CITY OF ONTARIO PLANNING DEPARTMENT

MONTHLY ACTIVITY REPORT: NEW APPLICATIONS

Month of July 2025

303 East B Street, Ontario, California 91764 Phone: 909.395.2036

PCUP25-015: **Submitted by Skarphol/Frank Associates**

A modification of Conditional Use Permit PCUP11-004 to expand the academic instruction area of an existing 3-story, 53,222 square foot office building by 7,500 square feet, to establish a private college (Unitek College) at 3237 East Guasti Road within the Office/R-D land use designation of the Centrelake Business Park Specific Plan. (APN:0210-551-18). **Zoning Administrator action required.**

PCUP25-016: **Submitted by Legacy Construction**

A Conditional Use Permit to convert an existing 42,961 square foot 1-story commercial building to a 3-story Self-Storage Facility (128,883 square feet) and add a new 3-story addition of 14,700 square feet to the existing building, for a total of 143,583 square feet, for property on 3.5 acres of land located at 2314 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-181-07). Related Files: PDEV25-011, PVAR25-002. **Planning Commission action required.**

PDEV25-011: **Submitted by Legacy Construction**

A Development Plan to convert an existing 42,961 square foot 1-story commercial building to a 3-story Self-Storage Facility (128,883 square feet) and add a new 3-story addition of 14,700 square feet to the existing building, for a total of 143,583 square feet, for property on 3.5 acres of land located at 2314 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-181-07). Related Files: PCUP25-016, PVAR25-002. **Planning Commission action required.**

PDEV25-012: **Submitted by Travis Companies, Inc.**

A Development Plan to demolish an existing convenience store, auto service building, and fuel island canopy to construct a new 1,960 square foot convenience store and 2,100 fuel island canopy on 0.405 acres of land located at 2160 South Euclid Avenue, within the CC (Community Commercial) zoning district and EA (Euclid Avenue) Overlay. (APN 1050-601-05). Related File(s): PHP-25-016. **Development Advisory Board action required.**

PHP-25-015: **Submitted by Octavio Pinedo**

A Mills Act contract for a single-family residence located at 215 East Rosewood Court. **City Council action required.**

PHP-25-016: **Submitted by Travis Companies, Inc.**

A Certificate of Appropriateness to facilitate the demolition an existing convenience store, auto service building, and fuel island canopy and construction of a new 1,960 square foot convenience store and 2,100 fuel island canopy on 0.405 acres of land located at 2160 South Euclid Avenue, within the CC (Community Commercial) zoning district and EA (Euclid Avenue) Overlay. (APN 1050-601-05). Related File(s): PDEV25-012. **Historic Preservation Commission action required.**

PHP-25-017: **Submitted by Mario Lopez Yanez**

A fence waiver application to install a 5-foot tall wrought-iron fence at the property located at 204 East F Street. **Staff action required.**

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PMTT25-008: **Submitted by Richland Communities**

A Tentative Tract Map (TTM 20783) to subdivide 17.7 acres of land into (116) numbered lots and (24) lettered lots, on the property located at the northwest corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 32 and 33 zoning districts of the Subarea 29 Specific Plan. (APN(s):10731-71-06, 07). **Planning Commission action is required.**

PSGN25-080: **Submitted by Architectural Design & Signs, Inc**

A Sign Plan for 'ONTARIO GATEWAY PLAZA' to facilitate the installation of four (4) monument signs within the proposed new commercial center located at the southwest corner of Ontario Ranch Road and Hamner Avenue. **Staff action is required.**

PSGN25-081:

A Sign Plan for 'CANDY PARTY SUPPLY' to install one temporary banner on the property located on 201 West Francis Street from July 07,2025 to August 07, 2025. **Staff action is required.**

PSGN25-082: **Submitted by AKC Permit Co**

A sign plan for 'CHIPOTLE' to install three wall signs and directional signage at the property located at 4246 East Ontario Ranch Road. **Staff action is required.**

PSGN25-083: **Submitted by Brothers Signs**

A sign plan for 'UNIQUE I-BROW THREADING' to install two wall-mounted signs on the building located at 2780 East Riverside Drive Suite D. **Staff action is required.**

PSGN25-084: **Submitted by Ryan Ybarra**

A Sign Plan for 'US BANK' to install three (3) internally illuminated wall signs at the exist building located at 333 North Euclid Avenue. **Staff action is required.**

PSGN25-085: **Submitted by The Design Collectiv**

A Sign Plan for 'AMERICAN CAREER COLLEGE' to install one illuminated wall mounted media display sign and reface two (2) existing monuments signs at the building located at 3130 East Sedona Court. **Staff action is required.**

PSGN25-086:

A Sign Plan for 'HiGO BIOTECH' to install two (2) non-illuminated wall mounted signs and one (1) monument sign at the building located at 1927 East Francis Street. **Staff action is required.**

PSGN25-087: **Submitted by Sign Industries, Inc.**

A Sign Plan for 'ONT' to replace and install one (1) illuminated monument sign located at 2700 East Airport Drive. **Staff action is required.**

PSGN25-088: **Submitted by Image Systems Signs, Inc.**

A Sign Plan for 'BURGER KING' to reface five (5) illuminated wall signs and one (1) existing monument sign at the building located at 4649 East Ontario Mills Circle. **Staff action is required.**

PSGN25-089: **Submitted by Swain Sign Inc**

A sign plan for 'HYATT PLACE' to install 6 wall mounted signs and 1 monument sign on the building located at 2800 East Inland Empire Boulevard. **Staff action is required.**

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PSGN25-090: **Submitted by Trevor Elkins**

A Sign Plan for 'SHORR PACKAGING' to install two (2) illuminated wall mounted sign at the existing building located at 1200 Etiwanda Ave. **Staff action is required.**

PSGN25-091: **Submitted by Edwin Villanueva**

A Sign Plan for 'HAWKEYE' to install two (2) non-illuminated wall mounted signs located at the building at 3130 East Inland Empire Blvd Building 14. **Staff action is required.**

PSGN25-092: **Submitted by Elite Sign Services Inc.**

A Sign Plan for 'DSM - FIRMENICH' to reface one (1) illuminated wall sign and one (1) existing monument sign at the building located at 1100 South Wanamaker Avenue. **Staff action is required.**

PSPA25-005:

A Specific Plan Amendment to the Meredith International Centre Specific Plan to establish a Mixed-Use Overlay district (Planning Area 3A) on a portion of land on Planning Area 3, on approximately 25.38 acres of land, located at the southwest corner of Archibald Avenue and Inland Empire Boulevard, within the Urban Commercial land use district of the Meredith International Centre Specific Plan. (APNs: 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-29, and 0110-321-77). **City Council action is required.**

PSTRP25-008: **Submitted by Short term rental Permit**

A Short-Term Rental Permit to operate a hosted only short-term rental consisting of 2 bedrooms for a maximum of 4 guests on property located at 1024 East Sixth Street. **Staff action is required.**

PSTRP25-009: **Submitted by Hopeviews**

A Short-Term Rental Permit to operate a hosted only short-term rental consisting of 2 bedrooms for a maximum of 4 guests on property located at 245 Est Via Presido. **Staff action is required.**

PTUP25-038: **Submitted by RCCD Inc**

A modification to a previously approved Temporary Use Permit (File Nos. PTUP24-043 & PTUP25-014) submitted by 'EUCLID LAND INVESTMENT, LLC' to establish a temporary truck trailer parking facility on approximately 60 acres of land, located at the southeast corner Euclid Avenue and Schaefer Avenue, within the AG (Agricultural) overlay zoning district. (APN:1053-211-05). **Staff action is required.**

PTUP25-039: **Submitted by Mt. Zion Church of Ontario**

A Temporary Use Permit for 'MT. ZION CHURCH OF ONTARIO' to host a pancake breakfast serving event at the property located at 224 West California Street on Saturday, August 16, 2025, from 8:00am to 12:00pm. **Staff action is required.**

PTUP25-040: **Submitted by Socal Vendor Mall**

A temporary use permit for 'SOCAL VENDOR MALL' to host a pop-up event on Saturday, August 16, 2025, located at 3430 East Ontario Ranch Road (Rodeo X). **Staff action is required.**

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PTUP25-041: **Submitted by Julia Carney**

A Special Event for the 'ONTARIO FIRE DEPARTMENT' to host its annual open house event at Fire Station No 9 located at 2661 East Grand Park Street on October 11, 2025 from 9am to 1pm. **Staff action is required.**

PTUP25-042: **Submitted by Ontario Police Department**

A Special Event Permit application submitted by the 'ONTARIO POLICE DEPARTMENT' to host their 4th annual open house event at 2500 South Archibald Avenue on Saturday, October 4th, 2025. **Staff action is required.**

PTUP25-043: **Submitted by Stiles Animal Removal**

A Temporary Use Permit for a request to conduct an interim farming activity involving the pick up and removal of dead animals from Southern California then unloading and transloading of animals to be conducted on property located within the AG (Agricultural) Overlay Zone at 13608 South Grove Avenue. **Staff action is required.**

PVAR25-002: **Submitted by Legacy Construction**

A Variance to deviate from the minimum Development Code standard for landscape coverage, from 15 percent to 11.55 percent, in conjunction with the construction of 42,961 square foot building addition on 3.5 acres of land located at 2314 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN(s): 1015-181-07-0000). Related File(s): PDEV25-011, PCUP25-016. **Planning Commission action is required.**