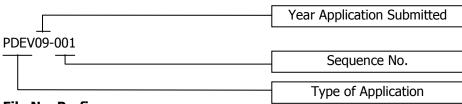


# CITY OF ONTARIO PLANNING DEPARTMENT QUARTERLY DEVELOPMENT ACTIVITY REPORT

Second Quarter 2011 (Ending June 30, 2011)

# Industrial Development and Related Applications

#### **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

Related File: PMTT09-004

Staff: JH

Status:

**APPROVED** 

#### **Project Description:**

A Conditional Use Permit to make certain improvements to an existing scrap metal recycling and processing facility (Main Street Fibers), located at 500 East Main Street on 1.02 acres within the M3 (General Industrial) zoning designation.

APN: 1049-082-06

Related File: PMTT09-004 (PM 19198)

Statistics:

0.00 Acres -Sa-Ft -0

Lots/DUs -

104908206

APN:

MAIN STREET FIBERS, INC. (GREG YOU Submitted: 08/14/2008 608 E. MAIN ST.

ONTARIO, CA

Applicant:

909-986-6310

91761

Denied:

Dates:

Expires:

EP -N/A -

Approved: 05/25/2010 PS -BP -

> CON -C/O -

Activity:

<u>Activity:</u>

Χ

#### PCUP10-015

Related File: PDEV10-004

Staff: CB Status:

**APPROVED** 

#### **Project Description:**

A Conditional Use Permit to establish and operate a 55-foot high wireless telecommunications monopine antenna for T-Mobile on 0.48 acres of land generally located at the southeast corner of Fifth Street and Hellman Avenue, within the M2 (Industrial Park) zoning district.

(APN: 210-062-58)

Statistics:

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

APN: 21006258

Applicant: T-MOBILE WEST CORPORATION ATTN: KRISTIN GALARDO

2903-H SATURN STREET 92821

714-329-7126

Dates: Submitted: 04/07/2010 EP -

Approved: 12/20/2010 N/A -

Denied: PS -

Expires: 12/20/2012 BP -

CON C/O -

PCUP10-017

Related File: PDEV10-005

Staff: JH

Status:

**APPROVED** 

#### **Project Description:**

Related File: PDEV10-004.

A Conditional Use Permit to operate an outside storage facility for Southern California Edison, located at the northwest corner of Francis Street and Parco Avenue, at 1351 E. Francis Street, within the Business Park land use designation of the Grove Avenue Specific Plan (APNs: 0113-361-45, 0113-361-29, 0113-361-28 & 0113-361-27). Related File: PDEV10-005.

Statistics:

0.00 Acres -Sa-Ft -0

Lots/DUs -

11336145

APN:

Applicant: SOUTHERN CALIFORNIA EDISON (SCE)

14803 CHESTNUT STREET

WESTMINSTER, CA 92683

91761

Dates: Submitted: 04/20/2010

EP -Approved: 08/16/2010 N/A -

PS -RP -

> CON C/O -

Activity:

Activity:

PCUP10-025

Related File:

Staff: LB

Status:

INCOMPL

#### **Proiect Description:**

A Conditional Use Permit (File No. PCUP10-025) to establish major automotive repair at 1450 E. Philadelphia Street, for property located within the M2 (Industrial Park) land use designation.

Statistics:

0.00 Acres -

Sa-Ft -0 Lots/DUs -

APN: 11346320 Applicant:

JUAN & JOSE LALAMA 1459 E. PHILADELPHIA ONTARIO,CA

(714) 963-5199

Dates:

Expires:

Denied:

Expires:

Submitted: 06/04/2010 Approved: Denied:

EP -Χ N/A PS -

BP -

CON -C/O -

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

PS - Plans Submitted for Plan Check Building Permits Approved

CON - Under Construction C/O - Certificate of Occupancy

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PCUP10-046

Related File: PDEV10-003

Staff: JH

#### **Project Description:**

A Conditional Use Permit to operate a stealth wireless communication tower (for Verizon and T-Mobile) located at 617 East Campus Avenue, within the M3 (General Industrial) zoning district (APN: 1049-232-21), Related File: PDEV10-003.

Statistics: Acres -

Sa-Ft -

APN:

104923221

0.00 T-MOBILE WEST CORPORATION 3257 EAST GUASTI ROAD, #200 ONTARIO, CA

Applicant:

Submitted: 10/06/2010 Approved: 12/20/2010

Activity: Status: EP -**APPROVED** 

Lots/DUs -

0

Denied: Expires:

Dates:

91761

91761

N/A -PS -

BP -CON C/O -

**PCUP11-005** 

Related File: PDEV10-014

Staff: CB

Status:

APPROVED

#### **Project Description:**

A Conditional Use Permit to establish a Verizon slimline telecommunication facility in conjunction with a development plan to install three additional antennas on an existing Verizon slimline monopole within an existing lease area, on approximately 6.0 acres of land, developed with industrial buildings located at 2315 East Philadelphia Street, within the M2 (Industrial Park) zoning district (APN: 0113-491-31).

Statistics:

Acres -Sq-Ft -0 Lots/DUs -

APN:

11349131

App<u>licant:</u> DBA: VERIZON WIRELESS

Dates: Submitted: 02/23/2011 EP -

Χ

Activity:

Approved: 04/26/2011 N/A -

PS -

04/26/2013 BP -

CON -C/O -

Related File: PDEV10-014.

PDEV04-017

Related File:

Status:

APPROVED

Staff: RZ

#### **Project Description:**

A Development Plan review to construct a 32,700 square foot warehouse, office and retail building and lumber storage yard for Grove Lumber on a 2.72 acre parcel of land in the Industrial Park (M2) District, located on the southwest corner of Phillips Street and Campus Avenue (APN: 1049-482-02,03 and 04).

Statistics: Acres -

Sa-Ft -0 Lots/DUs -

APN:

Applicant:

CROLL RAYMOND 1351 S CAMPUS AVE.

ONTARIO, CA 909-947-1312 Dates:

Denied:

Expires:

Activity: Submitted: 04/06/2004 EP -

Approved: 01/25/2005 N/A -PS -Denied: BP -Expires:

CON

PDEV07-001 Related File: PMTT06-033 Staff: CB **Project Description:** Statistics: Applicant: Dates: Activity: Status: A Development Plan to construct 7 new industrial buildings totaling 178,368 square 12.57 KOLL COMPANY Submitted: 01/12/2007 APPROVED Acres feet and to revise parking and landscaping on 3 existing buildings totaling 72,350 Sa-Ft -178 DONALD WOOD Approved: 12/15/2008 N/A -Χ square feet on approximately 13.66 acres in the M3 (General Industrial) zone PS -Lots/DUs - 0 Denied: 4343 VON KARMAN STE. 1 92660 located on the north side of California Street from Campus Avenue to Taylor Avenue 12/15/2012 BP -949-833-3025 Expires: extending north above Sunkist Street (APNs: 1049-201-28, 1049-202-01 to 06, 16 APN: to 20, & 1049-211-05 &06). Related file: PMTT06-033 (PM 17855). CON -104920201 C/O -\*\*\*\*\*Project received an automatic one-year time extension per Ord 2901, approved by the City Council on 3/3/2009\*\*\*\*\* \*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on 1/5/10.\*\*\*\*\* PDEV07-027 Related File: Staff: JH Statistics: Proiect Description: Applicant: Dates: Activity: Status: A Development Plan to construct a natural gas fueling facility (CNG) on the 0.00 CLEAN ENERGY Submitted: 06/14/2007 FP -APPROVED Acres southwest corner of John Bangs Dr. and Airport Ave. within the M3 (General Sa-Ft -0 3020 OLD RANCH PKWY, SUITE 200 Approved: 01/04/2010 N/A -Industrial) zoning designation. Lots/DUs - 0 SEAL BEACH, CA 90740 Denied: PS -BP -562-493-2804 Expires: APN: CON 21120204 C/O -PDEV07-052 Related File: Staff: LB **Project Description:** Statistics: Applicant: Dates: Activity: Status: EP -A Development Plan to construct a 425,678 square foot industrial building on 19.28 Acres -19.28 AMB CORPORATION Submitted: 12/20/2007 **APPROVED** acres of vacant land, within the M2 (Industrial Park) zone located at the south east Sq-Ft -414,543 17777 CENTER CT. DRIVE, STE. 100 Approved: 04/22/2008 N/A corner of Francis Street and Carlos Avenue. (APN: 0113-491-18) Lots/DUs 1 CERRITOS, CA 90703 Denied: PS -04/22/2011 BP -562-345-9200 Expires: \*\*\*\*\*Project received an automatic one year time extension per Ordinance 2917, APN: CON approved by the City Council on 1/5/10.\*\*\*\* 11349118 C/O -

#### PDEV08-022

Related File:

**Project Description:** 

A Development Plan to construct a single story, 70,254 square foot industrial building on approximately 3.6 acres of land located at the southeast corner of Baker Avenue and Acacia Street, within the M2 (Industrial Park) zoning district (APNs: 113-415-01 & 02).

#### Statistics: Acres -

3.71 Sa-Ft -0 Lots/DUs - 0 APN:

11341501

#### Applicant: ACACIA & BAKER, LLC 23 CORPORATE PLAZA, SUITE 120 92660 NEWPORT BEACH, CA

949-720-8000

#### Dates: Submitted: 08/14/2008 EP -Approved:

N/A -Denied: PS -BP -Expires:

CON -C/O -

Activity:

Page 3

Staff:

Status: RESUBMIT

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

PS - Plans Submitted for Plan Check Building Permits Approved

CON - Under Construction C/O - Certificate of Occupancy

PDEV09-002

Related File: PMTT09-001 Staff: JH **Project Description:** Statistics: Applicant: Dates: Activity: Status: RESUBMIT A Developement Plan to construct a 31,200 square foot industrial building, on 0.00 PHELAN DEVELOPMENT COMPANY Submitted: 01/09/2009 FP -Χ Acres approximately 2.49 acres of vacant land, located near the northwest corner of Sa-Ft -31,200 Approved: N/A -Mission Blvd, and Grove Avenue, within the M3 (General Industrial) zone. PS -Lots/DUs - 0 Denied: BP -Expires: APNs: 1049-172-01 & 1049-382-05 APN: CON -Related File: PMTT09-001 & PVAR09-001 104938205 C/O -**PDEV10-003** Related File: PCUP10-046 Staff: JH **Project Description:** Statistics: Applicant: Dates: Activity: Status: Submitted: 03/29/2010 A Development Plan to construct a stealth wireless communication tower (for Acres -0.00 T-MOBILE WEST CORPORATION FP -**APPROVED** Verizon and T-Mobile) located at 617 East Campus Avenue, within the M3 (General n Sa-Ft -3297 EAST GUASTI ROAD, #200 Approved: 12/20/2010 N/A -Industrial) zoning district. Lots/DUs - 0 ONTARIO, CA 91761 Denied: PS -BP -Expires: Related File: PCUP10-046 APN: CON 104923221 APN: 1049-232-21 C/O -**PDEV10-005** Related File: PCUP10-017 Staff: JH **Project Description:** Statistics: Activity: Applicant: Dates: Status: A Development Plan to construct an otdoor storage facility for Southern California 0.00 SOUTHERN CALIFORNIA EDISON (SCE) Submitted: 04/20/2010 EP -**APPROVED** Acres -Edison on approximately 4.9 acres of vacant land located at the northwest corner of Sa-Ft -0 14803 CHESTNUT STREET Approved: 08/16/2010 N/A -Francis Street and Parco Avenue, at 1351 E. Francis Street, within the Business Park Lots/DUs - 0 92683 Denied: PS -WESTMINSTER, CA land use district of the Grove Avenue Specific Plan (APNs: 0113-361-45, BP -Expires: 0113-361-29, 0113-361-28 & 0113-361-27). Related File: PCUP10-017. APN: CON 11336145 C/O -**PDEV10-008** Related File: Staff: LB Applicant: **Project Description:** Statistics: Dates: Activity: Status: 29.30 MYUNG CHUNG Submitted: 06/22/2010 EP -Χ **APPROVED** A Development Plan to construct a 17,000 sq. ft. metal industrial building for cold Acres and dry food storage on approximately 29.3 acres generally located south of Sa-Ft -17,000 9040 TELSTAR AVE. #105 Approved: 11/01/2010 N/A Riverside Drive and west of Milliken Avenue, at 13500 South Milliken Avenue, within Lots/DUs - 0 EL MONTE, CA 91731 Denied: PS the SP/AG Preserve Overlay (AG) Specific Plan (APN: 0278-171-18) 626-569-1810 Expires: 11/01/2012 BP -

APN:

21817118

CON

PDEV10-014 Related File: PCUP11-005							Staff:	CB
Project Description:  A Development Plan to install three additional Verizon slimline antennas on an existing Verizon slimline monopole within an existing lease area on approximately 6.0 acres of land developed with industrial buildings located at 2315 East Philadelphia Street, within the M2 (Industrial Park) zoning district (APN: 0113-491-31)  RELATED FILE: PCUP11-005	Statistics: Acres - Sq-Ft - Lots/DUs - APN: 11349131	0	Applicant: VERIZON WIRELESS 15505 SAND CANYON	92618	Dates:         Submitted:       09/29/2010         Approved:       04/26/2011         Denied:       Expires:       04/26/2013		<u>Status:</u> APPROVED	
Project Description:  A Development Plan to construct a 2,400 square foot auto repair facility and general site improvements, located at 417 West State Street, within the M1 (Limited Industrial) zoning designation.	Statistics: Acres - Sq-Ft - Lots/DUs - APN: 104927103	0	Applicant: ARNOLDO BRATSLAVSKY PO BOX 1521 ONTARIO, CA	91762	Dates: Submitted: 04/06/2011 Approved: Denied: Expires:	Activity: EP - X  N/A - PS - BP - CON - C/O -	Status: RESUBMIT	<u>JH</u>
Project Description:  A Development Plan to construct a stealth wireless telecommunication facility located near the southeast corner of Grove Avenue and Holt Boulevard, at 1222 East Holt Boulevard, within the M3 (General Industrial) zoning district (APN: 0110-131-20).	Statistics: Acres - Sq-Ft - Lots/DUs -  APN: 11013120	0.00 0	Applicant:  JAMES FELTON, FOR: VER: SPECTRUM SURVEYING & 8390 MAPLE PLACE #110 909-944-5471	ENGINEERIN	Dates: Submitted: 05/19/2011 Approved: Denied: Expires:	Activity: EP - X  N/A - PS - BP - CON - C/O -	Status: IN REVW	<u>JH</u>
PDEV11-009  Related File: PMTT11-008  Project Description:  A Development Plan to construct 3 buildings totaling 804,547 square feet, located at the northwest and southwest corners of Archibald and Jurupa, within the Airport Pursings Park Hofer Parch Specific Plan.	Statistics: Acres - Sq-Ft -	0.00	<u>Applicant:</u> HILLWOOD INVESTMENTS 268 WEST HOSPITALITY L		Dates: Submitted: 08/01/2011 Approved:	Activity: EP - X N/A -	Status: IN REVW	<u>JH</u>

Relate Files: PMTT11-008 (PM 19341) & PMTT11-009 (PM 19342)

Business Park - Hofer Ranch Specific Plan.

Lots/DUs · 0

APN:

21126114

92408

Denied:

Expires:

SAN BERNARDINO, CA

PS -BP -

CON -

<b>Project Description:</b> A general plan amendment to acheive consistency with the Airport Land Use Compatiblity Plan (Adopted 2011), includes text and map revisions	Statistics: Acres - Sq-Ft - Lots/DUs · APN:	0	<i>Applicant:</i> CITY OF ONTARIO, PLANNIN	ig departn	Dates: Submitted: 04/13/2011 Approved: Denied: Expires:	Activity: EP - X  N/A - PS - BP - CON - C/O -	Status: APPLIED
PMTT09-001 Related File: PDEV09-002							Staff:
Project Description:  A Tentative Parcel Map (PM 19173) to merge two lots into one parcel, on approximately 2.49 acres of vacant land, located near the northwest corner of Mission Blvd. and Grove Avenue, within the M3 (General Industrial) zone.  APNs: 1049-172-01 & 1049-382-05 Related Files: PDEV09-002 & PVAR09-001	Statistics: Acres - Sq-Ft - Lots/DUs - APN: 104938205	0.00 0 0	Applicant: PHELAN DEVELOPMENT COM	IPANY	Dates: Submitted: 01/27/2009 Approved: Denied: Expires:	Activity: EP - X  N/A - PS - BP - CON - C/O -	<u>Status:</u> ] IN REVW
PMTT09-004 Related File: PCUP08-036							Staff:
Project Description:  A Tentative Parcel Map (PM 19198) to subdivide 4.91 gross acres of land, located at 608 E. Main Street, into 4 parcels, within the M3 (General Industrial) zoning district. (APN: 1049-082-06). Related File: PCUP08-036 (Main Street Fibers).	Statistics: Acres - Sq-Ft - Lots/DUs · APN: 104908206	0.00 0 0	Applicant:  MAIN STREET FIBERS  608 EAST MAIN STREET  ONTARIO, CA	91761	Dates: Submitted: 10/08/2009 Approved: 05/25/2010 Denied: Expires:	Activity: EP - N/A - PS - X BP - CON - C/O -	<u>Status:</u> APPROVED
PMTT11-008 Related File: PDEV11-009							Staff:
Project Description:  A Parcel Map (PM 19341) to subdivide 29 acres into 2 parcels, located at the northwest corner of Archibald and Jurupa, within the Airport Business Park - Hofer Ranch Specific Plan.	Statistics: Acres - Sq-Ft - Lots/DUs -	0.00 0 0	Applicant: HILLWOOD INVESTMENTS 268 WEST HOSPITALITY LAN SAN BERNARDINO, CA	NE, #105 92408	Dates: Submitted: 08/01/2011 Approved: Denied:	Activity: EP - X N/A - PS -	<i>Status:</i> IN REVW

Related Files: PDEV11-009 & PMTT11-009 (PM 19342)

APN:

21126114

BP -

CON -

C/O -

Expires:

PMTT11-009 Related File: PDEV11-009							<i>Staff:</i> Ji
Project Description:  A Parcel Map (PM 19342) to subdivide 15 acres into 6 parcels, located at the southwest corner of Archibald and Jurupa, within the Airport Business Park - Hofer Ranch Specific Plan.	Statistics: Acres - Sq-Ft - Lots/DUs -	0.00 0 0	Applicant: HILLWOOD INVESTMENTS 268 WEST HOSPITALITY LAI SAN BERNARDINO, CA	NE, #105 92408	<u>Dates:</u> Submitted: 08/01/2011 Approved: Denied:	Activity: EP - X  N/A - PS -	Status: IN REVW
Related Files: PDEV11-009 & PMTT11-008 (PM 19341)	<u>APN:</u> 21126114				Expires:	BP - CON - C/O -	
PPRE10-001 Related File:							<b>Staff:</b> SI
Project Description:  Preliminary review for the phased construction of a recreational vehicle storage facility, located on the north side of Merrill Avenue, west of the Cucamonga Channel; submitted by John McGraw.	Statistics: Acres - Sq-Ft - Lots/DUs -  APN: 21827117	0	Applicant: JOHN MCGRAW 835 STATE STREET ONTARIO, C 800-527-8673	91762	<u>Dates:</u> Submitted: 10/21/2010 Approved: Denied: Expires:	Activity: EP - X  N/A - PS - BP - CON - C/O -	Status: RETURNED
PVAR08-003 Related File:							<i>Staff:</i> R
<b>Project Description:</b> A 10% reduction in the street side building setback, from 20 to 18 feet, for a 20,253 sq-ft industrial building located on the south east corner of Bon View Avenue and Cedar Street.	Statistics: Acres - Sq-Ft - Lots/DUs ·	0	Applicant: BOB FALLON 6161 S. ALAMEDA STREET LOS ANGELES, CA 90001 213-880-1279	91733	Dates:         Submitted:       04/11/2008         Approved:       04/15/2008         Denied:       04/15/2011	N/A - PS - BP -	<u>Status:</u> APPROVED
Note: Exp. date includes 1 year extension approved by Council on 3/4/09.	105045102					CON - C/O -	
*****Project received an automatic one year time extension per Ordinance 2917, approved by the City Council on $1/5/10.****$							
<b>PVAR09-001</b> <i>Related File:</i> PDEV09-002							<b>Staff:</b> J
Project Description:  A Variance request to deviate from the maximun allowed building height of 25 feet to 34 feet, on 2.49 acres of vacant land, within the M3 (General Industrial) zone, and within the west end of the Air Safety Zone, located at 1140 East California Street.	Statistics: Acres - Sq-Ft - Lots/DUs -	0.00 31,200	Applicant: PHELAN DEVELOPMENT COM	MPANY	Dates: Submitted: 01/09/2009 Approved: Denied: Expires:	Activity:  EP - X  N/A -  PS -  BP -	<i>Status:</i> IN REVW
APNs: 1049-172-01 & 1049-382-11 Related File: PDEV09-002 & PMTT09-001	<i>APN:</i> 104938205				EXPILCS.	CON - C/O -	

PVAR09-003

Related File: PDEV08-018

<u>Project Description:</u>	<b>Statistics</b>	<u>:</u>	Applicant:		<u>Dates:</u>		Activity:	Status:
A Variance request to reduce the required street setbacks on Haven Avenue from 32	Acres -	0.00	ONTARIO INDUSTRIAL, LL	С	Submitted	d: 06/05/2009	EP -	APPROVED
feet to 12 feet minimum and on Francis Street from 35 feet to 20 feet minimum	Sq-Ft -	0	18802 BARDEEN AVENUE	2 BARDEEN AVENUE Approved: 01/2		: 01/25/2011	<i>N/A</i> - X	
while maintaining an average setback of 35 feet along both street frontages, in	Lots/DUs -		IRVINE, CA	92612	Denied:		PS -	_
conjunction with a development plan to construct a 19,530 square foot two-story office building on 2.05 acres within the Commercial/Food/Hotel land use district of			(949) 809-2414		Expires:	01/25/2013	BP -	
the California Commerce Center Specific Plan, located at the southeast corner of	<u>APN:</u>						CON -	
Haven Avenue and Francis Street, APN: 0211-281-56 Related File: PDEV08-018	21128123						C/O -	

Staff: CB