



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

September 9, 2015

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. PCUP15-010:** A Conditional Use Permit (File No. PCUP15-010) to construct and operate a 22' x 40' automated carwash in conjunction with an existing AM/PM Arco Service Station on 1.15 acres of land located at 905 S. Grove Avenue, 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 categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15332 (Class 32-In-Fill Development Projects). (APN: 113-332-02); **submitted by: Dennis Nygren**
- B. **ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR15-006:** A request for a Variance to deviate from the minimum Development Code standard for the interior side yard setback, from 10 ft to 1 ft 10 in, to accommodate a 360 square foot addition to an existing detached 360 square foot, two-car garage on approximately 0.244 acres of land located within the Armsley Square Historic District, within the RE (Residential Estate) zoning district located at 410 W. Armsley Sq. 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 § 15303 (Class 3 New Construction or Conversion of Small Structures) and Section § 15305 (Class 5 Minor Alterations in Land Use Limitations). (APN: 1047-341-10); **submitted by Bradley Ball**

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 September 4, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.
