



CITY OF ONTARIO
ZONING ADMINISTRATOR
SPECIAL MEETING AGENDA

March 29, 2010

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

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. PCUP09-040**: A Conditional Use Permit to establish live entertainment and the sale of alcoholic beverages for on-premise consumption, limited to beer (Type 40 ABC License), in conjunction with a facility offering the rental of recording, sound and rehearsal studios, television and radio broadcasting studios, and stage equipment. In addition, the applicant is requesting approval to establish a vocational and trade school offering training in music, soundstage setup and sound recording. The facility will operate within an existing building totaling approximately 40,000 sq-ft on 1.5 acres of land located at 451 South Kettering Drive, within the M3 (General Industrial) zoning district. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Unchained Studios, LLC** (APN: 238-241-17). Continued from 2/17/10, 3/1/10 and 3/15/10 meetings.
Staff: Chuck Mercier, Senior Planner
Recommendation: Approval, subject to conditions
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP09-022**: A Conditional Use Permit request to establish a Night Club with live entertainment with a Type 42 (On Sale beer and wine) ABC license for property located within the C2 (Central Business Commercial) & EA (Euclid Avenue) Overlay District at 117 N. Euclid Avenue. The project is exempt from environmental review pursuant to State CEQA Guidelines Section § 15301 (Existing Facilities). **Submitted by Larry Johnson & Emanuel Samuels** (APN: 1048-564-07). Continued from 3/15/10 meeting.
Staff: Luis Batres, Senior Planner
Recommendation: Approval, 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 March 24, 2010, at least 72 hours prior to the meeting per Government Code Section 54964.1 at 225 East "B" Street, Ontario.


