANAMAKER AVE 91761  
 909-717-2106

**Dates:**

Submitted: 07/29/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

COMPLETE

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

**Status:**

COUNCIL

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PSPA11-003**

**Related File:** PCUP08-029

**Staff:** LB

**Project Description:**

A Specific Plan Amendment to the California Commerce Center North/Ontario Gateway Plaza Wagner Properties (Ontario Mills) Specific Plan, establishing standards and regularations for Temporary Uses within the Ontario Mills Mall, affecting properties located at the southeast corner of Milliken Avenue and Fourth Street.

**Statistics:**

Acres - 129.50  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

23801436

**Applicant:**

THE MILLS, ATT. MARK B. SMITH  
 ONE MILLS CIRCLE, STE. 1  
 ONTARIO, CA. 91764  
 (909) 484-8301

**Dates:**

Submitted: 08/15/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

**PSPA11-005**

**Related File:**

**Staff:** LB

**Project Description:**

A Specific Plan Amendment to Transpark Specific Plan, establishing new sign standards and regularations, including a freestanding freeway sign for Transpark SP, generally located along the southeast corner of Inland Empire and Archibald Avenue. APNs: 0210-191-11, 15, 16, 19, 20, 26, 27 & 28

**Statistics:**

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

**APN:**

21019115

**Applicant:**

QUIEL BROS ELECTRICAL SIGN CO  
 ATTN: NANCY K PARKER  
 272 SOUTH I STREET 92410  
 909-885-4476

**Dates:**

Submitted: 09/01/2011  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

**PSP\_09-001**

**Related File:** PGPA09-001

**Staff:** JH

**Project Description:**

A Specific Plan (Tuscana 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 Tuscana Village

PZC\_09-002 - Zone Change to Specific Plan for Tuscana 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 - ☒ RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Fourth Quarter 2011 (Period Ending December 31, 2011)**

**PVAR10-002**

**Related File:**

**Staff:** CB

**Project Description:**

A Variance request to reduce the front parking setback from 20 feet to 10 feet in conjunction with a Development Plan (File No. PDEV08-008) to construct a 3,920 square foot commercial/retail building, on 0.43 acres of vacant land in the C1 (Shopping Center Commercial) zone, located south of the southeast corner of Archibald Avenue and Oakhill Street. (APN: 1083-071-25 (0218-051-98)). Related File: PDEV08-008.

\*\*\*\*Project received an automatic one year time extension per Ordinance 2933 approved by the City Council on 3/15/2011\*\*\*\*

**Statistics:**

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

**APN:**

21805163

**Applicant:**

ALY HADIR (FOR DANNY YANG)  
 11154 WILDFLOWER RD.  
 TEMPLE CITY, CA 91780  
 626-358-1111

**Dates:**

Submitted: 08/16/2010  
 Approved: 12/20/2010  
 Denied:  
 Expires: 12/20/2013

**Activity:**

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

**Status:**

APPROVED

**PZC\_09-002**

**Related File:** PGPA09-001

**Staff:** JH

**Project Description:**

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

**Status:**

IN REVW