



CITY OF ONTARIO ZONING ADMINISTRATOR AGENDA

February 17, 2010

Council Chambers, City Hall, 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 Annex, 200 North Cherry Avenue, Ontario, CA 91764

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-038:** A Conditional Use Permit to establish a medical office within an existing building on 0.185 acres of land located at 534 N. Campus Avenue (southeast corner of F Street and Campus Avenue), within the AP (Administrative Professional) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Thomas T. Lee (APN: 1048-412-03).**

Staff: Chuck Mercier

Recommendation: Approval, subject to conditions

- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-040:** A Conditional Use Permit to establish live entertainment and the sale of alcoholic beverages for on-premise consumption, limited to beer (Type 40 ABC License), in conjunction with a facility offering the rental of recording, sound and rehearsal studios, television and radio broadcasting studios, and stage equipment. In addition, the applicant is requesting approval to establish a vocational and trade school offering training in music, soundstage setup and sound recording. The facility will operate within an existing building totaling approximately 40,000 sq-ft on 1.5 acres of land located at 451 South Kettering Drive, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Unchained Studios, LLC (APN: 238-241-17).**

Staff: Chuck Mercier

Recommendation: Continued to March 1, 2010

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-042:** A Conditional Use Permit for alcoholic beverage sales (Type 41 ABC License, On-Sale Beer and Wine for Bona-Fide Public Eating Place), in conjunction with an existing 4,974 square foot Coco's restaurant, located

at the southeast corner of Inland Empire Boulevard and Milliken Avenue, at 4360 East Mills Circle Road, within the Commercial Office land use designation of the Ontario Mills Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Catalina Restaurant Group** (APN: 0238-014-21).

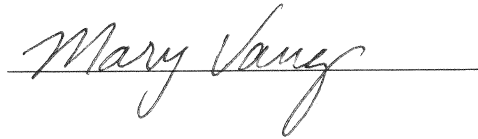
Staff: John Hildebrand

Recommendation: Approval, 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, Mary Vang, Administrative Intern of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on February 8, 2010, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.

A handwritten signature in cursive script, reading "Mary Vang", is written over a horizontal line.