



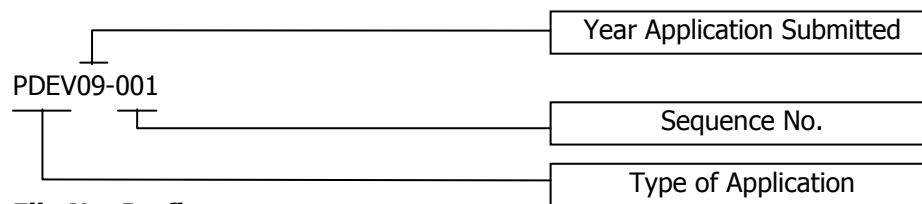
# ***CITY OF ONTARIO PLANNING DEPARTMENT QUARTERLY DEVELOPMENT ACTIVITY REPORT***

***Second Quarter 2009  
(Ending June, 2009)***

## ***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**  
 Second Quarter 2009 (Period Ending June 30, 2009)

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

**Status:**

**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.

**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:*

**Activity:**

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

**Status:**

**PCUP05-024**

*Related File:* PDEV05-035

*Staff:* LB

**Project Description:**

A Conditional Use Permit to expand San Antonio Junior Academy by constructing a 12,500 square foot gymnasium. The project site is located at 1722 E. Eighth St and is within the R1 zone, with a General Plan designation of Low Density Residential. In conjunction with a Development Plan File No PDEV05-035.

**Statistics:**

Acres - 6.50  
 Sq-Ft - 12,500  
 Lots/DUs -

**APN:**  
 10848113

**Applicant:**

SOUTHEASTERN CALIF ASSN OF 7TH  
 PO BOX 8050  
 RIVERSIDE CA 92515

**Dates:**

*Submitted:* 05/17/2005  
*Approved:* 05/26/2006  
*Denied:*  
*Expires:* 05/23/2008

**Activity:**

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

**Status:**

**PCUP05-045**

*Related File:* PDEV05-072

*Staff:* LB

**Project Description:**

A CONDITIONAL USE PERMIT TO ALLOW FOR MIXED-USE COMM. & SENIOR HOUSING ON THE NEC OF FOURTH ST. & MOUNTAIN AVE., IN THE C3 (SHOPPING CENTER COMM.) ZONING DISTRICT.

APNS: 1008-522-01, -02, & -03  
 RELATED FILES: PDEV05-072 & PMTT05-032, PCUP06-031.

**Statistics:**

Acres - 5.80  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 100852202

**Applicant:**

ONTARIO SENIOR PARTNERS

**Dates:**

*Submitted:* 11/17/2005  
*Approved:* 09/25/2007  
*Denied:*  
*Expires:* 09/25/2009

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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.

**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: 11/26/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**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

**PCUP06-031** *Related File:* PDEV05-072

**Staff:** LB

**Project Description:**

A Conditional Use Permit (CUP) application, with development plans, for a drive-thru pharmacy (Walgreens Pharmacy) located on a 4.2 acres of developed land, in the northeast corner of Fourth St. and Mountain Ave., within the C1 (Neighborhood Commercial) zoning district.

APN: 1008-522-03  
 Related Files: PDEV05-072, PCUP05-045 & PMTT05-032)

**Statistics:**

Acres - 5.80  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 100852203

**Applicant:**

EVERGREEN DEVCO (ALEX GONZALEZ)  
 2390 CAMELBACK RD. #410  
 PHOENIX, AZ 85016  
 602-808-8600

**Dates:**

Submitted: 08/21/2006  
 Approved: 09/25/2007  
 Denied:  
 Expires: 09/25/2009

**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

Related Files: PDEV06-058

**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: 02/05/2010

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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.

APN: 218-141-27

No changes to original plan.

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

**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

APN: 1051-321-52

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

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 105132155

**Applicant:**

TOMRA

**Dates:**

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

**Activity:**

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

**PCUP07-008** *Related File:*

**Staff:** LB

**Project Description:**

A Conditional Use Permit to operate an outdoor automobile storage facility, on roughly 15 acres of the SCE Transmission Corridor, by the Ontario Auto Center, located east of the Auto Center and west of the Day Creek Flood Control Channel, between Airport Drive and Jurupa Street, and within the OS (Open Space) zone

APNs: 238-241-10 & 238-121-15  
 Related File: PDEV07-006

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 23824110

**Applicant:**

BREW ENTERPRISES, INC C/O MIKE WO  
 3535 INLAND EMPIRE BLVD  
 ONTARIO, CA

**Dates:**

*Submitted:* 02/20/2007  
*Approved:* 12/17/2007  
*Denied:*  
*Expires:*

**Activity:**

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

Taken over from Dan Y. on 4/2/09

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**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 Pllan (APN: 210-212-51). Related File: PDEV07-033.

**Statistics:**

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

**APN:**  
 21021251

**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:* 06/24/2011

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

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

**Status:**

APPROVED

**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

**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:* 10/28/2011

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PCUP07-037** *Related File:* PDEV07-042

**Staff:** CR

**Project Description:**

A Conditional Use Permit application, with development plans, to construct a 97,087 square foot, 161-room hotel on 3.3 acres of land, located at the southeast corner of I-10 and Haven Avenue, within the Entertainment District of the Ontario Gateway Specific Plan.

Related File: PDEV07-042.

**Statistics:**

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

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

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

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

**PCUP07-040** *Related File:*

**Staff:** JH

**Project Description:**

A Conditional Use Permit request to operate a 4-story, 118-room limited-service hotel (Towneplace Suites) located at the northeast corner of Haven Avenue and SR60 (Pomona Freeway), within the Commercial/Office designation of the Haven Gateway Centre Specific Plan.

(APN: 0218-071-50)

Related Files: PDEV07-048, PMTT07-033 (PM 18851), & PCUP07-041

**Statistics:**

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

**APN:**

21807150

**Applicant:**

HAVEN-SIXTY LIMITED  
 1851 E 1ST ST #800  
 SANTA ANA CA 92705

**Dates:**

Submitted: 10/29/2007  
 Approved: 06/17/2008  
 Denied:  
 Expires: 06/17/2011

**Activity:**

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

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PCUP07-041**

**Related File:**

**Staff:** JH

**Project Description:**

A Conditional Use Permit request to operate a 5-story, 123-room limited-service hotel (Hampton Inn and Suites) located at the northeast corner of Haven Avenue and SR60 (Pomona Freeway), within the Commercial/Office designation of the Haven Gateway Centre Specific Plan.

(APN: 0218-071-50)

Related Files: PDEV07-048, PMTT07-033 (PM 18851), & PCUP07-040

**Statistics:**

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

**APN:**

21807150

**Applicant:**

HAVEN-SIXTY LIMITED  
 1851 E 1ST ST #800  
 SANTA ANA CA 92705

**Dates:**

Submitted: 10/29/2007  
 Approved: 06/17/2008  
 Denied:  
 Expires: 06/17/2011

**Activity:**

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

**Status:**

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PCUP07-043**

**Related File:** PDEV07-050

**Staff:** CR

**Project Description:**

A Conditional Use Permit to allow a drive through facility for a 2,900 square foot restaurant on Euclid Avenue within 300 feet of a residential zone in conjunction with a Development Plan to construct a 36,324 square foot shopping center consisting of 3 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 File: PDEV07-050, PCUP07-044 & PCUP07-045

**Statistics:**

Acres - 4.10  
 Sq-Ft - 2,900  
 Lots/DUs -

**APN:**

105108102

**Applicant:**

BB&M DEVELOPMENT GROUP, LLC  
 4300 EDISON AVE.  
 CHINO, CA 91710

**Dates:**

Submitted: 11/21/2007  
 Approved: 03/25/2008  
 Denied:  
 Expires: 03/25/2011

**Activity:**

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

**Status:**

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PCUP07-049**

**Related File:**

**Staff:** JH

**Project Description:**

A Conditional Use Permit to operate a self-storage facility located at the northwest corner of Euclid Ave. and Geyer Ct., within the C3 (Commercial Service) zoning district.

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**Statistics:**

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

**APN:**

105122213

**Applicant:**

JAY HO  
 17 FRANCIS CIR.  
 BUENA PARK, CA 90621

**Dates:**

Submitted: 12/18/2007  
 Approved: 05/27/2008  
 Denied:  
 Expires: 05/27/2011

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PCUP07-051** *Related File:*

*Staff:* LM

**Project Description:**

A modification to an existing 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 car sales, located at 122 North Mountain Avenue, and an alley vacation 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 -  RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

**PCUP07-052** *Related File:* PDEV07-053

*Staff:* CM

**Project Description:**

A Conditional Use Permit to construct and operate a 262-room full service hotel (Westin) on 4.34 acres of land located at the northeast corner of E. Ontario Center Prkwy and N. Via Piemonte, within the Piemonte District of the Ontario Center Specific Plan (APN: 0210-204-18). Related File: PDEV07-053.

**Statistics:**

Acres - 4.34  
 Sq-Ft - 182,220  
 Lots/DUs -

**APN:**

**Applicant:**

RYAN COMPANIES US, INC.  
 9171 TOWNE CTR. DR., STE. 460  
 SAN DIEGO, CA 92122  
 858-812-7910

**Dates:**

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

**Activity:**

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

**Status:**

**PCUP08-002** *Related File:*

*Staff:* DY

**Project Description:**

A Conditional Use Permit to allow for the commercial use of a building in conjunction with a Development Plan for the construction of the 10, 886 sq.ft. building, located on 1.0 acre on the southeast corner of Grove Avenue and Acacia Street within the Grove Avenue Specific Plan (APN:0113-361-54). Related File: PDEV08-002.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 105117141

**Applicant:**

CONCORD DESIGN GROUP  
 3960 VALLEY BLVD., UNIT B  
 WALNUT, CA 91789  
 909-839-2460

**Dates:**

*Submitted:* 01/04/2008  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

**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.

**Statistics:**

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

**APN:**  
 21021252

**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:* 04/25/2011

**Activity:**

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

**Status:**

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**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.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**Applicant:**

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

**Dates:**

Submitted: 03/13/2008  
 Approved: 09/23/2008  
 Denied:  
 Expires: 09/23/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

ZA Decision No. 2008-19

**PCUP08-014** *Related File:*

**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).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**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: 09/16/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

ZA Decision No. 2008-20

**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 -

**Applicant:**

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

**Dates:**

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

**Activity:**

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

**Status:**

RESUBMIT

**PCUP08-029** *Related File:*

**Staff:** SM

**Project Description:**

A Conditional Use Permit to exceed 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 -  
 Sq-Ft - 0  
 Lots/DUs -

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

**Status:**

IN REVW

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**PCUP08-034** *Related File:*

**Staff:** CR

**Project Description:**

A Conditional Use Permit REVISION to expand an existing 24,000 sq. ft. United Education Institute (UEI) vocational school to occupy an additional 13,000, sq. ft. within existing buildings in the Commercial/ Office land use district of the California Commerce Center North/Ontario Gateway Plaza Wagner Properties Specific Plan, located at 4700, 4710, 4720 and 4730 Ontario Mills Parkway (APN: 238-041-35).

**Statistics:**

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

**Applicant:**

UEI

**Dates:**

Submitted: 07/31/2008  
 Approved: 11/04/2008  
 Denied:  
 Expires: 11/04/2010

**Activity:**

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

**Status:**

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.  
 ZA Decision No. 2008-26

**PCUP08-038** *Related File:* PCUP01-054

**Staff:** JH

**Project Description:**

The modification of an existing 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 -

**Applicant:**

MISS MYARA?

**Dates:**

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

**Activity:**

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

**Status:**

**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 -

**Applicant:**

EARTHWISE 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:

**Activity:**

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

**Status:**

**PCUP09-001** *Related File:*

**Staff:** CM

**Project Description:**

A Conditional Use Permit application for an ABC license, Type 47 (On-Sale General Eating Place) in conjunction with a banquet hall facility that includes live entertainment, for Chula's Restaurant, located at a historically designated site, at 401 N. Euclid Avenue, within the C2 (Central Business Commercial) Zone and the Euclid Avenue Overlay District. (APN: 1048-354-11). Related File: None  
 ZA Decision: 2009-03

**Statistics:**

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

**Applicant:**

STEPHANIE MARQUEZ (RESTAURANT O  
 2694 E. GARVEY AVE. #143  
 WEST COVINA, CA 91791  
 626-255-0024

**Dates:**

Submitted: 01/06/2009  
 Approved: 04/27/2009  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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:* 07/15/2009  
*Denied:*  
*Expires:*

**Activity:**

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

**PCUP09-011** *Related File:* PDEV09-007

*Staff:* CM

**Project Description:**

A Conditional Use Permit to establish a 6,860 square foot daycare facility within a property developed with a church and multi-purpose facility within the AG (SP) zonign 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:*  
*Denied:*  
*Expires:*

**Activity:**

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

**PCUP09-019** *Related File:*

*Staff:* JH

**Project Description:**

A Conditional Use Permit to establish a 1,300 square foot religious assembly use within an existing commercial building, located at 1385 East Fourth Street, within the C1 zoning designation.

APN: 0108-381-15

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 10838115

**Applicant:**

JUAN JOSE ORANTES  
 11902 TRURO AVE  
 HAWTHORNE, CA 90250  
 310-975-5680

**Dates:**

*Submitted:* 07/21/2009  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**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:**

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 -

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PCUP09-021** *Related File:*

*Staff:* JH

**Project Description:**

A Conditional Use Permit request for live entertainment in conjunction with alcohol sales for the existing Winners Circle Bar located 1045 West Philadelphia Street within the C1 zoning district.

**Statistics:**

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

**APN:**  
 101513115

**Applicant:**

PALOS WINNER CIRCLE COCKTAIL LOU  
 1045 WEST PHILADELPHIA STREET  
 ONTARIO, CA

**Dates:**

*Submitted:* 08/06/2009  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

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

**Status:**

**PDEV04-042** *Related File:* PCUP05-014

*Staff:* LB

**Project Description:**

A Development Plan to add a second story, remodel a basement to house a restaurant and an exterior façade remodel on an existing building on 0.417 acres located at 317 N Euclid Avenue, in the C2 (Central Business District) zone.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 16,000  
 Lots/DUs - 0

**APN:**  
 104856605

**Applicant:**

LOPEZ,ADOLFO  
 113 W 4TH ST  
 SANTA ANA CA 92701

**Dates:**

*Submitted:* 08/03/2004  
*Approved:* 06/28/2005  
*Denied:*  
*Expires:* 06/28/2009

**Activity:**

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

**Status:**

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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: 11/26/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PDEV04-062** *Related File:* PMTT04-031

**Staff:** LB

**Project Description:**

A Development Plan Review to construct a 4,550 square foot addition to and existng commercial/retail building on a developed 8 acre site in the C1, Shopping Center District, zoning designation, located on the southwest corner of Euclid Avenue and Philadelphia Street.  
 Related Files: PMTT04-031, PVAR05-004  
 \* \*Project was previously approved at DAB on 3/21/05. Applicant is withdrawing PMTT04-031. Please update Conditions of Approval for Planning Commission hearing.

**Statistics:**

Acres - 8.00  
 Sq-Ft - 4,550  
 Lots/DUs - 0

**APN:**  
 105105111

**Applicant:**

SIXFOLD, LLC  
 707 WILSHIRE BLVD.  
 LOS ANGELES, CA 90017  
 213-998-5429

**Dates:**

Submitted: 11/10/2004  
 Approved: 10/25/2005  
 Denied:  
 Expires: 10/25/2008

**Activity:**

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

**Status:**

APPROVED

Taken over from Dan Y. on 4/2/09.

**PDEV05-008** *Related File:* PMTT05-030

**Staff:** JH

**Project Description:**

A Development Plan to construct a two-story 5,745 square foot office/retail building on .48 acres of land in the C1 (Shopping Center) zone within the Euclid Avenue Overlay, located at 722 S. Euclid Avenue.  
 Related File: PMTT05-030

**Statistics:**

Acres - 0.48  
 Sq-Ft - 5,745  
 Lots/DUs - 0

**APN:**  
 104926808

**Applicant:**

BILL LIN  
 407 W. IMPERIAL HWY., #H613  
 BREA, CA 92821  
 714-606-1613

**Dates:**

Submitted: 01/19/2005  
 Approved: 06/06/2005  
 Denied:  
 Expires: 06/06/2007

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**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

**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

**PDEV05-035**

**Related File:** PCUP05-024

**Staff:** LB

**Project Description:**

A Development Plan to establish a 12,500 square foot gymnasium at San Antonio Junior Academy. The project site is located at 1722 E. Eighth St, within the R1 zone and Low Density Residential General Plan designation. In conjunction with a Conditional Use Permit (PCUP05-024) to construct a 12,500 square ft. gymnasium for San Antonio Junior Academy private school.

**Statistics:**

Acres - 6.50  
 Sq-Ft - 12,500  
 Lots/DUs - 1

**APN:**

10848113

**Applicant:**

SOUTHEASTERN CALIF ASSN OF 7TH  
 PO BOX 8050  
 RIVERSIDE CA 92515

**Dates:**

Submitted: 05/17/2005  
 Approved: 05/26/2006  
 Denied:  
 Expires: 05/23/2008

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV05-037**

**Related File:** PCUP05-026

**Staff:** CR

**Project Description:**

A Development Plan to construct a 99,850 sq. ft. shopping center including a grocery store, office supply store, restaurant, and shops on 8.9 acres in the C1 (Shopping Center) zone, located at the north west corner of Walnut and Vineyard adjacent to the 60 freeway.

Related Files: PCUP05-026 & PMTT05-31

**Statistics:**

Acres - 8.90  
 Sq-Ft - 99,850  
 Lots/DUs - 0

**APN:**

21640140

**Applicant:**

DENNIS LEE  
 60 ALTA ST. STE. 202  
 ARCADIA, CA  
 626-447-3068

**Dates:**

Submitted: 06/13/2005  
 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.

**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: 11/20/2009

**Activity:**

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

**Status:**

APPROVED

**PDEV05-065**

**Related File:**

**Staff:** JH

**Project Description:**

A Development Plan to construct four commercial buildings totaling 125,959 square feet on 4.9 acres located at the southeast corner of Inland Empire Blvd. and Archibald Ave. within the C3 (Commercial Service) Zoning designation.

APNs: 210-191-22 & 210-191-25

Related Files: PMTT05-026, PCUP05-038, PGPA05-004, PZC\_05-009, & PCUP06-012

**Statistics:**

Acres - 4.90  
 Sq-Ft - 125,959  
 Lots/DUs - 0

**APN:**

21019122

**Applicant:**

SIEVASH BARMAND  
 640 TIBURON BLVD. #14  
 TIBURON, CA 94920 94920  
 415-789-9700

**Dates:**

Submitted: 09/26/2005  
 Approved: 10/26/2006  
 Denied:  
 Expires: 10/26/2008

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV05-072** *Related File:* PMTT05-032

**Staff:** LB

**Project Description:**

A request for approval of certain entitlements to facilitate the construction of a mix-use project consisting of senior housing and commercial uses on approximately 6 acres of land located at the northeast corners of Fourth Street and Mountain avenue, within the Shopping Center Commercial (C3) land use designation. The entitlements are as follows:

- 1) A Development Plan (File No. PDEV05-072) to develop a mix use project consisting of 177 senior housing units, 6,000 sq. ft. retail use, a 13,000 sq.ft. Walgreen's and the remodel of an existing post office.
- 2) A Conditional Use Permit (File PCUP05-045) to allow senior housing.
- 3) A Conditional Use Permit (File No. PCUP06-031) to allow a drive-thru for Walgreen's; and
- 4) A Tentative Tract Map (File No. PMTT05-032) to subdivide approximately six acres into 4 parcels.

(APNs: 1008-522-01, -02 & -03)

RELATED FILES: PCUP05-045, PCUP06-031 & PMTT05-032

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**Statistics:**

Acres - 6.00  
 Sq-Ft - 19,000  
 Lots/DUs - 177

**APN:**  
 100852202

**Applicant:**

ONTARIO SENIOR PARTNERS (MIKE GR  
 3901 E. COAST HWY.  
 CORONA DEL MAR, CA 92625  
 949-760-2876

**Dates:**

*Submitted:* 11/17/2005  
*Approved:* 09/25/2007  
*Denied:*  
*Expires:* 09/25/2010

**Activity:**

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

**PDEV06-018** *Related File:*

**Staff:** JH

**Project Description:**

A Development Plan to construct two office buildings totaling 29,745 sq-ft on 2.23 acres located at the northwest corner of Concours Street and Duesenburg Drive, within the Piemonte District of the Ontario Center Specific Plan (APN: 0210-531-05).

\*Note: A one year time extension was approved on 9-30-2008.

**Statistics:**

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

**APN:**  
 21050102

**Applicant:**

PANATTONI DEVELOPMENT CO. (MIKE I  
 18111 VON KARMAN AVE., STE. 500  
 IRVINE, CA 92612  
 949-660-9128

**Dates:**

*Submitted:* 04/07/2006  
*Approved:* 10/16/2006  
*Denied:*  
*Expires:* 10/16/2009

**Activity:**

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

**PDEV06-019** *Related File:*

**Staff:** JH

**Project Description:**

A Development Plan to construct a 23,484 sq-ft two-story office building on 1.3 acres located at the northeast corner of Concours Street and Duesenburg Drive, within the Piemonte District of the Ontario Center Specific Plan (APN: 0210-531-05).

\*Note: A one year time extension was approved on 9-30-2008.

**Statistics:**

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

**APN:**  
 21050102

**Applicant:**

PANATTONI DEV. CO. (MIKE LATHAM)  
 18111 VON KARMAN AVE., STE. 500  
 IRVINE, CA 92612  
 949-474-7830

**Dates:**

*Submitted:* 04/07/2006  
*Approved:* 10/16/2006  
*Denied:*  
*Expires:* 10/16/2009

**Activity:**

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



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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

**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: 02/05/2010

**Activity:**

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

**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).

RELATED FILE: PSPA06-004

**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 -

**PDEV06-035** Related File: PMTT06-045

Staff: LB

**Project Description:**

A Development Plan to construct a 3-unit, 16, 238-sf industrial building, on a 0.9-acre vacant parcel, located at the southeast corner of Sultana Avenue and Belmont Street, within the Light Industrial (M1) zoning district

APN: 1049-491-01  
 Related File: PMTT06-045

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 104949101

**Applicant:**

WESTWOOD DESIGN (BRENT HALLAM)  
 133 E. BONITA AVE., STE. 202  
 SAN DIMAS, CA 91773  
 909-305-9933

**Dates:**

Submitted: 06/13/2006  
 Approved: 08/28/2007  
 Denied:  
 Expires: 08/28/2010

**Activity:**

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

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

Taken over from Dan Y. on 4/2/09.

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

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

**Status:**

RESUBMIT

**PDEV06-037** *Related File:*

**Staff:** AL

**Project Description:**

A Development Plan to construct a 6,553 square foot commercial building on a 1.13 acre site currently developed with an existing 3,002 square foot commercial building, located on the southwest corner of Ontario Mills Circle and Franklin Avenue, within the Ontario Mills Specific Plan, Commercial/Office land use designation (APN: 238-014-11). Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

21802163

**Applicant:**

FLETCHER DEVELOPMENT  
 7 UPPER NEWPORT PLAZA  
 NEWPORT BEACH, CA 92660  
 949-838-0032

**Dates:**

*Submitted:* 06/14/2006  
*Approved:* 03/19/2007  
*Denied:*  
*Expires:* 04/19/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV06-038** *Related File:* PCUP06-020

**Staff:** AL

**Project Description:**

A Development Plan (File No. PDEV06-038) to construct a stealth wireless telecommunications flagpole and to construct an addition to an existing clubhouse for use as an equipment enclosure, a Conditional Use Permit (File No. PCUP06-020) request to operate a stealth wireless telecommunications facility, and a Variance (File No. PVAR06-008) request to exceed the maximum allowable height from 55 feet to 80 feet, located within the Westwind Park at 2425 East Riverside Drive, in the Open Space (OS) zoning designation (APN: 113-282-17). Related Files: PCUP06-020 & PVAR06-008. Note: Exp. date includes 1 year extension approved by Council on 3/4/09. PLAN CHECK: B2008-2056

**Statistics:**

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

**APN:**

**Applicant:**

ROYAL STREET COMMUNICATIONS  
 4549 PECAN VALLEY  
 PLANO, TX 75903  
 949-330-6688

**Dates:**

*Submitted:* 06/15/2006  
*Approved:* 10/23/2007  
*Denied:*  
*Expires:* 10/23/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV06-040** *Related File:* PMTT06-047

**Staff:** CM

**Project Description:**

A Development Plan to construct a commercial center consisting of 4 buildings totalling 86,414 sq-ft on 4.2 acres located at the northwest corner of Holt Boulevard and Vineyard Avenue, in the C4 (Airport Commercial) zone (APN: 110-092-09). Related Files: PMTT06-047, PCUP06-022

**Statistics:**

Acres - 4.20  
 Sq-Ft - 86,414  
 Lots/DUs - 0

**APN:**

11009209

**Applicant:**

TORREY DAY-CLICK  
 9007 CENTER AVENUE  
 RANCHO CUCAMONGA, CA 91730

**Dates:**

*Submitted:* 06/19/2006  
*Approved:* 10/24/2006  
*Denied:*  
*Expires:* 10/24/2008

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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. Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**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: 10/23/2010

**Activity:**

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

**Status:**

APPROVED

**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

**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: 04/04/2011

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PDEV06-060**

**Related File:**

**Staff:** NM

**Project Description:**

A development plan to construct two new water wells for the City of Chino, located at the northeast corner of Schaeffer ave and Bon View Ave

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 105250105

**Applicant:**

CITY OF CHINO  
 13220 CENTRAL AVE  
 CHINO, CA 91710

**Dates:**

Submitted: 10/03/2006  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

INACTIVE

**PDEV06-063**

**Related File:** PCUP06-043

**Staff:** AL

**Project Description:**

A Development Plan review for a proposed 2,900 square foot fast food restaurant (Burger King) in conjunction with a Conditional Use Permit to operate a drive-thru, and a Variance request to reduce the 20 foot setback required along Jurupa Street to 11.5 feet, located on 0.89 acres of vacant land near the southeast corner of Jurupa Street and the I-15 Fwy., within the Light-Industrial land use designation of California Commerce Center Specific Plan (APN: 0238-121-37). RELATED FILE: PCUP06-043 & PVAR07-013. Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**Statistics:**

Acres - 0.89  
 Sq-Ft - 2,900  
 Lots/DUs - 0

**APN:**  
 23812137

**Applicant:**

LARRY DELPIT  
 (SAME ADDR. AS: PCUP06-043)  
 RANCHO PALOS VERDES, (

**Dates:**

Submitted: 10/20/2006  
 Approved: 02/26/2008  
 Denied:  
 Expires: 04/26/2011

**Activity:**

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

**Status:**

APPROVED

**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**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV07-006** Related File: PCUP07-008

Staff: LB

**Project Description:**

A Development Plan to construct an outdoor automobile storage facility, on roughly 5 acres of the SCE Transmission Corridor, for use by the Ontario Auto Center, located east of the Auto Center and west of the Day Creek Flood Control Channel, between Airport Drive and Jurupa Street, and within the OS (Open Space) zone

APNs: 238-241-10 & 238-121-15  
 Related File: PCUP07-008

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

23824110

**Applicant:**

BREW ENTERPRISE, INC. C/O MIKE WO  
 3535 INLAND EMPIRE BLVD.  
 ONTARIO, CA  
 714-934-0810

**Dates:**

Submitted: 02/20/2007  
 Approved: 12/17/2007  
 Denied:  
 Expires: 12/17/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

Taken over from Dan Y. on 4/2/09.

**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.

Related Files: PCUP07-012, PVAR07-008, & PMTT07-023

APNs: 1050-521-09 & 12

**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: 10/23/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**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. Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**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: 08/28/2010

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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.

**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:* 08/28/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PDEV07-019** *Related File:* PMTT07-015

**Staff:** JH

**Project Description:**

A Development Plan to construct 3 commercial buildings totaling 30,762 square feet on 2.8 acres located at the northwest corner of Inland Empire Boulevard and Turner Avenue, within the Garden Commercial I land use designation of the Ontario Festival Specific Plan.

APNs: 0210-181-28, 29 & 39

Related File: PMTT07-015, PM 18540 (Map Withdrawn ~ No Residential)

**Statistics:**

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

**APN:**

21018128

**Applicant:**

RMS EMPIRE TURNER, LLC  
 4041 MACARTHUR BLVD., STE. 510  
 NEWPORT BEACH, CA 92660  
 714-342-2168

**Dates:**

*Submitted:* 05/08/2007  
*Approved:* 12/17/2007  
*Denied:*  
*Expires:* 12/17/2010

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PDEV07-024** *Related File:*

**Staff:** DY

**Project Description:**

A Development Plan to construct two commercial buildings totaling 19,076 sq-ft within an existing 7.4-acre shopping center located at the northeast corner of 4th Street and Grove Avenue, in the C1 (Shopping Center Commercial) zone (APNs: 108-381-05, 15 & 28 through 30). Related Files: PPRE06-001 & PVAR07-007.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

10838128

**Applicant:**

RELIABLE PROPERTIES  
 6399 WILSHIRE BLVD.  
 SUITE 604 90048  
 323-653-3777

**Dates:**

*Submitted:* 05/31/2007  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

INACTIVE

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV07-025** *Related File:*

**Staff:** DY

**Project Description:**

A Development Plan to construct a 2,032-sf. convenience store, to replace an existing structure at an existing gas station, located at 1065 West Holt Blvd., in the C3 (Commercial Service) zone.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 101113206

**Applicant:**

CONTACT: KARL HUY  
 TRAVIS COMPANIES, INC.  
 4700 E. BRYSON STREET 92807  
 714-693-9388

**Dates:**

*Submitted:* 06/08/2007  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**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: 210-212-51). *Related File:* PCUP07-028.

**Statistics:**

Acres - 3.46  
 Sq-Ft - 155  
 Lots/DUs - 175

**APN:**  
 21021251

**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:* 06/17/2010

**Activity:**

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

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

**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).

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**  
 105117141

**Applicant:**

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

**Dates:**

*Submitted:* 07/27/2007  
*Approved:* 01/23/2008  
*Denied:*  
*Expires:* 04/23/2011

**Activity:**

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

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**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

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0 91764

**APN:**

21807145

**Applicant:**

KEN CARROLL

**Dates:**

Submitted: 08/20/2007  
 Approved: 10/28/2008  
 Denied:  
 Expires: 10/28/2010

**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.

**Statistics:**

Acres - 3.30  
 Sq-Ft - 97,087  
 Lots/DUs - 0 91764

**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: 11/18/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV07-046**

**Related File:**

**Staff:** JH

**Project Description:**

A Development Plan to construct a two-story, 3,750 square foot used auto dealership office building, on 0.67 acres of vacant land, located at 1201 W. Holt Boulevard, within the C3/M3 zone (APN: 1011-121-22). Related File: PDEV04-060.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0 91710

**APN:**

101112122

**Applicant:**

MR. EHAB MINA  
 14168 CENTRAL AVE.  
 CHINO, CA 91710  
 909-348-7258

**Dates:**

Submitted: 10/03/2007  
 Approved: 03/07/2008  
 Denied:  
 Expires: 03/07/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV07-048**

**Related File:**

**Staff:** JH

**Project Description:**

A Development Plan to construct a 4-story 118-room hotel, a 5-story 123-room hotel, ten office buildings totaling 184,500 square feet, and one 6,500 square foot retail building on 14.2 acres, located on the northeast corner of Haven Avenue and the 60 Freeway within the Commercial/Office designation of the Haven Gateway Centre Specific Plan (APN: 0218-071-50).

Related Files: PMTT07-033 (PM 18851), PCUP07-040, & PCUP07-041.

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 0 92705

**APN:**

21807150

**Applicant:**

HAVEN-SIXTY LIMITED  
 1851 E 1ST ST #800  
 SANTA ANA CA 92705

**Dates:**

Submitted: 10/29/2007  
 Approved: 05/27/2008  
 Denied:  
 Expires: 06/17/2010

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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).

**Statistics:**

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

**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: 06/16/2010

**Activity:**

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

**Status:**

APPROVED

**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).

**Statistics:**

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

**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: 03/25/2011

**Activity:**

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

**Status:**

APPROVED

Related Files: PCUP07-043, PCUP07-044 & PCUP07-045

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PDEV07-051** *Related File:*

**Staff:** JH

**Project Description:**

A Development Plan to convert an existing raquetball club facility into self-storage and to construct an approximate 4,800 square feet multi-tenant commercial building on 1.24 acres, located at the northwest corner of Euclid Ave. and Geyer Ct., within the C3 (Commercial Service) zoning district.

**Statistics:**

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

**Applicant:**

JAY HO  
 17 FRANCIS CIR  
 BUENA PARK, CA 90621

**Dates:**

Submitted: 12/18/2007  
 Approved: 05/27/2008  
 Denied:  
 Expires: 05/27/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV07-053** *Related File:* PCUP07-052

**Staff:** CM

**Project Description:**

A Development Plan to construct a 262-room full sevice hotel (Westin) on 4.34 acres of land located at the northeast corner of E. Ontario Center Prkwy and N. Via Piemonte, within the Piemonte District of the Ontario Center Specific Plan (APN: 0210-204-18). Related File: PCUP07-052.

**Statistics:**

Acres - 4.34  
 Sq-Ft - 182,220  
 Lots/DUs - 0

**Applicant:**

RYAN COMPANIES US, INC.  
 9171 TOWNE CTR. DR., STE. 460  
 SAN DIEGO, CA 92122  
 858-812-7910

**Dates:**

Submitted: 12/20/2007  
 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**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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

**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

**PDEV08-002** *Related File:* PCUP08-002

**Staff:** DY

**Project Description:**

A Development Plan to construct a 10,866 sq.ft. building in conjunction with a Conditional Use Permit to allowed for the commercial use of the building, located on 1.0 acre on the southeast corner of Grove Avenue and Acacia Street within the Grove Avenue Specific Plan (APN:0113-361-54). Related File: PCUP08-002.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**Applicant:**

CONCORD DESIGN GROUP  
 3960 VALLEY BLVD., UNIT B  
 WALNUT, CA 91789  
 909-839-2460

**Dates:**

Submitted: 01/04/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

INACTIVE

**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

**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: 03/03/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV08-010** *Related File:*

**Staff:** JH

**Project Description:**

A Development Plan review for the construction of a 17,830 square foot multi-tenant commercial center located on the northeast corner of Mission Boulevard and Benson Avenue on 1.38-acres within the C3 (Commercial Service) District.

APN:1011-221-16

**Statistics:**

Acres - 1.38  
 Sq-Ft - 17,830  
 Lots/DUs - 0

**Applicant:**

AMAR PATEL  
 100 N. HARBOR, SUITE 200  
 ANAHEIM, CA 92805  
 714-926-7452

**Dates:**

Submitted: 03/26/2008  
 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**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV08-011** *Related File:*

*Staff:* JH

**Project Description:**

A Development Plan to construct one 3-story office building totaling 84,000 square feet on 4.6 acres located at the northwest corner of Concoors Avenue and Ontario Center Parkway, within the Urban Commercial land use district of the Ontario Center Specific Plan (APN: 0210-204-26).

**Statistics:**

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

**APN:**  
 21020426

**Applicant:**

PANATTONI DEV. COMPANY (JACOB LE  
 34 TESLA, SUITE 200  
 IRVINE, CA 92618  
 949-474-7833

**Dates:**

*Submitted:* 04/10/2008  
*Approved:*  
*Denied:*  
*Expires:*

**Activity:**

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

**Status:**

IN REVW

**PDEV08-012** *Related File:* PDEV05-066

*Staff:* CM

**Project Description:**

A Development Plan to establish a 0.75-acre commercial pad within a 16.12-acre commercial center, for the future development of an approximate 225,000 sq-ft, 150 room hotel, located at 3240 E. Guasti Road, within the Centerlake Specific Plan. This Development Plan revises phase 3 of previously approved File No. PDEV05-066.

**Statistics:**

Acres - 16.12  
 Sq-Ft - 0  
 Lots/DUs - 0

**APN:**  
 21055148

**Applicant:**

JACK HILEMAN  
 1100 GLENDON AVENUE #1700  
 LOS ANGELES, CA 90024

**Dates:**

*Submitted:* 04/18/2008  
*Approved:* 07/21/2008  
*Denied:*  
*Expires:* 07/21/2010

**Activity:**

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

**Status:**

APPROVED

**PDEV08-013** *Related File:* PDEV06-001

*Staff:* LB

**Project Description:**

A Development Plan (Phase II-Ontario Airport Towers) to construct a 5-story, 139,000 sq. ft. office building on approximately 6 acres of land, located on the north side of Guasti Road, between Archibald Avenue and Turner Avenue, within Planning Area 1 of the Guasit Plaza Specific Plan.

**Statistics:**

Acres - 6.01  
 Sq-Ft - 139,000  
 Lots/DUs - 1

**APN:**  
 21019210

**Applicant:**

PGP PARTNERS, INC.  
 21068 BAKER PARKWAY, STE 200  
 LAKEFOREST, CA 92630  
 (949) 421-2552

**Dates:**

*Submitted:* 04/22/2008  
*Approved:* 03/16/2009  
*Denied:*  
*Expires:* 03/16/2012

**Activity:**

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

**Status:**

APPROVED

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

*Staff:* LB

**Project Description:**

A Development Plan to construct a 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 Commerce Center South Specific Plan (APN:0218-061-45). Related File: PCUP08-016.

**Statistics:**

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

**APN:**  
 21806145

**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

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV08-015** *Related File:*

**Staff:** JH

**Project Description:**

A development plan to construct a 17,315 square foot office building located at the northeast corner of Grove Avenue and Philadelphia Street, within the Business Park land use district of the Grove Avenue Specific Plan (APN:113-641-11).

**Statistics:**

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

**APN:**

11364111

**Applicant:**

A & E LEASING: JAMES MELBY  
 1370 VALLEY VISTA DR  
 SUITE 150  
 909-860-9666

**Dates:**

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

**Activity:**

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

**Status:**

IN REVW

**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).

**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: 10/20/2010

**Activity:**

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

**Status:**

APPROVED

**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

Related File: PVAR09-023

**Statistics:**

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

**APN:**

21128123

**Applicant:**

FULLMER CONSTRUCTION CO.  
 1725 S. GROVE AVE.  
 ONTARIO, CA 91761  
 909-947-9467

**Dates:**

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

**Activity:**

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

**Status:**

RETURNED

**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

**APN:**

21019211

**Applicant:**

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

**Dates:**

Submitted: 08/19/2008  
 Approved: 06/15/2009  
 Denied:  
 Expires: 06/15/2010

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV08-026** *Related File:*

*Staff:* CM

**Project Description:**

A request to revise a previously approved Development Plan (File No. PDEV06-009), amending the C1 Block plan to construct 153 apartment units and 30,791 square feet of retail space on approximately 2.4 acres bounded by Euclid Avenue on the west, D Street on the north, Lemon Avenue on the east and C Street on the south, within the Town Center PUD District.

**Statistics:**

Acres - 2.40  
 Sq-Ft - 0  
 Lots/DUs - 153

**APN:**

104855101

**Applicant:**

JH SNYDER  
 5757 WILSHIRE BLVD PH30  
 LOS ANGELES 90036  
 (323) 857-5546

**Dates:**

Submitted: 09/26/2008  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

WITHDRWN

**PDEV09-001** *Related File:*

*Staff:* JH

**Project Description:**

A Development Plan to construct two truck wash bays within a portion of the 34 acre TA Truck Stop facility located 4015 East Guasti Road within the M3 (General Industrial) zoning district.  
 APN: 0210-212-15

**Statistics:**

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

**APN:**

21021215

**Applicant:**

BLUE BEACON INTERNATIONAL, INC.  
 500 GRAVES BLVD.  
 SALINA, KANSAS 67402

**Dates:**

Submitted: 01/07/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

IN REVW

**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

**APN:**

21019211

**Applicant:**

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

**Dates:**

Submitted: 01/30/2009  
 Approved: 06/15/2009  
 Denied:  
 Expires: 06/15/2011

**Activity:**

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

**Status:**

APPROVED

**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  
 APN: 218-061-55. Related File: PCUP09-006

**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: 07/15/2009  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**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:*  
*Denied:*  
*Expires:*

**Activity:** **Status:**  
*EP* -  PLN COMM  
*N/A* -  
*PS* -  
*BP* -  
*CON* -  
*C/O* -

Related Project: PCUP09-011

**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

**APN:**  
 105051101

**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:* 06/18/2011

**Activity:** **Status:**  
*EP* -  APPROVED  
*N/A* -  
*PS* -  
*BP* -  
*CON* -  
*C/O* -

**PDEV09-009** *Related File:*

**Staff:** JH

**Project Description:**

A Development Plan to construct a 2,200 square foot full service car wash on 0.44 acres of vacant land located at the southwest corner of Holt Boulevard and Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district (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:** **Status:**  
*EP* -  RESUBMIT  
*N/A* -  
*PS* -  
*BP* -  
*CON* -  
*C/O* -

**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:**

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

**Dates:**

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

**Activity:** **Status:**  
*EP* -  IN REVW  
*N/A* -  
*PS* -  
*BP* -  
*CON* -  
*C/O* -

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PDEV09-015** Related File: PHP\_09-013

Staff: CM

**Project Description:**

A Development Plan to construction of a 4-unit addition to an existing mixed-use building on 0.13 acre parcel of land located at 621 N. Euclid Avenue, within the C2 zoning district and EA Overlay District (APN: 1048-356-04). 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 -  APPLIED  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

APPLIED

**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 -  ON GOING  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -

**Status:**

ON GOING

**PHP\_09-001** Related File:

Staff: DA

**Project Description:**

Certificate of Appropriateness for the adaptive reuse of the historic Guasti Mansion as part of a hotel, in conjunction with the construction of a 119,000-square foot, 150-room full service hotel, with meeting and 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 PCUP09-004.

**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: 02/04/2009  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

APPLIED

**PMTT05-007** Related File: PDEV05-019

Staff: CR

**Project Description:**

A Tentative Parcel Map (PM 17373) request for a one lot subdivision for commercial condominium purposes 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: PDEV05-019

**Statistics:**

Acres - 7.24  
 Sq-Ft - 0  
 Lots/DUs - 1

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

**Status:**

APPROVED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**PMTT05-018** *Related File:* PDEV05-050

**Staff:** CR

**Project Description:**

A Tentative Parcel Map (PM 16979) to subdivide 4.1 acres into 6 parcels to facilitate the development of 6 commercial office buildings within the Garden Commercial landuse district of the Ontario Festival Specific Plan located on the north side of Inland Empire Blvd. between Archibald and Turner Avenues.

RELATED FILE: PDEV05-050

Automatic 1 year extension per State law. New expiration: 8/22/09

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 6

**APN:**

21018113

**Applicant:**

HOGLE-IRELAND  
 2860 MICHELLE DRIVE, SUITE 100  
 IRVINE, CA 92606 92606  
 949-553-1427

**Dates:**

*Submitted:* 08/23/2005  
*Approved:* 08/22/2006  
*Denied:*  
*Expires:* 08/22/2009

**Activity:**

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

**PMTT05-031** *Related File:* PDEV05-037

**Staff:** CR

**Project Description:**

A Tentative Parcel Map (PM 17726) to combine 14 parcels into 3 parcels as reversion to acreage located at the north west corner of Walnut and Vineyard adjacent to the 60 freeway.

Related files: PDEV05-037 & PCUP05-026

**Statistics:**

Acres - 0.00  
 Sq-Ft - 0  
 Lots/DUs - 3

**APN:**

21640140

**Applicant:**

CARL TAYLOR  
 4545 WILLIS AVE. STE. 10  
 SHERMAN OAKS, CA 91423  
 818-385-3668

**Dates:**

*Submitted:* 11/16/2005  
*Approved:* 12/19/2005  
*Denied:*  
*Expires:* 12/19/2007

**Activity:**

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

**PMTT06-045** *Related File:* PDEV06-035

**Staff:** LB

**Project Description:**

A Tentative Parcel map to subdivide an industrial building into 3 units for industrial condominium purposes, on a parcel located at the southeast corner of Sultana Avenue and Belmont Street, within the Light Industrial (M1) zoning district

APN: 1049-491-01

Related File: PDEV06-035

PDEV06-035 was routed separately on 6/13/07

1-YEAR EXTENSION OF EXPIRATION GRANTED PER SB1185

Taken over from Dan Y. on 4/2/09.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**APN:**

104949101

**Applicant:**

WESTWOOD DESIGN

**Dates:**

*Submitted:* 06/13/2006  
*Approved:* 08/28/2007  
*Denied:*  
*Expires:* 08/28/2010

**Activity:**

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

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**PMTT07-013** *Related File:* PIEMONTE PRJ

**Staff:** JH

**Project Description:**

A Tentative Parcel Map to subdivide 2.23 acres of land into two (2) parcels within the Garden Commercial land use designation of the Ontario Center Specific Plan.

PM 18591

APN: 0210-531-15

Old APN: 0210-531-04

**Statistics:**

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

**APN:**  
 21020340

**Applicant:**

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

**Dates:**

Submitted: 05/17/2007  
 Approved: 08/28/2007  
 Denied:  
 Expires: 08/28/2009

**Activity:**

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

**Status:**

APPROVED

**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

**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

**APN:**  
 105052112

**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

**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: 04/29/2010

**Activity:**

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

**Status:**

APPROVED



**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
**Second Quarter 2009 (Period Ending June 30, 2009)**

**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.

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

Related File: PZC\_07-003

**Statistics:**

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

**APN:**  
 101114132

**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

**PMTT07-033** *Related File:*

**Staff:** JH

**Project Description:**

A Tentative Parcel Map (PM 18851) to subdivide 14.2 acres into 14 lots, located on the northeast corner of Haven Avenue and the 60 Freeway within the Commercial/Office designation of the Haven Gateway Centre Specific Plan.  
 (APN: 0218-071-50)

Related Files: PDEV07-048, PCUP07-040, & PCUP07-041

**Statistics:**

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

**APN:**  
 21807150

**Applicant:**

HAVEN-SIXTY LIMITED  
 1851 E 1ST ST #800  
 SANTA ANA CA 92705

**Dates:**

*Submitted:* 10/29/2007  
*Approved:* 08/08/2008  
*Denied:*  
*Expires:* 06/17/2010

**Activity:**

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

**Status:**

APPROVED

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

**Status:**

APPLIED

**City of Ontario Planning Department**  
**Development Activity Report--Commercial Projects**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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 -  
 Sq-Ft - 0  
 Lots/DUs -

**Applicant:**

OLIVER MCMILLAN  
 733 8TH AVENUE  
 SAN DIEGO, CA 92101

**Dates:**

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

**Activity:**

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

**Status:**

IN REVW

**PVAR07-007** *Related File:*

**Staff:** DY

**Project Description:**

A Variance request to reduce the street side yard setback from 20 feet to 5 feet for the construction of 2 commercial buildings, in an existing 7.4-acre shopping center, located at the northeast corner of 4th Street and Grove Avenue, within the C1 (Shopping Center Commercial) zoning designation (APNs: 108-381-05 & 15, and 28 through 30). Related Files: PPRE06-001 & PDEV07-024.

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**Applicant:**

RELIABLE PROPERTIES  
 6399 WILSHIRE BLVD.  
 SUITE 604 90048  
 323-653-3777

**Dates:**

Submitted: 05/31/2007  
 Approved:  
 Denied:  
 Expires:

**Activity:**

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

**Status:**

INACTIVE

**PVAR08-001** *Related File:*

**Staff:** JH

**Project Description:**

A Variance request to exceed the maximum height for freeway signs, from 45 feet to 55 feet, located at the northeast corner of Archibald Avenue and I-10, within the C3 zoning district.

**Statistics:**

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

**Applicant:**

BOB KNEEVERS / EAGLE SIGNS  
 1028 E. ACACIA ST  
 ONTARIO, CA 91761

**Dates:**

Submitted: 02/22/2008  
 Approved: 03/25/2008  
 Denied:  
 Expires: 04/25/2011

**Activity:**

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

**Status:**

APPROVED

Note: Exp. date includes 1 year extension approved by Council on 3/4/09.

**PVAR08-008** *Related File:*

**Staff:** CM

**Project Description:**

A request for Variance approval to deviate from the minimum freeway sign separation requirements, an approximate 144-foot reduction, from 600 feet to 456 feet, and to deviate from the maximum area for freeway signs, an approximate 550-foot increase, from 150 feet to approximately 700 feet (APN: 0110-321-23).

**Statistics:**

Acres -  
 Sq-Ft - 0  
 Lots/DUs -

**Applicant:**

MARK CHRISTOPHER CHEVROLET, INC.  
 2131 CONVENTION CENTER WAY  
 ONTARIO, CA 91764  
 909-390-2900

**Dates:**

Submitted: 12/19/2008  
 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**  
 Second Quarter 2009 (Period Ending June 30, 2009)

**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:**

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

**Dates:**

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

**Activity:** **Status:**  
 EP -  IN REVW  
 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.

(APNs: 1011-141-32 & 33). Related File: PMTT07-029.

**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:** **Status:**  
 EP -  RESUBMIT  
 N/A -  
 PS -  
 BP -  
 CON -  
 C/O -