

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

NOVEMBER 1, 2010 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-008: A Development Plan to construct a 17,000 square foot industrial building for Fuji Foods to be used for cold storage, for property on approximately 29.3 acres located at 13500 South Milliken Avenue, within the (AG) Specific Plan. The project is exempt from the California Environmental Quality Act (CEQA) according to Section 15301. **Submitted by Myung Chung** (APN: 0218-171-18).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV10-012: A Modification to a previously approved Development Plan (File No. PDEV08-016) to construct an 85,779 square foot Mercedes Benz dealership on approximately 8.04 acres, generally located at the southeast corner of I-10 and Haven Avenue, within the Auto land use designation of the Ontario Gateway Specific Plan. The environmental impacts for the project were previously reviewed under the Environmental Impact Report (SCH#2006091039) prepared for the Ontario Gateway Specific Plan (File No. PSP05-005). No new environmental impacts are anticipated. **Submitted by Jones Ontario Acquisition, LLC** (APN: 0210-212-55).

Action: Approved, subject to conditions

NOVEMBER 1, 2010 ZONING ADMINISTRATOR MEETING

Meeting Cancelled

NOVEMBER 2, 2010 CITY COUNCIL MEETING

No Planning Department items on the agenda

NOVEMBER 8, 2010 SPECIAL ZONING ADMINISTRATOR MEETING

ENVIRONMENT ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NUMBER PCUP10-050: A Conditional Use Permit to establish plastics manufacturing (injection molding) within an existing building on 1.66 acres of land within the M2 (Industrial Park) zone, located at 1680 S. Vineyard Avenue. The project is categorically exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities). **Submitted by Mag Instruments, Inc.**

Action: Approved, subject to conditions

NOVEMBER 15, 2010 DEVELOPMENT ADVISORY BOARD MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV10-002, PCUP10-005, AND PVAR10-003: A Development Plan (File No. PDEV10-002) and a Conditional Use Permit (File No. PCUP10-005) to construct and operate a wireless communication facility, and a Variance (File No. PVAR10-003) to exceed the maximum allowable wireless communication tower height, from 40-feet to 52-feet located, generally located at the southeast corner of California Street and Vine Avenue, at 429 West California Street, within the C3 (General Commercial) zoning district. Staff is recommending the adoption of a Negative Declaration of environmental impacts for consideration. **Submitted by T-Mobile USA** (APN: 1049-331-01). Planning Commission action required.

Action: Recommended approval, subject to conditions

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NOVEMBER 15, 2010 ZONING ADMINISTRATOR MEETING

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-040: A request to modify previously approved Conditional Use Permit (File No. PCUP08-012) to allow the sale of certain types distilled spirits in conjunction with the existing SE Food Store, located near the northeast corner of Archibald Avenue and Inland Empire Boulevard, at 790 North Archibald Avenue, within the Garden Commercial I land use designation of the Ontario Festival Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by SE Food Store** (APN: 0110-431-09).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-042: A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine, and distilled spirits (Type 47 On-Sale General for Bona Fide Public Eating Place, Alcoholic Beverage Control License) and live entertainment in conjunction with a restaurant (Mexico Lindo), located near the southwest corner of Euclid Avenue and Francis Street, at 239 West Francis Street, within the C1 (Shopping Center Commercial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Mariscos Mexico Lindo, Inc.** (APN: 1050-371-23).

Action: Approved, subject to conditions

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-045: A Conditional Use Permit to establish alcoholic beverage sales (Type 21 Off-Sale General, ABC License) in conjunction with a Circle K convenience store, located at the northwest corner of Vineyard Avenue and "D" Street, at 405 North Vineyard Avenue, within the C4 (Airport Related Services) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Anaz 2010 Corporation.** (APN: 0110-261-16).

Action: Approved, subject to conditions

NOVEMBER 16, 2010 CITY COUNCIL MEETING

INTRODUCTION OF AN ORDINANCE CONSIDERING THE APPROVAL OF AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH EDENGLLEN ONTARIO LLC: That the City Council hold a public hearing to introduce, waive further reading and consider any testimony provided related to an ordinance authorizing the City Manager to execute the First Amendment to the Development Agreement between the Edenglen Ontario LLC of Irvine, California, and the City of Ontario.

Action: Approved introduction of the ordinance.

NOVEMBER 23, 2010 PLANNING COMMISSION MEETING

ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV10-002, PCUP10-005, AND PVAR10-003: A Development Plan (File No. PDEV10-002) and a Conditional Use Permit (File No. PCUP10-005) to construct and operate a wireless communication facility, and a Variance (File No. PVAR10-003) to exceed the maximum allowable wireless communication tower height, from 40-feet to 52-feet, located at the southeast corner of California Street and Vine Avenue, at 429 West California Street, within the C3 (General Commercial) zoning district. Staff is recommending the adoption of a Negative Declaration of environmental impacts for consideration. **Submitted by T-Mobile USA.** (APN: 1049-331-01).

Action: Approved, subject to conditions.

NOTICE OF MODIFICATION/REVOCATION PROCEEDINGS FOR CONDITIONAL USE PERMIT FILE NO. PCUP10-049, PURSUANT TO ONTARIO MUNICIPAL CODE SECTION 9-1.0955: A review of previously approved Conditional Use Permits, (File Nos. PCUP05-026 & PCUP07-046) for the sale and on-premise consumption of alcoholic beverages in conjunction with a restaurant (Zendejas), live entertainment and banquet facilities, to consider possible

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actions to further regulate the Conditional Use Permits through modification of conditions of approval or revocation; located at 2440 S. Vineyard Avenue within the C1 (Shopping Center Commercial) zoning district. The action to further regulate or revoke the Conditional Use Permits has been initiated at the request of the Ontario Police Department due to certain nuisance activities and violation of conditions of approval. The project is exempt from environmental review pursuant to State CEQA Guidelines Section 15321 (Enforcement Actions by Regulatory Agencies). **City Initiated** (APN: 0216-401-63).

Action: Approved modification consisting of revised conditions of approval.