



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

December 17, 2012

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. PCUP12-031:** A Conditional Use Permit modification (File No. PCUP11-012) to expand an existing pawnshop, located at 1630 East Fourth Street, within the C3 (Commercial Service) 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. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by So-Cal Jewelry & Loan, Inc.** (APN: 0110-181-13).
Project Planner: John Earle Hildebrand III
Project Engineer: Arij Baddour
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP12-029:** A Conditional Use Permit request to establish a dental office on 0.08 acres of developed land, within a Historic Eligible building, located on the northeast corner of "B" Street and Laurel Avenue, within the C2 (Central Business 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 Dr. Daniel Duroseau, DDS.** (APN: 1048-565-12).
Project Planner: Jeanie Irene Aguilo
Project Engineer: Arij Baddour

C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP12-023**: A Conditional Use Permit request to establish a cash-for-gold business inside an existing jewelry store (Daniel's) located inside the Ontario Mills Mall, within the Office/Commercial land use district of the California Commerce Center North (Ontario Mills) Specific Plan, at 1 E. Mills Circle, Space #266. 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 Top Hat Inc. dba Gold Stop** (APN: 0238-014-36).
Project Planner: Clarice Burden
Project Engineer: Arij Baddour

D. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP12-033**: A Conditional Use Permit to establish and operate a 1,731 square foot Transitional Living Facility (Mercy House) on a .27 acres site, located at 435 S. Bon View Avenue, within the Limited Industrial (M1) land use designation. The 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 § 15303 and 15332 (Class 3-New Construction or Conversion of Small Structures & Class 32-In-Fill Development Projects). **Submitted by City of Ontario-Housing & Neighborhood Revitalization Agency** (APN: 1049-192-01 & 02).
Project Planner: Luis E. Batres
Project Engineer: Mike Eskander

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 December 13, 2012, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 303 East "B" Street, Ontario.


