



CITY OF ONTARIO ZONING ADMINISTRATOR AGENDA

March 1, 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. PCUP09-040:** 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 S. 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). Continued from the 2/17/10 meeting.
Staff: Chuck Mercier, Senior Planner
Recommendation: Continue to March 15, 2010
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-001:** A Conditional Use Permit to allow a Type 47 ABC License (On Sale General-Eating Place) replacing a previously approved Conditional Use Permit (File No. PCUP08-004) that allowed a Type 70 ABC License (On Sale General-Restrictive Service) for the new Embassy Suites Hotel along the southeast corner of Haven Avenue and the I-10 Freeway at 3663 E. Guasti Road, located within the Entertainment District of the Ontario Gateway Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Bharat Patel Managing Partner** (APN: 210-212-21).
Staff: Luis Batres, Senior Planner
Recommendation: Approval, subject to conditions

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP10-002:** A Conditional Use Permit to establish automobile sales in conjunction with an existing automobile rental agency, located near the southeast corner of Inland Empire Boulevard and Shelby Street, at 3325 East Shelby Street within the Garden Commercial land use designation of the R. H. Wagner Properties Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Antioch Motors, Inc.** (APN: 0210-182-11).
Staff: John Hildebrand, Associate Planner
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, 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 February 24, 2010, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.


