



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

July 15, 2013

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

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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. PCUP13-010:** A Conditional Use Permit to establish a caretakers unit in conjunction with a recreational vehicle and trailer storage yard, located near the southeast corner of Cucamonga Avenue and Cedar Street, at 2009 South Cucamonga Avenue, 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 Vance Living Trust.** (APNs: 1050-501-15 & 1050-501-16). Continued from 7/1/13  
Project Planner: John Earle Hildebrand III  
Recommendation: Approve, subject to conditions
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-011:** A Conditional Use Permit to establish a caretakers unit in conjunction with a recreational vehicle and trailer storage yard, located near the southeast corner of Cucamonga Avenue and Cedar Street, at 2091 South Cucamonga Avenue, 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 Wayne Cox Family Trust.** (APNs: 1050-501-12 & 1050-501-13). Continued from 7/1/13  
Project Planner: John Earle Hildebrand III  
Recommendation: Approve, subject to conditions

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-014:** A Conditional Use Permit to establish alcoholic beverage sales in conjunction with a barbershop, located at the northeast corner of Mountain Avenue and Sixth Street, at 1520 North Mountain Avenue, within the Sixth Street District land use designation of the Mountain Village 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). **Submitted by Richard Roybal Jr.** (APN: 1008-272-05).  
Project Planner: John Earle Hildebrand III  
Recommendation: Approve, subject to conditions

- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-013:** A Conditional Use Permit to establish religious assembly (Community Christian Fellowship Church) in 2 suites, totaling 4,980 square feet, within an existing multi-tenant building in a 5 building office park on 7.35 acres of land in the C4 (Airport Service Commercial) zone, located at the northwest corner of Holt Boulevard and Corona Avenue, at 1791 East Holt Boulevard, Suites 4 & 5. 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 Larry Enriquez for Community Christian Fellowship Church** (APN: 0110-091-38).  
Project Planner: Clarice Burden  
Recommendation: Approve, subject to conditions

- E. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-004:**  
A Conditional Use Permit request to establish and operate a firearm manufacturing and metal stamping use within an existing 14,533 square foot industrial building located at 1601 E. Fremont Court within the M2 (Industrial Park) land use designation. 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 Excel Industries, Inc.** (APN: 113-601-20).  
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 July 11, 2013, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.

  
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