



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

October 7, 2013

Ontario City Council Chambers, 2:00 P.M.
303 East "B" Street, Ontario

All documents for public review are on file with the Planning Department located at
City Hall, 303 East "B" St., Ontario, CA 91764

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-020:** A Conditional Use Permit to establish an after-market vehicle exhaust and suspension fabrication shop, located near the northwest corner of South Lake Place and Cedar Street, at 1936 South Lake Place, within the M2 (Industrial Park) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by LP Racing.** (APN: 0113-461-22).
Project Planner: John Earle Hildebrand III
Recommendation: Approve, subject to conditions
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-023:** A Conditional Use Permit (**File No. PCUP06-004**) modification to change the hours of operation and establish live entertainment for La Isla Yokomo Sushi & Seafood Restaurant, located at the southeast corner of Grove Avenue and the 60-Freeway, at 2435 South Grove Avenue, within the C1 (Shopping Center District) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by La Isla Yokomo Corporation.** (APN: 0216-341-61).
Project Planner: John Earle Hildebrand III
Recommendation: Approve, subject to conditions

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-024:** A modification to a previously approved Conditional Use Permit (File No. PCUP10-026) to upgrade an existing ABC license (Type 20 ABC License- Off Sale Beer & Wine) to include distilled spirits (Type 21 ABC License-Off Sale General), within an existing Walgreens Pharmacy in the C1 (Shopping Center) zone, located at the northwest corner of Riverside Drive and Archibald Avenue, at 2950 South Archibald Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines. **Submitted by Walgreens** (APN: 1083-061-04).

Project Planner: Clarice Burden

Recommendation: Continue to the 10/21/13 Zoning Administration hearing

- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-025:** A Conditional Use Permit request to establish alcohol beverage sales (Type 41-On Sale Beer and Wine) ABC license for a new restaurant within the Urban Commercial land use designation of the Ontario Center Specific Plan, located at 765 N. Milliken Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1-Existing Facilities) of the California Environmental Quality Act Guidelines. **Submitted by Los Robles Village LLC.** (APN: 210-211-43).

Project Planner: Luis E. Batres

Recommendation: Approve, subject to conditions

If you wish to appeal a decision of the Zoning Administrator, you must do so within ten (10) days of the Zoning Administrator action. Please contact the Planning Department for information regarding the appeal process.

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, Jan Pohle, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on October 3, 2013, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.


