



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

July 1, 2013

Ontario City Council Chambers, 2:00 P.M.  
303 East "B" Street, Ontario

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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. PCUP13-010:** A Conditional Use Permit to establish a caretakers unit in conjunction with a recreational vehicle and trailer storage yard, located near the southeast corner of Cucamonga Avenue and Cedar Street, at 2009 South Cucamonga Avenue, within the M2 (Industrial Park) zoning district. 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 Vance Living Trust.** (APNs: 1050-501-15 & 1050-501-16).  
Project Planner: John Earle Hildebrand III  
Recommendation: Continue to July 15, 2013
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-011:** A Conditional Use Permit to establish a caretakers unit in conjunction with a recreational vehicle and trailer storage yard, located near the southeast corner of Cucamonga Avenue and Cedar Street, at 2091 South Cucamonga Avenue, within the M2 (Industrial Park) zoning district. 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 Wayne Cox Family Trust.** (APNs: 1050-501-12 & 1050-501-13).  
Project Planner: John Earle Hildebrand III  
Recommendation: Continue to July 15, 2013

- C. **ENVIRONMENTAL ASSESSMENT AND VARIANCE REVIEW FOR FILE NO. PVAR13-005:** A Variance to reduce the “building to vehicle” drive-aisle setback from 10-feet to 2-feet, for the purpose of installing an elevator, located near the northeast corner of Vineyard Avenue and Holt Boulevard, at 204 North Vineyard Avenue, within the C4 (Airport Service Commercial) zoning district. 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 LFA Hotels, Inc.** (APN: 0110-321-62).  
Project Planner: John Earle Hildebrand III  
Recommendation: Approve, subject to conditions

- D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP12-030:** A Conditional Use Permit to establish a religious assembly (The Potter’s House) in two suites of an existing multi-tenant commercial building within an existing shopping center on 0.94 acres of land in the C1 (Shopping Center Commercial) zone and the EA (Euclid Avenue) overlay zone, located near the northeast corner of Francis Street and Euclid Avenue, at 1739 South Euclid Avenue, Units D & E. 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. 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 George Albarran** (APN: 1050-251-42).  
Project Planner: Clarice Burden  
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 27, 2013, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East “B” Street, Ontario.

  
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