



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

February 2, 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. PCUP14-026:** A Conditional Use Permit request to establish a hookah lounge at an existing 2,111 square foot commercial tenant space, within a commercial shopping center located at 4451 East Ontario Mills Parkway, Unit D, within the Commercial/Office land use designation of the Ontario Mills 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 § 15301 (Class 1 Existing Facilities). (APN: 0238-014-10) **Submitted By: Umar Sohrab**
Project Planner: Daniel Villa
Project Engineer: Arij Baddour
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT FOR FILE NO. PCUP14-029:** A Conditional Use Permit to establish an indoor volleyball practice and training facility in an existing 27,520 square foot building within the Transpark Industrial Center, located at 3008 East Inland Empire Boulevard, within the Garden Industrial land use designation of the Transpark 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 § 15301 Class 1 Existing Facilities. (APN: 210-191-16) **Submitted By: Forza One Performance, LLC**
Project Planner: Nathan Castillo
Project Engineer: Arij Baddour

C. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP11-016: A Conditional Use Permit to establish a religious assembly within an existing 6,400 square foot building on 0.47 acres of land, located at 1101 East Holt Blvd., a historic eligible site, within the C3 (Commercial Service District) 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: Joyful Nations Ministries (APN: 1048-471-23).**

Project Planner: Diane Ayala
Project Engineer: Arij Baddour

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, Krystn Bradbury, 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 January 29, 2015, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.


