



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

May 16, 2011

Ontario Senior Center, 2:00 P.M.  
225 East "B" Street, Ontario

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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. PCUP11-002:** A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits, for consumption on the premises (Type 47 ABC license-On-Sale General - Eating Place) in conjunction within an existing restaurant (Brandon's Diner) located at 2407 South Vineyard Avenue, within the C3 (Commercial Service) zoning district. 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 JAM Benitez Restaurant, Inc.** (APN: 0113-285-12).  
Staff: Clarice Ramey  
Recommendation: Approve, subject to conditions
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP11-003:** A Conditional Use Permit to establish alcoholic beverage sales, including beer, wine and distilled spirits, for consumption on the premises (Type 48 ABC license-On-Sale General) and live entertainment (karaoke) within an existing building located at 2425 South Grove Avenue, within the C1 (Shopping Center Commercial) zoning district. 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 Scott E. Schaller/George K. O'Balle.** (APN: 0216-341-61).  
Staff: Clarice Ramey  
Recommendation: Approve, subject to conditions

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP11-006:** A request to modify the conditions of approval to an approved Conditional Use Permit (**File No. PCUP09-029**) for an existing billiard/pool hall (D'Big Shots Family Billiards) with a Type 41 ABC license (On-Sale beer and wine) and a request to modify a portion of the floor plan, within the C1 (Shopping Center Commercial) and EA (Euclid Avenue Overlay) Districts, located at 2507 S. Euclid Avenue. 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 State CEQA Guidelines; **submitted by Emerita Corporation.** (APN: 1051-281-80).

Staff: Denny Chen

Recommendation: Approve, subject to conditions

- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP11-007:** A Conditional Use Permit to establish a Cash-for-Gold facility, located near the southwest corner of Fourth Street and the I-15 Freeway, at 990 North Ontario Mills Drive, Unit "D", within the Commercial/Office district of the Ontario Mills Specific Plan. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by AAA Gold Exchange.** (APN: 0238-014-03).

Staff: John Earle Hildebrand III

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 or before May 12, 2011, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 225 East "B" Street, Ontario.

  
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