



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

June 17, 2013

Ontario City Council Chambers, 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. PCUP13-006:** A Conditional Use Permit to establish a religious assembly use at the northeast corner of Archibald Avenue and Inland Empire Boulevard, at 730 North Archibald Avenue, within the Garden Commercial land use designation of the Ontario Festival 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 Fortaleza Para El Alma** (APN: 0110-431-11).
Project Planner: John Earle Hildebrand III
Recommendation: Approve, subject to conditions
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-008:** A Conditional Use Permit to establish a religious assembly use at the southeast corner of "C" Street and Palm Avenue, at 215 West "C" Street, within the C2 (Central Business District) zone. 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 United Christian Church of Hacienda Heights.** (APN: 1048-56-201).
Project Planner: John Earle Hildebrand III
Recommendation: Approve, subject to conditions

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-007:** A Conditional Use Permit (CUP) Modification to PCUP09-034, to expand live music, DJ, and alcohol sales for Tequila Bar & Grill restaurant, generally located on the northeast corner of Riverside Drive and Vineyard Avenue, with a C1 (Neighborhood Commercial) zoning district. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within 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 Ontario Cal Trading Inc., dba Tequila Bar & Grill.** (APN: 0113-564-28).
Related files: PCUP05-033 & PCUP09-034
Project Planner: Jeanie Irene Aguilo
Recommendation: Approve, subject to conditions

- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-009:** A Conditional Use Permit to establish Alcoholic Beverage Sales (Type 21-Off-Sale General) at the Dollar General store, located at the southwest corner of Holt Boulevard and Bon View Avenue, at 844 East Holt Boulevard, within the C3/M3 (Commercial Service/General Industrial) zoning designations. The project site is located within the Airport Influence Area of Ontario International Airport and has been evaluated and is consistent with the policies and criteria set forth within 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 Dolgen California, LLC #14136.** (APN: 1049-101-39).
Related files: PDEV12-017
Project Planner: Jeanie Irene Aguilo
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 June 13, 2013, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.


