CITY OF ONTARIO
PLANNING DEPARTMENT
QUARTERLY DEVELOPMENT ACTIVITY REPORT

Fourth Quarter 2011
(Ending December 31, 2011)

Industrial Development and Related Applications

LEGEND:

PDEV12-001

- Year Application Submitted
- Sequence No.
- Type of Application

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--Industrial Projects
Fourth Quarter 2011 (Period Ending December 31, 2011)

PCUP08-036 **Related File:** PMTT09-004 **Staff:** JH

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).

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

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

APN:
104908206

Applicant:
MAIN STREET FIBERS, INC. (GREG YOU
608 E. MAIN ST.
ONTARIO, CA 91761
909-986-6310

Dates:
Submitted: 08/14/2008
Approved: 05/25/2010
Denied:
Expires:

Activity:
EP -
N/A -
PS - X
BP -
CON -
C/O -

Status:
APPROVED

PCUP10-025 **Related File:** **Staff:** LB

Project 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.

Expires 6/4/11

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

APN:
11346320

Applicant:
JUAN & JOSE LALAMA
1459 E. PHILADELPHIA
ONTARIO,CA 91761
(714) 963-5199

Dates:
Submitted: 06/04/2010
Approved:
Denied:
Expires: 06/04/2011

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
INCOMPL

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.

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

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

APN:
104923221

Applicant:
T-MOBILE WEST CORPORATION
3257 EAST GUASTI ROAD, #200
ONTARIO, CA 91761

Dates:
Submitted: 10/06/2010
Approved: 12/20/2010
Denied:
Expires: 12/20/2013

Activity:
EP -
N/A -
PS -
BP -
CON - X
C/O -

Status:
APPROVED

PCUP11-020 **Related File:** **Staff:** CB

Project Description:
A Conditional Use Permit to establish a beer manufacturer (Brewery) (Type-23-Small Beer Manufacturer-ABC License) within an approximate 1,400 square foot suite of an exisitng multi-tenant building located at 1630 East Francis Street, Unit J, within the M2 (Industrial Park) zoning district (APN: 0113-381-08).

Statistics:
Acres -
Sq-Ft - 0
Lots/DUs -

APN:
11338108

Applicant:
MATTHEW MALDONADO
9562 HASTINGS CT
CHINO, CA 91710
951-757-6116

Dates:
Submitted: 10/03/2011
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
ZA

PCUP11-023

Related File: PDET11-002 ***Staff:*** CB

Project Description:
A Conditional Use Permit to establish a gymnastics training facility consisting of 20,900 SF of a 138,498 SF industrial building located at 5300 East Ontario Mills Parkway, Suite 200, within the Light Industrial land use district of the Rancon Center Specific Plan (APN: 238-051-38). Related File: PDET11-002.

Statistics:
Acres -
Sq-Ft - 0
Lots/DUs -

APN:
23805138

Applicant:
FREQUENT FLYER -XTREME GYMNASTIC
ATTN: CHUCK BOUQUET
10681 FOOTHILL BLVD, # 91730
909-481-1822

Dates:
Submitted: 10/17/2011
Approved:
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status:
INCOMPL

PCUP11-025

Related File: NONE ***Staff:*** CB

Project Description:
A Conditional Use Permit to establish a contractor's yard with office and outdoor storage on 3.7 acres of land located at 1701 South Bon View Avenue, within the M2 (Industrial Park) zone (APN: 1050-191-04).

Statistics:
Acres -
Sq-Ft - 0
Lots/DUs -

APN:
105019104

Applicant:
BON VIEW PARTNERS, LLC
ATTN: DAVID HUGHES
1701 S BON VIEW AVE, ST 91761
909-947-3768

Dates:
Submitted: 11/18/2011
Approved: 11/30/2011
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status:
IN REVW

PDET11-002

Related File: PCUP11-0000 ***Staff:*** CB

Project Description:
A Determination of Use to establish that an indoor gymnastics training facility use is similar to and no more objectionable than other conditionally permitted uses within the Light Industrial land use district of the Rancon Center Specific Plan. Related File: PCUP11-023.

Statistics:
Acres -
Sq-Ft - 0
Lots/DUs -

APN:
23805138

Applicant:
FREQUENT FLYER XTREME GYMNASTIC
ATTN: CHUCK BOUQUET
10681 FOOTHILL BLVD, # 91730
909-481-1822

Dates:
Submitted: 10/17/2011
Approved:
Denied:
Expires:

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

Status:
INCOMPL

PDEV07-001

Related File: PMTT06-033 ***Staff:*** CB

Project Description:
A Development Plan to construct 7 new industrial buildings totaling 178,368 square feet and to revise parking and landscaping on 3 existing buildings totaling 72,350 square feet on approximately 13.66 acres in the M3 (General Industrial) zone located on the north side of California Street from Campus Avenue to Taylor Avenue extending north above Sunkist Street (APNs: 1049-201-28, 1049-202-01 to 06, 16 to 20, & 1049-211-05 &06). Related file: PMTT06-033 (PM 17855).

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

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

Statistics:
Acres - 12.57
Sq-Ft - 178
Lots/DUs - 0

APN:
104920201

Applicant:
KOLL COMPANY
DONALD WOOD
4343 VON KARMAN STE. 1 92660
949-833-3025

Dates:
Submitted: 01/12/2007
Approved: 12/15/2008
Denied:
Expires: 12/15/2012

Activity:
EP -
N/A - [X]
PS -
BP -
CON -
C/O -

Status:
APPROVED

PDEV07-052

Related File: | ***Staff:*** LB

Project Description:
A Development Plan to construct a 425,678 square foot industrial building on 19.28 acres of vacant land, within the M2 (Industrial Park) zone located at the south east corner of Francis Street and Carlos Avenue. (APN: 0113-491-18)

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

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

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

Statistics:
Acres - 19.28
Sq-Ft - 414,543
Lots/DUs - 1

APN:
11349118

Applicant:
AMB CORPORATION
17777 CENTER CT. DRIVE, STE. 100
CERRITOS, CA 90703
562-345-9200

Dates:
Submitted: 12/20/2007
Approved: 04/22/2008
Denied:
Expires: 04/22/2013

Activity:
EP -
N/A -
PS - X
BP - X
CON - X
C/O -

Status:
APPROVED

PDEV08-022

Related File: | ***Staff:***

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
Sq-Ft - 0
Lots/DUs - 0

APN:
11341501

Applicant:
ACACIA & BAKER, LLC
23 CORPORATE PLAZA, SUITE 120
NEWPORT BEACH, CA 92660
949-720-8000

Dates:
Submitted: 08/14/2008
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
RESUBMIT

PDEV09-002

Related File: PMTT09-001 | ***Staff:*** JH

Project Description:
A Developement Plan to construct a 31,200 square foot industrial building, 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 File: PMTT09-001 & PVAR09-001

Statistics:
Acres - 0.00
Sq-Ft - 31,200
Lots/DUs - 0

APN:
104938205

Applicant:
PHELAN DEVELOPMENT COMPANY

Dates:
Submitted: 01/09/2009
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
RESUBMIT

PDEV10-003

Related File: PCUP10-046 | ***Staff:*** JH

Project Description:
A Development Plan to construct 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: PCUP10-046.

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

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

APN:
104923221

Applicant:
T-MOBILE WEST CORPORATION
3297 EAST GUASTI ROAD, #200
ONTARIO, CA 91761

Dates:
Submitted: 03/29/2010
Approved: 12/20/2010
Denied:
Expires: 12/20/2013

Activity:
EP -
N/A -
PS -
BP -
CON - X
C/O -

Status:
APPROVED

PDEV10-008

Related File: | ***Staff:*** LB

Project Description:
A Development Plan to construct a 17,000 sq. ft. metal industrial building for cold and dry food storage on approximately 29.3 acres generally located south of Riverside Drive and west of Milliken Avenue, at 13500 South Milliken Avenue, within the SP/AG Preserve Overlay (AG) Specific Plan (APN: 0278-171-18)

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

Statistics:
Acres - 29.30
Sq-Ft - 17,000
Lots/DUs - 0

APN:
21817118

Applicant:
MYUNG CHUNG
9040 TELSTAR AVE. #105
EL MONTE, CA 91731
626-569-1810

Dates:
Submitted: 06/22/2010
Approved: 11/01/2010
Denied:
Expires: 11/01/2013

Activity:
EP - X
N/A -
PS - X
BP -
CON -
C/O -

Status:
APPROVED

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 - 0
Lots/DUs -

APN:
11349131

Applicant:
VERIZON WIRELESS
15505
SAND CANYON 92618

Dates:
Submitted: 09/29/2010
Approved: 04/26/2011
Denied:
Expires: 04/26/2013

Activity:
EP -
N/A -
PS -
BP -
CON - X
C/O -

Status:
APPROVED

PDEV11-002

Related File: | ***Staff:*** JH

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 - 0
Lots/DUs -

APN:
104927103

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

PDEV11-009

Related File: PMTT11-008 | ***Staff:*** JH

Project Description:
A Development Plan to construct three buildings totaling 804,547 square feet, located at the northeast and southeast corners of Jurupa Street and Archibald Avenue, within the Airport Business Park - Hofer Ranch Specific Plan.

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

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

APN:
21126114

Applicant:
HILLWOOD INVESTMENTS
268 WEST HOSPITALITY LANE, #105
SAN BERNARDINO, CA 92408

Dates:
Submitted: 08/01/2011
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
IN REVW

PDEV11-010

Related File: PMTT11-010 ***Staff:*** LB

Project Description:
A Development Plan to construct five industrial buildings totaling approximately 553,114 sq-ft on approximately 29 acres of land generally located near the southwest corner of Inland Empire and Etiwanda Avenue, within the Light Industrial land use district of the Crossroads Business Park Specific Plan (APNs: 238-051-16, 17, 18, 19, 20, 21, 22 & 238-021-73). Related Files: PMTT11-010 (PM19336)

Statistics:
Acres - 29.00
Sq-Ft - 0
Lots/DUs - 0

APN:
23805116

Applicant:
WESTERN REALCO
ATTN: JEREMY MAPE
500 NEWPORT CENTER DR 92660
949-720-3787, EXT 5

Dates:
Submitted: 08/18/2011
Approved:
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status: IN REVW

PDEV11-016

Related File: ***Staff:*** LB

Project Description:
A Development Plan to construct a 90,591 sq-ft industrial warehouse on approximately 4.77 acres of land generally located at the southwest corner of Cedar Street and Cucamonga Avenue, within the M2 (General Industrial) zoning district (APNs: 1050-511-06 and -07).

Statistics:
Acres - 4.77
Sq-Ft - 90
Lots/DUs - 0

APN:
105051106

Applicant:
NEWCASTLE PARTNERS, INC
ATTN: JACKSON SMITH
4740 GREEN RIVER ROAD, 92880
951-582-9800

Dates:
Submitted: 08/31/2011
Approved:
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status: RETURNED

PGPA11-001

Related File: ***Staff:*** LM

Project Description:
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 - 0
Lots/DUs -

APN:

Applicant:
CITY OF ONTARIO, PLANNING DEPARTM

Dates:
Submitted: 04/13/2011
Approved: 06/21/2011
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status: APPROVED

PMTT09-001

Related File: PDEV09-002 ***Staff:*** JH

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

APN:
104938205

Applicant:
PHELAN DEVELOPMENT COMPANY

Dates:
Submitted: 01/27/2009
Approved:
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status: IN REVW

PMTT09-004 ***Related File:*** PCUP08-036 ***Staff:*** JH

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

APN:
104908206

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 -

Status:
APPROVED

PMTT11-008 ***Related File:*** PDEV11-009 ***Staff:*** JH

Project Description:
A Tentative Parcel Map (PM 193421) to subdivide 29 acres into 2 parcels, located at the northeast corner of Jurupa Street and Archibald Avenue, within the Airport Business Park - Hofer Ranch Specific Plan.

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

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

APN:
21126114

Applicant:
HILLWOOD INVESTMENTS
268 WEST HOSPITALITY LANE, #105
SAN BERNARDINO, CA 92408

Dates:
Submitted: 08/01/2011
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
IN REVW

PMTT11-009 ***Related File:*** PDEV11-009 ***Staff:*** JH

Project Description:
A Tentative Parcel Map (PM 19342) to subdivide 15 acres into 3 parcels, located at the southeast corner of Jurupa Street and Archibald Avenue, within the Airport Business Park - Hofer Ranch Specific Plan.

Related Files: PDEV11-009 & PMTT11-008 (PM 19341)

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

APN:
21126114

Applicant:
HILLWOOD INVESTMENTS
268 WEST HOSPITALITY LANE, #105
SAN BERNARDINO, CA 92408

Dates:
Submitted: 08/01/2011
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
IN REVW

PMTT11-010 ***Related File:*** PDEV11-010 ***Staff:*** LB

Project Description:
A Parcel Map (PM 19336) to subdivide approximately 29 acres of land generally located at the southwest corner of Inland Empire and Etiwanda Avenue, within the Light Industrial land use district of the Crossroads Business Park Specific Plan, into 5 parcels (APNs: 238-051-16, 17, 18, 19, 20, 21, 22 & 238-021-73). Related File: PDEV11-010.

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

APN:
23805116

Applicant:
WESTERN REALCO
ATTN: JEREMY MAPE

949-720-3787, EXT 5

Dates:
Submitted: 08/18/2011
Approved:
Denied:
Expires:

Activity:
EP - X
N/A -
PS -
BP -
CON -
C/O -

Status:
IN REVW

PPRE10-001 ***Related File:*** ***Staff:*** SM

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 - 0
Lots/DUs -

APN:
21827117

Applicant:
JOHN MCGRAW
835 STATE STREET
ONTARIO, C 91762
800-527-8673

Dates:
Submitted: 10/21/2010
Approved:
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status:
RETURNED

PVAR09-001 ***Related File:*** PDEV09-002 ***Staff:*** JH

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.

APNs: 1049-172-01 & 1049-382-11
Related File: PDEV09-002 & PMTT09-001

Statistics:
Acres - 0.00
Sq-Ft - 31,200
Lots/DUs -

APN:
104938205

Applicant:
PHELAN DEVELOPMENT COMPANY

Dates:
Submitted: 01/09/2009
Approved:
Denied:
Expires:

Activity:
EP - [X]
N/A -
PS -
BP -
CON -
C/O -

Status:
IN REVW

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

Project Description:
A Variance request to reduce the required street setbacks on Haven Avenue from 32 feet to 12 feet minimum and on Francis Street from 35 feet to 20 feet minimum while maintaining an average setback of 35 feet along both street frontages, in 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 the California Commerce Center Specific Plan, located at the southeast corner of Haven Avenue and Francis Street. APN: 0211-281-56. Related File: PDEV08-018.

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

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

APN:
21128123

Applicant:
ONTARIO INDUSTRIAL, LLC
18802 BARDEEN AVENUE
IRVINE, CA 92612
(949) 809-2414

Dates:
Submitted: 06/05/2009
Approved: 01/25/2011
Denied:
Expires: 01/25/2014

Activity:
EP -
N/A - [X]
PS -
BP -
CON -
C/O -

Status:
APPROVED