



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

December 7, 2015

Community Conference Rooms 1 & 2, 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. PCUP15-014:** A Conditional Use Permit to establish a Type 20 ABC License (Off Sale Beer and Wine) in conjunction with an existing 2,009 square foot gas station convenience store (Chevron) located at 1065 West Holt Boulevard within the C3 (Commercial Service) 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). (APN: 1011-132-06) **Submitted by Travis Companies.**
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-021:** A Conditional Use Permit to establish a Type 41 ABC License (On Sale Beer and Wine – Eating Place) in conjunction with a proposed 2,225 square foot restaurant (Starbucks) located at 960 Ontario Mills Drive, Suite B within the Commercial/Office land use district of the Ontario Mills Specific Plan. 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). (APN: 238-014-04) **Submitted by Starbucks.**

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-023:** A Conditional Use Permit to establish a Type 23 ABC License - Small Beer Manufacturer (Chino Valley Brewing Company) with an ancillary beer tasting room within a 1,609 square foot space in The Pepper Grove Business Center located at 1609 South Grove Avenue, Suite 109, within the Business Park land use designation of the Grove Avenue Specific Plan. 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). (APN: 113-361-08) **Submitted by Matt Maldonado.**
- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP15-024:** A Conditional Use Permit to establish alcoholic beverage sales, including beer and wine for consumption on the premises (Type 41 ABC license), in conjunction with an existing 2,601-square foot coffee house (Starbucks) on approximately 0.9 acres of land located at 2548 South Archibald Avenue within the C1 (Shopping Center) 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 1083-011-15) **Submitted by Coffee House Holdings, Inc.**

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, Maureen Duran, 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 December 4, 2015 at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.


