



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

September 16, 2024

Ontario City Council Chambers, 2 PM
303 East "B" Street, Ontario

All documents for public review are on file with the Planning Department located at City Hall, 303 East "B" Street, Ontario, CA 91764 and on the City website at www.ontarioca.gov/agendas/zoning

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-012**: A public hearing to consider a Conditional Use Permit request to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine – Eating Place) within an existing 2,000 square-foot restaurant ("Ontario Pizza") located at 1520 N. Mountain Avenue, Suite C 116, within the Sixth Street land use district of the Mountain Village Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1008-272-02) **submitted by Kamalpreet Singh.**

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, Angie Alvarez Cruz, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **September 12, 2024**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

(Office Specialist)



ZONING ADMINISTRATOR DECISION: CONDITIONAL USE PERMIT

September 16, 2024

303 East B Street, Ontario, California 91764 / Phone: 909.395.2036 / Email: planningdirector@ontarioca.gov

DECISION NO.: [insert #]

FILE NO.: PCUP24-012

DESCRIPTION: A Conditional Use Permit request to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine – Eating Place) within an existing 2,000 square-foot restaurant (“Ontario Pizza”) located at 1520 N. Mountain Avenue, Suite C 116, within the Sixth Street land use district of the Mountain Village Specific Plan; APN: 1008-272-02; **submitted by Kamalpreet Singh.**

PART 1: BACKGROUND & ANALYSIS

KAMALPREET SINGH, (herein after referred to as “Applicant”) has filed an application requesting approval of a Conditional Use Permit, File No. PCUP24-012 as described in the subject of this Decision (herein after referred to as “Application” or “Project”).

PROJECT SETTING: The project site is comprised of 1.25 acres of land located at 1520 N. Mountain Avenue, Suite C 116, and is depicted in *Exhibit A: Project Location Map* and *Exhibit B: Site Plan*, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site:	Commercial Shopping Center	General Commercial (GC): 0.40 FAR	Mountain Village Specific Plan	Sixth Street District
North:	I-10 Freeway	N/A	N/A	N/A
South:	Commercial Shopping Center	General Commercial (GC): 0.40 FAR	Mountain Village Specific Plan	Sixth Street District
East:	Commercial Shopping Center	General Commercial (GC): 0.40 FAR	Mountain Village Specific Plan	Sixth Street District
West:	Commercial Shopping Center	Mixed Use - Neighborhood Activity Hub (MU-NH): 20.0 to 75.0 du/ac; 1.0 FAR office/retail	Mountain Village Specific Plan	Entertainment District

PROJECT ANALYSIS:

(1) Background— The Project site is located within The Gateway at Mountain Village shopping center, an approximately 90,000 square-foot multi-tenant retail center constructed in 2005 (File No. PDEV04-041). Other tenants in the center include restaurants, bakeries, retail businesses, personal and professional services, a pharmacy, health clinic, coffee shop, a charter school, and other educational services. Ontario Pizza, which was established in December 2023,

features a variety of appetizers, salads, sandwiches, pastas, specialty pizzas, and deserts on its menu.

(2) Proposed Use — On May 15, 2024, the Applicant applied for a Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises, limited to beer and wine (Type 41 ABC License), in conjunction with a full-service restaurant. The restaurant is located within a multi-tenant building located within the northerly portion of The Gateway at Mountain Village shopping center. Ontario Pizza's floor plan layout is typical of other in-line restaurant tenants and includes a service counter, back kitchen/storage area, restrooms located in the rear, and customer seating for approximately 36 guests (see *Exhibit C: Floor Plan* and *Exhibit D: Site Photographs*).

The restaurant's main entrance is located on the south side of the building, facing the parking lot. The daily business hours of operation are from 10:00 AM to midnight Sunday through Thursday, and 10:00 AM to 1:00 AM Friday and Saturday. The restaurant operates with two employees per shift.

The Police Department has conditioned the service of alcoholic beverages to occur between 10:00 AM and 11:00 PM Sunday through Thursday with last call for alcohol to be made by 10:15 PM and alcohol sales to cease by 10:30 PM. On Friday and Saturday, alcohol sales may occur between 9:00 AM and 12:00 AM, with last call to be made by 11:15 PM and alcohol sales to cease by 11:30 PM. No alcoholic beverages are to be sold or removed from the establishment for outside consumption, the restaurant will have no bar seating, and all alcohol must be removed from the tables/patrons at closing. Lastly, no live entertainment (including DJ, karaoke, or dance floor) will be allowed as part of this Conditional Use Permit and any special event outside the scope of this Conditional Use Permit will require review and approval of a Temporary Use Permit.

(3) Parking — The Gateway at Mountain Village development was approved with 457 shared parking spaces, in accordance with a parking study that determined the peak parking demand of the shopping center would be 457 spaces on weekdays and 381 spaces on weekends. Due to the various business types in the center, with varying peak parking periods, it was determined that shared parking is allowable for the shopping center. Ontario Pizza is an existing business within the center and is included within the shared parking agreement for the site. Staff believes that granting the proposed Conditional Use Permit will not adversely affect the shopping center's parking demand, as the Application does not propose any expansion to the building nor the elimination of existing parking spaces. Further, the proposed alcoholic beverage sales will be ancillary to the restaurant use and will provide the public an additional convenience by means of offering a wider variety of retail, entertainment, dining, and gathering options and experiences.

(4) ABC Concentration — The California Department of Alcoholic Beverage Control (ABC) is the State entity responsible for granting, renewing, and revoking all ABC licenses. ABC determines how many on-sale and off-sale alcoholic beverage license types should be issued per census tract, based on its population. The Project site is located within Census Tract No. 11.04. Four on-sale licenses are allowed within this tract, and there are currently five, which is considered over-concentrated.

The Police Department does not object to the additional Type 41 ABC License request if the establishment operates as a Bona-Fide Public Eating Place and follows all City and State Department of Alcoholic Beverage Control rules, regulations, and conditions. Both the Planning and Police Departments have placed specific conditions of approval on the Conditional Use Permit to ensure safe operation of the business. Additionally, all new alcoholic beverage serving

facilities are required to have their employees attend L.E.A.D. training classes, which are offered by the City of Ontario's Police Department at no cost. The Police Department reserves the right to request additional conditions as needed or a revocation hearing if they determine that the establishment is being operated in violation of this Conditional Use Permit or has violated the laws of the State or City. Lastly, when allowing for additional licenses within over-concentrated areas, certain Public Convenience and Necessity (PCN) findings must be made by the City. These findings can be met in that the Project site is not located within a high crime area, the property has no outstanding Building or Code violations, and the overall property is properly maintained.

(5) Land Use Compatibility – Conditional Use Permit review is required to ensure compatibility of the proposed use with the adjacent land uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. The Project site is located within The Gateway at Mountain Village commercial shopping center, which includes a variety of retail, restaurant, personal and professional service, bakery, and other similar uses designed to be conveniently accessible by foot to the nearby residential neighborhoods. The proposed Conditional Use Permit for the serving of alcoholic beverages in conjunction with a restaurant use is compatible with the neighboring uses and will provide an added convenience to the restaurant's customers.

Staff believes that the recommended conditions of approval will sufficiently mitigate any potential impacts that may be associated with the proposed use. Additionally, the nearby businesses within The Gateway at Mountain Village shopping center will not be exposed to additional impacts resulting from alcoholic beverage sales beyond those that would normally be associated with any other restaurant use within the surrounding area.

AIRPORT LAND USE COMPATIBILITY PLAN: This project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). Any special conditions of approval associated with uses near the airport are attached to this report.

DEPARTMENTAL REVIEW: Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

PUBLIC NOTIFICATION: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

CORRESPONDENCE: As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

PART 2: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part 1, above; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.01-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT ALUCP, which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on September 16, 2024, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Alexis Vaughn, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval subject to conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.

(2) [insert speaker's name], the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(3) [insert additional speaker info]

(4) [insert additional speaker info]

(5) There being no one else to offer testimony regarding the application, the Zoning Administrator closed the public hearing.

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

PART 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Zoning Administrator, the Zoning Administrator finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (less than 10,000 square feet) or no expansion, within an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan, and is not within an area that is environmentally sensitive.

(2) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(3) The determination of CEQA exemption reflects the independent judgment of the Zoning Administrator.

SECTION 2: ONT ALUCP Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Zoning Administrator therefore finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this Decision, [2] the oral information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes as follows:

(1) ***The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.*** The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the Sixth Street land use district of the Mountain Village Specific Plan, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed alcoholic beverage sales (Type 41 ABC

License for on-sale beer and wine) land use will be established and operated consistent with the objectives and purposes, and development standards and guidelines, of the Ontario Development Code and the Mountain Village Specific Plan. The Project site is located within a commercial shopping center, which includes other restaurant, retail, personal and professional services, and similar land uses intended to serve the greater residential area; and

(2) ***The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed alcoholic beverage sales (Type 41 ABC License for on-sale beer and wine) land use will be located within the General Commercial (GC; 0.40 FAR) land use district of the Policy Plan Land Use Map, and the Sixth Street land use district of the Mountain Village Specific Plan. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan, which promotes the establishment and intensification of retail and service commercial land uses in the area of the Project site. With the Project conditions of approval, the proposed Project will provide an added convenience to the retail center, further helping to implement the Policy Plan and City Council priorities; and

(3) ***The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code and any applicable specific plan or planned unit development.*** The proposed alcoholic beverage sales (Type 41 ABC License for on-sale beer and wine) land use is located with the General Commercial (GC; 0.40 FAR) land use district, and the Sixth Street land use district of the Mountain Village Specific Plan. The proposed use has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code and Mountain Village Specific Plan. The proposed use will provide an additional convenience to patrons of The Gateway at Mountain Village shopping center; and

(4) ***The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.*** The Development Advisory Board has required certain safeguards, and imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code and the Mountain Village Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

(5) For On-Sale alcoholic beverage license types located within overconcentrated census tracts (high density of alcoholic beverage sales locations as defined by the Alcoholic Beverage Control Act, commencing with Business and Professions Code Section 23000 et Seq.), the Zoning Administrator hereby makes the following Public Convenience and Necessity ("PCN") findings:

- *The proposed retail alcohol license is not located within a high crime area, defined as an area characterized by a high ratio of Police Department calls for service to alcohol-related incidences, not to exceed 20 percent greater than the average number of*

alcohol-related incidences reported for the City as a whole. The Police Department has not designated this site as a high-crime area.

- *The property/building/use has no outstanding Building or Health Code violations or Code Enforcement activity. The Community Improvement and Building Departments have not designated this site as having outstanding violations. The business has been conditioned to continuously maintain a business license in good standing, at the request of the Community Improvement Department.*
- *The site is properly maintained, including building improvements, landscaping, and lighting. The Project site is in good standing and has been required to be continuously properly maintained.*

SECTION 4: Zoning Administrator Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as "Attachment A" of this Decision and incorporated herein by this reference.

SECTION 5: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this _____ day of _____, 20__.

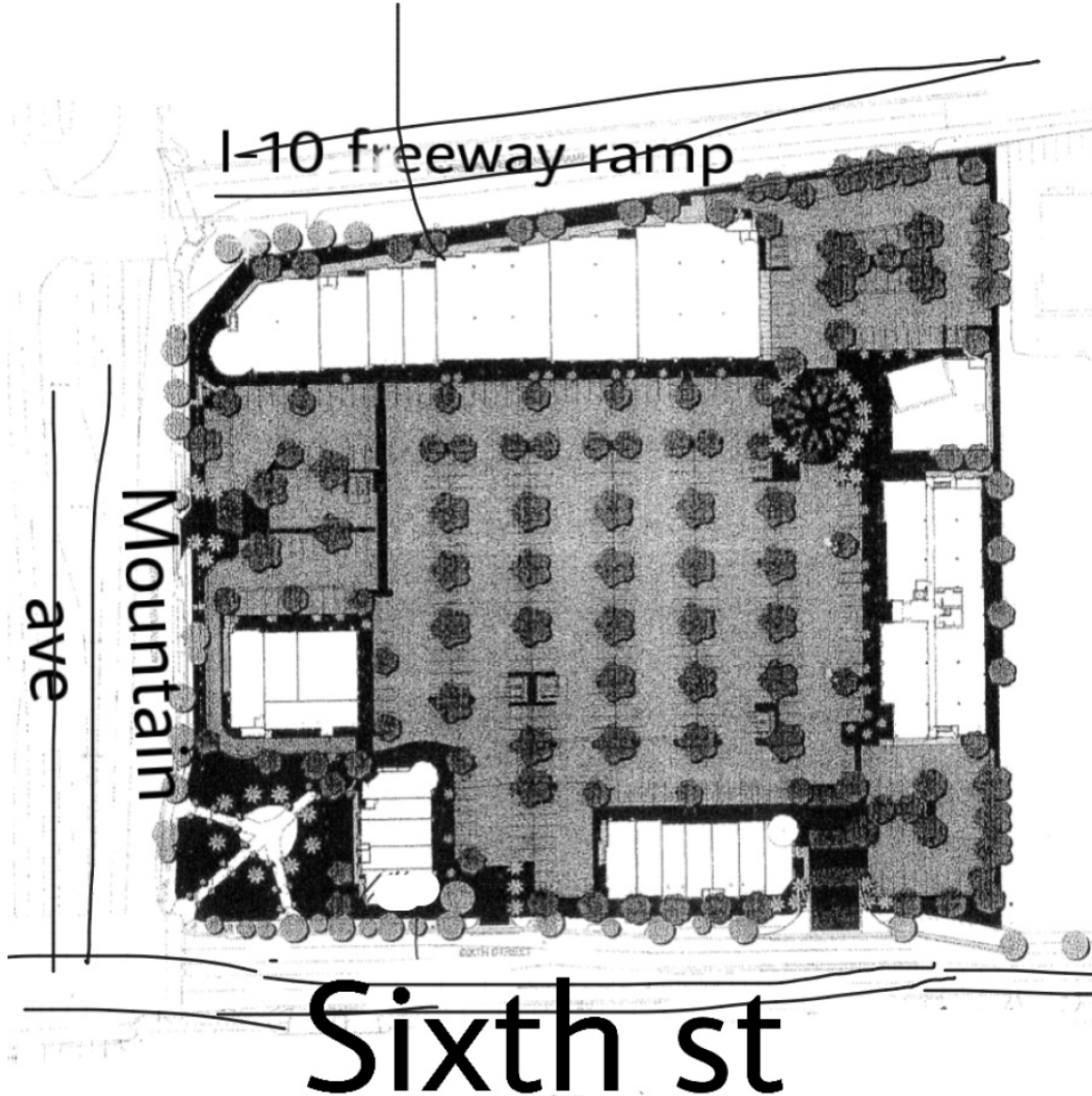
Henry K. Noh
Zoning Administrator

Exhibit A: PROJECT LOCATION MAP



Exhibit B: SITE PLAN

1520 n mountain ave c 116



The Gateway at Mountain Village
Mountain Sixth Associates, LLC

Rabben/Herman design office
May 3, 2005



Exhibit C: FLOOR PLAN

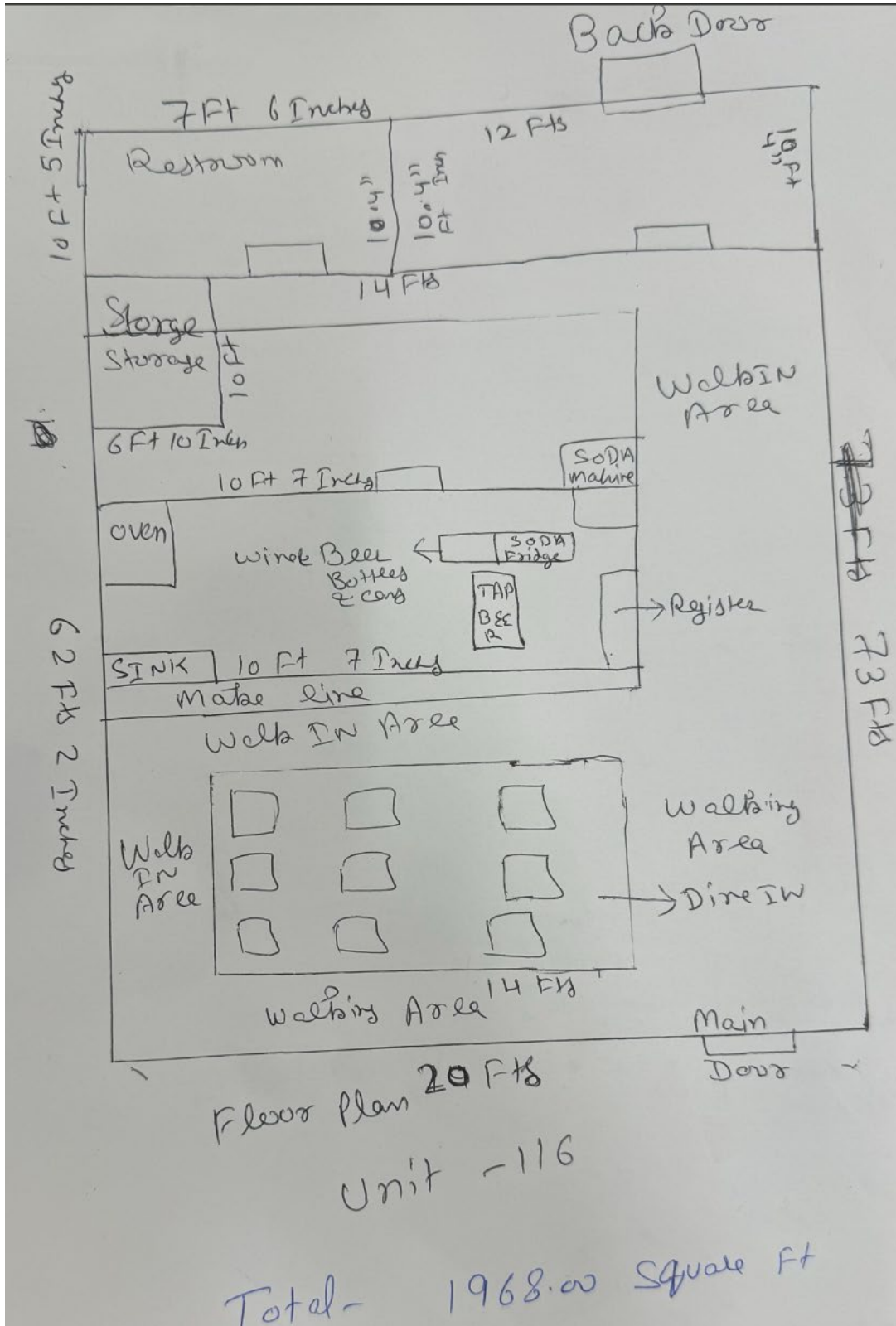


Exhibit D: SITE PHOTOGRAPHS



Interior Dining Area



Business Exterior

Attachment A:
Department Reports (Conditions of Approval)

(Department Reports containing conditions of approval follow this page)

Date Prepared: 8/19/2024

File No: PCUP24-012

Related Files: N/A

Project Description: A Conditional Use Permit request to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine – Eating Place) within an existing 2,000 square-foot restaurant (“Ontario Pizza”) located at 1520 N. Mountain Avenue, Suite C 116, within the Sixth Street land use district of the Mountain Village Specific Plan; (APN: 1008-272-02); **submitted by Kamalpreet Singh.**

Prepared By: Alexis Vaughn, Associate Planner
Phone: 909.395.2416 (direct)
Email: avaughn@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

2.0 Special Conditions of Approval. In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Time Limits.

(a) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless the Alcoholic Beverage Sales use is properly established and operating in accordance with local, State and Federal requirements, as applicable. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

2.2 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

2.3 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

2.4 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(c) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(d) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(e) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

2.5 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

2.6 Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

2.7 Signs.

(a) All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

2.8 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

2.9 Alcoholic Beverage Sales—General.

(a) No upgrade/change of an alcoholic beverage license type may occur until a minimum one-year of operations under the approved license type has occurred.

(b) The business shall be operated in strict compliance with the rules, regulations and orders of the State of California Department of Alcoholic Beverage Control. Failure to comply with this requirement shall be deemed just cause for revocation of conditional use permit approval.

(c) Coinciding with the annual Police Department inspection, the Planning Department shall conduct a review of the approved use and may prepare for Zoning Administrator consideration, a status report identifying impacts associated with the use and any non-compliance with the conditions of approval. In addition, such status report shall contain a police report regarding calls for service to the subject premises during the prior one year period. Nothing herein shall modify or limit the City's ability to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public health, safety and welfare.

(d) Signs shall comply with all City of Ontario sign regulations. No more than 25 percent of the total window area shall bear advertising or signs of any sort. Window signs shall be placed and maintained in a manner so that there is clear and unobstructed view of the interior of the premises from the building exterior.

(e) The rear doors shall be kept closed at all times during the operation of the premises, except in case of emergency or to permit deliveries.

(f) In the event that security problems occur as a result of the approved subject use and at the request of the Police Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the subject premises, during such hours and in such number as requested by the Police Department.

(g) The licensee shall attend a LEAD (Licensee Education on Alcohol and Drugs) training secession sponsored by the State of California Department of Alcoholic Beverage Control, within 6 months following commencement of the approved use.

(h) A clearly legible copy of the herein-listed conditions of approval shall be posted at all times at a prominent place in the interior of the premises.

(i) Live entertainment shall be prohibited. Any future request for live entertainment shall require conditional use permit approval by the Zoning Administrator. Karaoke, DJs, live musical acts, and other similar forms of entertainment are hereby deemed to be live entertainment.

(j) Amplified prerecorded music may be permitted; however, the sound emitted from the premises shall not be audible outside the walls of the business establishment.

(k) Electronic arcade and amusement games shall be prohibited on-site, unless specifically permitted by the Police Department and shown on the approved site plan.

(l) The business shall continuously maintain a business license in good standing. When renewing the business license, the Applicant shall include reference to this conditional use permit, File No. PCUP24-012, allowing for on-sale beer and wine as part of the business operations.

2.10 Alcoholic Beverage Sales—Restaurants.

(a) The establishment shall be operated as a “bona fide public eating place” as defined by Business and Professions Code Section 23038. The restaurant shall contain full kitchen facilities for the cooking of an assortment of foods required for ordinary meals. The kitchen shall be open for the serving of meals to guests during all hours the establishment is open. The establishment shall provide an assortment of foods commonly ordered at various hours of the day. Food service that is limited to sandwiches or salads shall not be deemed in compliance with this requirement.

(b) The sale of alcoholic beverages shall be incidental to the sale of food. The quarterly gross sales of alcoholic beverages shall be less than 50 percent of the restaurant's total sales, which includes all food, and alcoholic and non-alcoholic beverages. The owner of the establishment, upon request, shall provide the City of Ontario with an audited report of the sales ratio of food and non-alcoholic beverages to alcoholic beverages.

(c) No alcoholic beverage shall be consumed outside of the enclosed building.

2.11 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.12 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (“NOE”) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the “Clerk of the Board of Supervisors”, which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (“CEQA”). The filing of a NOE is voluntary; however, failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.



CITY OF ONTARIO

MEMORANDUM

“Excellence Through Teamwork”



TO: Alexis Vaughn, Associate Planner

FROM: Jonathan Burnette, Police Officer / CET Unit

DATE: June 4, 2024

SUBJECT: FILE NO. PCUP24-012 – ONTARIO PIZZA
1520 N. MOUNTAIN AVE. SUITE C #116, ONTARIO, CA 91762

This location has applied for an ABC Type 41 On-Sale Beer and Wine license for a Bona Fide Public Eating Place within Census Tract No. 11.04. According to the Department of Alcohol Beverage Control (ABC), four (4) on-sale licenses are allowed within this tract, there are currently five (5). The Police Department does not object to allowing the license. It is recommended the applicant obtain the ABC license through the State ABC office prior to moving forward.

On approval by the planning department, the location must follow all federal, State, local, and Department of Alcohol Beverage Control laws, rules and conditions. In addition, the following conditions of approval shall be imposed by the Ontario Police Department:

ABC CONDITIONS

1. Alcohol sales will be from 10:00 A.M. to 11:00 P.M., Sunday through Thursday. Last call for alcohol shall be made by 10:15 P.M. and alcohol sales must cease by 10:30 P.M. All alcohol must be removed from the tables/patrons at closing.
2. Alcohol sales will be from 9:00 A.M. to 12:00 A.M., on Friday and Saturday. Last call for alcohol shall be made by 11:15 P.M. and alcohol sales must cease by 11:30 P.M. All alcohol must be removed from the tables/patrons at closing.
3. The restaurant will have no bar seating.
4. No sales of alcoholic beverages to minors.
5. No sales to obviously intoxicated patrons.
6. At least 51% of sales at the establishment shall be food.

7. The business is required to have in place a driver's license and/or ID card reading device.
8. There will be no narcotic sales or usage on the premises at any time.
9. Interior dining tables and chairs shall not be removed or rearranged to increase occupancy or create a dance floor.
10. No self-serve alcohol displays or machines allowed.
11. No alcoholic beverages are to be sold or removed from the establishment for off-site consumption.
12. All sales and consumption of alcoholic beverages will only be allowed within the business. No alcoholic beverages will be allowed for consumption outside of the business.
13. Alcohol consumption at the location will only be types of alcohol allowed in conjunction with the state issued ABC license type.
14. Distilled spirits are not allowed to be sold or consumed at the location.
15. Signs must be posted at all exits stating no alcohol beyond this point.
16. No more than 25% of window space may be used for advertisements. If advertisements are placed on the windows, they must be below two feet on the window and/or above 6 feet on the window to allow clear visibility into and out from the business.
17. Smoking is not permitted inside of the establishment. This includes electronic nicotine delivery devices.
18. Employees 18 and older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food as an incidental part of their overall duties.
19. Applicant and all employees must attend an Alcohol Beverage Control (ABC) L.E.A.D.'s training class or a certified responsible beverage service class, which has been approved by the Ontario Police Department. This is required within six months of this dated conditional use permit and proof of re-certification is required every 3 years. New employees must attend the training class within three months of their hire date.
20. Lighting within the restaurant must be kept at a reasonable level for safe movement of patrons.
21. Food sales and service must be always available for sale.
22. Address to the establishment must be plainly visible to the front for easy identification by safety personnel.
23. All hallways must be kept clear from merchandise, storage, and patrons blocking pathway.

24. Restrooms must be kept free of graffiti. Any damage to restroom doors must be repaired within 24 hours and the doors must remain locked during hours of non-operation.
25. The back door must be alarmed and closed at all times.
26. The parking lot is required to have adequate lighting (minimum 1-foot candle) from dusk to dawn. All exterior walkways and footpaths will require a minimum of 0.5-foot candle. All exterior and parking lot shall be on a photo sensor. Photometrics shall be submitted to the Ontario Police Department CET unit prior to approval. As required by City of Ontario's Planning Department.
27. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated for more than 72 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.
28. Emergency-only doors must be alarmed and closed at all times.
29. No pool tables will be allowed on the premises. No arcade games that may be associated with gambling (video poker, card games, etc.), will be allowed.
30. No loitering shall be permitted on any property adjacent to the licensed premise, which is under the control of the applicant.
31. The applicant, and all employees, shall not encourage or permit alcoholic beverages to be consumed on any property adjacent to the licensed premises under the control of the applicant.
32. The restaurant manager shall be qualified per ABC rules. Anyone to whom a licensee delegates discretionary power to organize, direct, carry on, or control operations of the licensed business is presumed to be the manager of the business. (Business and Professions Code Section 23788.5, Rules 57.5 and 57.6 CCR).
33. The applicant will be responsible for keeping the grounds of the business clean from debris.
34. A no trespass letter will be on file with the Police Department.
35. Any special event outside the scope of the Conditional Use Permit will require a Temporary Use Permit (TUP), which will be processed by the Planning Department and conditioned by the Ontario Police Department. (For example, a radio station promotion held at the restaurant, a car show, or an OUTDOOR event with alcoholic beverages would be a special event, requiring a TUP.) Situations may arise where the applicant/business owner will request an event that does not violate the intent of this Conditional Use Permit. The

applicant/business owner will notify the Ontario Police Department within a reasonable time frame, but not less than 15 days prior to the event, to determine the necessity for a TUP.

36. Roof top numbers shall be installed on the commercial building. They shall be a minimum of 3 feet in length and 1 foot in width. Numbers shall be painted in reflective white paint on a flat black background away from roof obstacles. Roof top numbers must be maintained every 3 years.
37. Camping as defined by Ontario Municipal Code 5-23.02 will not be allowed on the premises.

PATIO DINING CONDITIONS

1. A patio was not designated on the site plan and will not be allowed.

ENTERTAINMENT CONDITIONS

No entertainment plans were submitted as part of this application; therefore, no live entertainment will be allowed.

1. No live entertainment/DJ/Karaoke will be allowed as part of this conditional use permit, as indicated on the application.
2. Any special event outside the scope of the Conditional Use Permit will require a Temporary Use Permit (TUP), which will be processed by the Planning Department and conditioned by the Ontario Police Department. (For example, a radio station promotion held at the restaurant, a car show, or an OUTDOOR event with alcoholic beverages would be a special event, requiring a TUP and/or ABC daily license) Situations may arise where the applicant/business owner will request an event that does not violate the intent of this Conditional Use Permit. The applicant/business owner will notify the Ontario Police Department within a reasonable time frame, but not less than 15 days prior to the event, to determine the necessity for a TUP.
3. No dance floor or stage will be allowed.

SECURITY CONDITIONS

1. In the event security problems occur as a result of the use, the Police Department may request a public hearing before the Zoning Administrator to consider modifications, including but not limited to, additional security guards, and additional hours for security guards, and replacement of security guards with Ontario Police Officers. The public hearing process shall be conducted in accordance with the requirements of the City's development Code.
2. A Code of Conduct will be required to be used and posted at all public entrances of the establishment.
3. Ontario Police Officers have the right to limit or reduce the occupancy inside the establishment if situations arise that may compromise the safety of patrons and/or the officer. Any additional police resources requested to bring peace in the establishment may be charged to the business owner.
4. If the business chooses to hire security personnel. The Security personnel will be required to follow Ontario Municipal Code Article 6, title 3, Section 3-1.601-621 (security regulations), which states in part that the security company and guards used will be registered with the City of Ontario.
5. The business shall maintain a security camera surveillance system in proper working order. Cameras will be placed to record the patrons using the restaurant area. A minimum of one camera will record the parking lot (if applicable). A minimum of one camera will record each cash register. A minimum of one camera will record each entry/exit. Each camera will record at least 720p recording resolution levels and at least 15 frames per second. The field of view for each camera will be to maximize the coverage of patrons. Recorded video will be stored for a minimum of 14 days and made available to the Ontario Police Department upon request.

PARKING LOT CONDITIONS

The applicant will work with the property owner to install customer parking only signs. The signs will follow the guidelines set forth by California Vehicle Code Section 22658(a)(1).

California Vehicle Code 22658(a)(1): There is displayed, in plain view at all entrances to the property, a sign not less than 17 inches by 22 inches in size, with lettering not less than one inch in height, prohibiting public parking and indicating that vehicles will be removed at the owner's expense, and containing the telephone number of the local traffic law enforcement agency and the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner or person in lawful possession of the property. The sign may also indicate that a citation may also be issued for the violation.

If alcohol related crimes at this location are higher than other similar establishments in the overall City during any quarter, the CUP will automatically be referred to the Zoning Administrator for review and re-conditioning, or revocation of the permit. The Police Department may, at its sole discretion, request a revocation hearing if it determines that the establishment is being operated in violation of this CUP or has violated the laws of the State or City.

A copy of the listed conditions of approval must be posted with your ABC license at all times in a prominent place in the interior of the premises.

The Ontario Police Department will conduct an inspection to document compliance with this Conditional Use Permit before this business will be allowed to sell alcoholic beverages.

The Police Department will conduct a review six months after commencement of business to determine whether additional conditions will be needed or existing conditions revised.

Please contact Officer Jonathan Burnette if you have any questions regarding this matter at (909) 408-1069.



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Associate Planner
Planning Department

FROM: Michelle Starkey, Deputy Fire Marshal
Bureau of Fire Prevention

DATE: July 8, 2024

SUBJECT: PCUP24-012 A Conditional Use Permit to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine – Eating Place) within an existing 2,000 square foot restaurant located at 1520 North Mountain Avenue, Suite C116 within the 6th Street land use district of the Mountain Village Specific Plan (APN: 1008-272-02)

-
- The plan **does** adequately address the departmental concerns at this time.
- No comments
 - Report below.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Henry Noh, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Nathan Pino, Engineering
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Alexis Vaughn, Associate Planner

DATE: May 15, 2024

SUBJECT: FILE #: PCUP24-012 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

- Note:**
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Conditional Use Permit to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine - Eating Place) within an existing 2,000 square foot restaurant located at 1520 North Mountain Avenue, Suite C 116 within the 6th Street land use district of the Mountain Village Specific Plan (APN: 1008-272-02)

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Community Improvement
Department


Signature

CI Supervisor
Title

6/6/2024
Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Henry Noh, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Heather Lugo, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Nathan Pino, Engineering
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Alexis Vaughn, Associate Planner

DATE: May 15, 2024

SUBJECT: FILE #: PCUP24-012 Finance Acct#:

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- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Planning Division *Jamie Richardson*

Sr. Landscape Architect 06/17/2024

Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
 Henry Noh, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
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 Jay Bautista, Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Nathan Pino, Engineering
 Angela Magana, Community Improvement (Copy of memo only)
 Jimmy Chang, IPA Department
 Blaine Ishii, Integrated Waste

FROM: Alexis Vaughn, Associate Planner

DATE: May 15, 2024

SUBJECT: FILE #: PCUP24-012 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

- Note:**
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Conditional Use Permit to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine - Eating Place) within an existing 2,000 square foot restaurant located at 1520 North Mountain Avenue, Suite C 116 within the 6th Street land use district of the Mountain Village Specific Plan (APN: 1008-272-02)

- The plan does adequately address the departmental concerns at this time.
 - No comments
 - Report attached (1 copy and email 1 copy)
 - Standard Conditions of Approval apply

- The plan does not adequately address the departmental concerns.
 - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Henry Noh, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
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Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Nathan Pino, Engineering
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Blaine Ishii, Integrated Waste

FROM: Alexis Vaughn, Associate Planner

DATE: May 15, 2024 (1st Submittal),
SUBJECT: FILE #: PCUP24-012 #10230

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

- Note:**
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
 - DAB, Planning Commission and City Council actions are required
 - Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Conditional Use Permit to operate a restaurant with a Type 41 ABC License (On-Sale Beer and Wine - Eating Place) within an existing 2,000 square foot restaurant located at 1520 North Mountain Avenue, Suite C 116 within the 6th Street land use district of the Mountain Village Specific Plan (APN: 1008-272-02)

The plan does adequately address the departmental concerns at this time.

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

OMUC Utilities Engineering
Department

Peter Tran
Signature
ptran@ontarioca.gov

Associate Engineer
Title

06/03/2024
Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP24-012

Address: 1520 N. Mountain Avenue, Suite C 116

APN: 1008-272-02

Existing Land Use: Commercial center

Proposed Land Use: Conditional Use Permit request to operate a restaurant with a Type 41 ABC License within an existing 2,000 square-foot restaurant

Site Acreage: 1.25 Proposed Structure Height: Existing Building

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Alexis Vaughn

Date: 8/21/2024

CD No.: 2024-004

PALU No.: n/a

The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 FT +</u>	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1 Zone 2 Zone 3 Zone 4 Zone 5 Zone 6

Allowable Height: _____

CONSISTENCY DETERMINATION

This proposed Project is: Exempt from the ALUCP Consistent Consistent with Conditions Inconsistent

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.

Airport Planner Signature: _____