

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION SPECIAL MEETING AGENDA

December 18, 2017

Ontario City Hall  
303 East "B" Street, Ontario, California 91764

6:30 PM

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**WELCOME** to a special meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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## **ROLL CALL**

DeDiemar \_\_ Delman \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Reyes \_\_ Willoughby \_\_

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

**SPECIAL CEREMONIES**

- 1) Design Award - El Pescador (Mountain Avenue and 60 Freeway)
- 2) Design Award – Gloria’s Cocina Mexicana

**ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

**PUBLIC COMMENTS**

*Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of November 28, 2017, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV17-029:** A Development Plan to construct a 121,878 square foot addition to an existing 138,638-square foot industrial building, for a total of 260,516 square feet on 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008. This Application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-021-66) **submitted by**

**Eric Cohen.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-053:** A Development Plan (File No. PDEV17-053) to construct 82 conventional single-family homes on 12.67 acres of land located within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Parkview Street. The environmental impacts of this project were previously reviewed in conjunction with an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-014-06 and 0218-014-07) **submitted by Tri Pointe Homes.**

**PLANNING COMMISSION PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

- B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **submitted by Nap-To-Go, LLC. City Council action is required. Continued from 11/28/2017 PC meeting.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15061(b)(3)

**2. File No. PSPA17-004 (Specific Plan Amendment)**

Motion to recommend Approval/Denial

**C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-032:** A Development Plan (File No. PDEV17-032) to construct an unmanned telecommunications facility (monoecalyptus) totaling 946 square feet (22' x 43') of proposed lease area on 124.18 acres of developed land located at 13568 S. Hamner Avenue, within the SP (AG) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP), with conditions; (APNs: 0218-171-10 and 0218-171-17); **submitted by AT&T Mobility – Donna Rosa.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

**2. File No. PDEV17-032 (Development Plan)**

Motion to Approve/Deny

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

- 1) Monthly Activity Report

*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning/Historic Preservation Commission 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 in written correspondence delivered to the Planning/Historic Preservation Commission at, or prior to, the public hearing.*



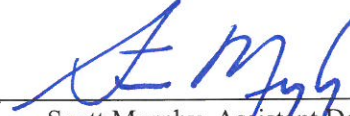


I, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **December 14, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



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Gwen Berendsen, Secretary Pro Tempore



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Scott Murphy, Assistant Development Director  
Planning/Historic Preservation  
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**November 28, 2017**

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**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**November 28, 2017**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Delman at 6:30 PM

**COMMISSIONERS**

**Present:** Chairman Delman, Vice-Chairman Willoughby, DeDiemar, Downs, Gage, Gregorek, and Reyes

**Absent:** None

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Principal Planner Wahlstrom, Associate Planner Thompson, Senior Planner Mejia, Assistant City Engineer Do, Assistant Building Official Rico, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

**SPECIAL CEREMONIES**

Award – National Planning Achievement – Huerta del Valle Community Garden

Mr. Murphy explained that about a year ago city staff recommended to the Inland Empire APA that the Huerta del Valle Community Garden be recognized for their accomplishments. He stated that this led to them being recognized by the California APA and National APA. In April Mr. Murphy went to New York to be presented with the National APA Award for the Grassroots efforts for the Huerta del Valle Community Garden. This effort started with Pitzer College and working with the city as part of the HEAL Zone and has grown to a community effort with 60 family plots and a separate 501c3 has been established for it, and is truly a community garden that is offering fresh fruits and vegetables to the community.

Arthur LeVine and Maria Alonso came forward to be presented the National APA Award. Maria stated how blessed she is to work with the community. She explained how she started this effort because she wanted healthy food for her son. She now has healthy food for more than 60 families. She is very proud of the garden and to be representing the community. Arthur thanked the city for getting behind them and all their continued support. He stated that other cities within the region are looking to Ontario as the example, with their forward thinking.

He appreciates the support from everyone that makes this such a community effort. Maria wanted to invite everyone to attend the Grand Opening of the Jurupa Valley Garden on December 9 from 12 – 4 pm.

Mr. Delman thanked them for their hard work, dedication and the amazing job they have done. He stated they have a lot to be proud of.

### **ANNOUNCEMENTS**

Mr. Murphy stated the items before them were relating to Item B and one of those raises question regarding the noticing of Item B. Due to the uncertainty, at this time, surrounding the proper noticing, when we get to that item we will open the item to public hearing then continue it to the meeting of December 18, 2017.

### **PUBLIC COMMENTS**

Joyce Jong stated her family owns a poultry farm located at 10076 Ontario Ranch Road. This poultry farm has been in operation for 80 years and her family has been there for 25 years. This farm currently supports her family and several employees. She stated that on October 16, 2017 the Development Advisory Board reviewed and recommended the Planning Commission approve a 172 lot tentative tract map located directly adjacent to their property on the west. She understands that the item isn't on the agenda tonight but she wants to bring to the Commissions attention. She stated that although poultry farms are well managed and they do their diligence to be good neighbors, they will always be a nuisance in several areas: flies, order, noise, dust, and farm vehicle traffic. She explained that the tract map doesn't provide adequate separation between the new development and the poultry farm. The map doesn't conform to the minimum set back codes as well. The City's Development Code and The Avenue Specific Plan both require a minimum 100 foot setback between new development and dairy farms. She read the specific section of the development code and explained that the poultry farm needs the same requirements as dairy farms, including feed troughs, colony cages, manure stockpiles that generate about 5000 lbs daily of chicken manure, and waste water basin on site. Their farm has over 25,000 chickens. She stated that the separation requirements for a dairy farm are equally applicable to the poultry farm. She stated her family was not given advanced notice regarding the Development Advisory Board meeting and therefore they were unable to give their input before the decision was made. The DAB report doesn't state anything regarding the poultry farm or the separation needed. The tentative tract doesn't provide adequate setbacks between the poultry farm and the new development and should address the 100 foot buffer. She stated she would be returning when the tract map is presented on the agenda for the planning commission. She thanked the commission for their time.

### **CONSENT CALENDAR ITEMS**

#### **A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 24, 2017, approved as written.

#### **A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG**

(General Industrial) zoning district, located at 1383 South Cucamonga Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Downs, to approve the Planning Commission Minutes of October 24, 2017, as written and the Development Plan for File No., PDEV17-038, subject to the conditions of approval. The motion was carried 7 to 0.*

### **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **submitted by Nap-To-Go, LLC. City Council action is required.**

Staff is recommending that this item be continued to the special meeting on December 18, 2017.

### **PUBLIC TESTIMONY**

No one responded.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Willoughby, to continue the Specific Plan Amendment, File No., PSPA17-004, to the December 18, 2017 meeting. The motion was carried 7 to 0.*

## **MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee did not meet.

**Development Code Review (Ad-hoc):** This subcommittee did not meet.

**Zoning General Plan Consistency (Ad-hoc):** This subcommittee did not meet.

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

• **El Pescador (Mountain & SR60)**

Mr. Murphy presented the information regarding the expansion and remodel of El Pescador and the landscaping on the 60 freeway onramp they have done. He stated this is up for their consideration for a Design Award.

Mr. Willoughby stated they did an over the top job on the architecture, fountains and the buildings and he was impressed that they landscaped the Caltrans right of way. He expressed that this area is the gateway from the south into Ontario. He stated it's a great project.

Mr. Delman stated he agrees that it is a great project and it's a very nice restaurant.

Mr. Reyes stated what an important corner it is and how it spruced up this part of town. He likes what the restaurant has done and has great merit for recognition and award.

*It was moved by Willoughby, seconded by Downs, to recognize El Pescador with a Design Award. The motion was carried 7 to 0.*

• **Gloria's Cocina Mexicana**

Mr. Murphy presented the information regarding the work Gloria's put into making this restaurant come to life for our downtown area, with the mural and the architecture. He stated this is up for their consideration for a Design Award, but will also be brought around again for a Model Colony Award for their historic efforts

Mr. Downs stated he likes how it preserved the architectural heritage of the building and that he would recommend it for an award.

Mr. Reyes expressed how he agrees how it preserve the architecture. More importantly he stated how this is the first business in downtown that makes him want to come to downtown on a regular basis. He stated that during the car show how they opened up the outdoor patio areas for the patrons. He likes that there was a lot of effort and behind the scenes works that went into it.

Mr. Gage expressed that when he was a kid, the All States Parade was right across from the blue laundry building, so he has been looking at this building since the 1950s. He stated he is so happy we got a tenant in downtown that put this kind of money into the

area. When he went to the one in Downey, it was an hour wait and he sees this as being a success. He stated the mural is fantastic and he is really happy with this restaurant. He wanted to also thank the lady in public works that got them to come down to the downtown and invite her to the ceremony.

*It was moved by Gage, seconded by Gregorek, to recognize Gloria's Cocina Mexicana with a Design Award. The motion was carried 7 to 0.*

**DIRECTOR'S REPORT**

Mr. Murphy stated the Monthly Activity Reports are available in the packets. He also informed the Commissioners that we have received a Notice of Litigation for the Caprock EIR and Specific Plan from the Golden State Environmental Justice Alliance. There is a settlement conference next week.

**ADJOURNMENT**

Willoughby motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:02PM.

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Secretary Pro Tempore

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Chairman, Planning Commission



# PLANNING COMMISSION STAFF REPORT

December 18, 2017

**SUBJECT:** A Development Plan (**File No. PDEV17-029**) to construct a 121,878 square foot addition to an existing 138,638-square foot industrial building, for a total of 260,516 square feet on 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Business Park Specific Plan (APN: 0238-021-66); **submitted by Waxie Ontario.**

**PROPERTY OWNER:** Waxie Ontario, LP

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PDEV17-029 pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Business Park Specific Plan, and is depicted in **Figure 1: Project Location**, below. The property is relatively flat and partially developed with a 138,638 square foot industrial building. The balance of the site is proposed for development with a 121,878-square foot building addition.

Surrounding land uses are characterized by warehouse/distribution uses to the north and east, which are located within the Light Industrial land use district of the Crossroads Business Park Specific Plan. Like the properties to the north and east, the property to the south of the subject site is also a warehouse/distribution use, but is located within the IG (General Industrial) zoning district. The property west of the subject site is zoned OS-R (Open Space—Recreation) and is improved with the Day Creek Flood Control Channel.



**Figure 1: Project Location**

Case Planner:	Charles Mercier	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	12/18/2017	Approved	Recommend
Submittal Date:	7/5/2017	ZA			
Hearing Deadline:	2/26/2018	PC	12/18/2017		Final
		CC			



## PROJECT ANALYSIS:

[1] Background — In May 2002, the Development Advisory Board approved File No. PDEV02-003 for the construction of the existing 138,638-square foot Waxie Regional Headquarters and distribution facility, along with an adjacent building pad for the future expansion of the building. Construction of the approved building began later that year and was completed in April 2003 (see **Figure 2: Existing Site Development**, right).

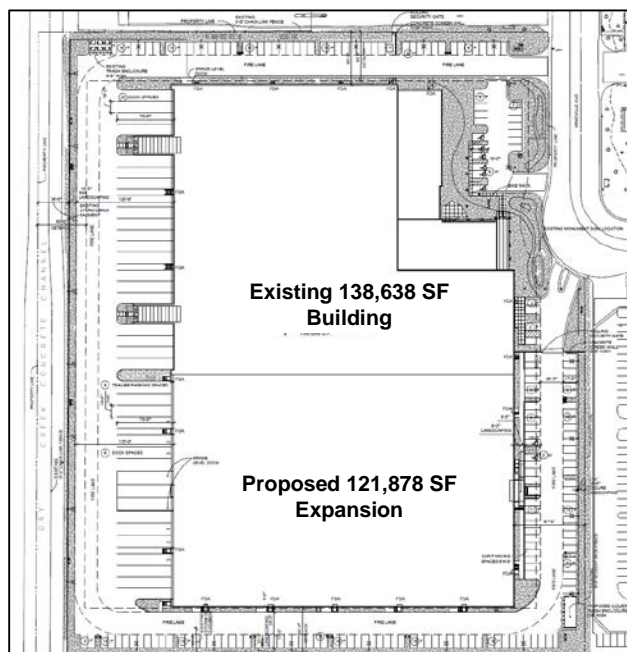
The Applicant is now requesting Development Plan approval to construct a 121,878 square foot addition to the existing building, for a total building area of 260,516 square feet and a resulting building FAR (floor area ratio) of 0.51 (see **Figure 3: Proposed Site Development Plan**, below right).

On December 18, 2017, the Development Advisory Board (DAB) recommended approval of the application to the Planning Commission. Because the projects existing and proposed buildings combined exceeds an overall FAR of 0.45, the Development Code requires that the Planning Commission must review and act on the project.

[2] Site Design/Building Layout — The proposed building expansion will add a total of 121,878 square feet to Waxie's existing regional headquarters and distribution facility, including an additional 109,922 square feet of warehouse space and 11,956 square feet of office space. The proposed expansion will also result in an increase loading dock capacity (six dock-high loading doors and one at-grade loading door) on the west side of the building, as-well-as add eight trailer parking spaces.



**Figure 2: Existing Site Development**



**Figure 3: Proposed Site Development Plan**

[3] Site Access/Circulation — Site access and circulation was established in 2002 with the approval and construction of the first building phase. The site has been provided with two points of vehicular access from Wineville Avenue and one point of access from Conours Street, which allows for the separation of truck and automobile traffic on-site. Additionally, truck traffic is allowed to circulate around the perimeter of the site to allow for easy access the loading area on the west side of the building.

[4] Parking — Off-street parking for the existing building and proposed expansion was established in 2002 with the approval and construction of the first building phase. The project site provides parking in excess of current Development Code standards (an approximate 30 percent increase). This is a result of reduction in the City's off-street parking standards for industrial buildings (approved in conjunction with the comprehensive update to the Development Code in 2015), in conjunction with the Applicant's intentional parking increase to accommodate a higher percentage of office employees.

[5] Architecture — Architecturally, the existing building incorporates a mix of smooth-painted concrete, stone tile (Terracotta Sandstone), channel reveals, radiused standing seam metal canopy over loading doors, and an aluminum storefront system with solar bronze tinted glazing. The proposed building expansion matches the design features and finishes of the existing building. Mechanical equipment will be roof-mounted and obscured from public view by parapet walls and, if necessary, equipment screens, which will incorporate design features consistent with the building architecture.

Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code. This is exemplified through the use of: [i] articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas; [ii] articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall; [iii] variations in building massing; [iv] a mix of exterior materials, finishes and fixtures; and [v] incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.

[6] Landscaping — The majority of the project site was landscaped with the first phase of development constructed in 2003, which is now mature. New landscaping will be provided at the perimeter of the building expansion area, adding a combination of screening (*Tristania conferta*) and shade trees (*Pistacia chinensis*), foundation shrubs (*Rhapholepis indica* 'Clara') and flowering shrubs (*Callistemon viminalis* 'Little John'), and various accent plantings at building corners and entry.

[7] Utilities (drainage, sewer) — All necessary public utilities were installed with the construction of the first building phase in 2003.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner

[2] Vision.

**Distinctive Development:**

- Development Quality
  - Superior quality and design of the built environment and open spaces through careful attention to detail at every scale, including public and private spaces and structures.

[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU2: Compatibility between a wide range of uses.
  - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Community Economics Element:**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

➤ CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

➤ CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

➤ CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

➤ CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

➤ CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

▪ Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

➤ CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** On April 19, 2011, the City Council approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The Planning Department has reviewed and considered the facts and information contained in the Application and supporting

documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Department has found the proposed Specific Plan Amendment to be consistent with the policies and criteria set forth within the ALUCP.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008.

Biological resource surveys of the project site were performed by Balk Biological, Inc., to determine the presence/absence of sensitive biological resources that may have occurred since completion of the first phase of construction on the project site in 2003. The survey determined the presence of Delhi fine sands on the project site, and a habitat assessment for the Delhi Sands Flower-Loving Fly (DSF) was subsequently performed to determine the potential for this species to occur on site. The assessment found the project site to be considered low quality, but not unsuitable. A subsequent focused survey was performed according to US Fish and Wildlife Service survey protocol. Over the course of a one-year survey season, DSF were not observed on the project site. Furthermore, the survey determined that an occurrence of DSF on the site (over the course of a two-year survey) is highly unlikely due to the small size of the site, high disturbance of the site, and the relative isolation of the site from other known locations supporting DSF populations.

The biological resources survey also found suitable habitat on the project site for the Western Burrowing Owl (WBO); however, during the survey, no WBO were observed on the site. Because the project site contains suitable habitat for WBOs, out of an abundance of caution, the project has been conditioned to mitigate for the presence of WBOs if found on the project site in conjunction with a required preconstruction survey:

[1] WBO Avoidance During Breeding Season — A preconstruction survey for resident WBOs shall be conducted by a qualified project biologist within 30 days prior to any construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site will be resurveyed for WBOs. Preconstruction survey methodology shall be based on the California Department of Fish and Wildlife (CDFW) "Staff Report on Burrowing Owl Mitigation," dated March 7, 2012. Results of the preconstruction survey shall be provided to CDFW and the City. If the preconstruction survey does not identify burrowing owls on the Project site, then no further mitigation shall be required. If burrowing owls are found to be utilizing the Project site during the preconstruction survey, measures shall be developed by the Project

Biologist in coordination with CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and would minimally include establishment of buffer setbacks from occupied burrows and owl monitoring during project construction activities.

[2] WBO Passive Exclusion — During the nonbreeding season (September 1 through January 31), if burrows occupied by migratory or non-migratory resident WBOs are detected during a preconstruction survey, then burrow exclusion and/or closure may be used to passively exclude owls from those burrows. Burrow exclusion and/or closure shall only be conducted by the project biologist in consultation and coordination with CDFW, employing incumbent CDFW guidelines.

[3] Mitigation for Displaced WBO — In consultation with the City, the project applicant, project biologist, and CDFW, and consistent with mitigation strategies outlined in the CDFW “Staff Report on Burrowing Owl Mitigation,” a mitigation plan shall be developed for the “take” of any owls displaced through project construction activities. Strategies may include, but are not limited to, participation in the permanent conservation of off-site habitat replacement area, and/or purchase of available burrowing owl conservation bank credits.

Based upon the results and findings of the biological resources survey and DSF first-year protocol study discussed above, in conjunction with the recommended WBO mitigation to be imposed on the proposed project, staff has determined that the subject Application introduces no new significant environmental impacts.

**CONDITIONS OF APPROVAL:** See attached department reports.



**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Crossroads Business Park Specific Plan Land Use</i>
<i>Site</i>	Industrial/Vacant	Industrial		Light Industrial
<i>North</i>	Industrial	Industrial		Light Industrial
<i>South</i>	Industrial	Industrial	IG	
<i>East</i>	Industrial	Industrial		Light Industrial
<i>West</i>	Day Creek Channel	Open Space	OS-R	Day Creek Channel

**General Site & Building Statistics**

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	11.67 Acres	N/A	Y
<i>Lot/Parcel Size:</i>	11.67 Acres	(0.23 Acres) 10,000 SF (Min.)	Y
<i>Building Area:</i>	260,516 SF (Total)	N/A	Y
▪ <i>Existing:</i>	138,638 SF		
▪ <i>Proposed:</i>	121,878 SF		
<i>Floor Area Ratio:</i>	0.51	0.55 (Max.)	Y
<i>Building Height:</i>	37 FT	55 FT (Max.)	Y
<i>Landscape:</i>	15.6%	10%	Y

**Off-Street Parking:**

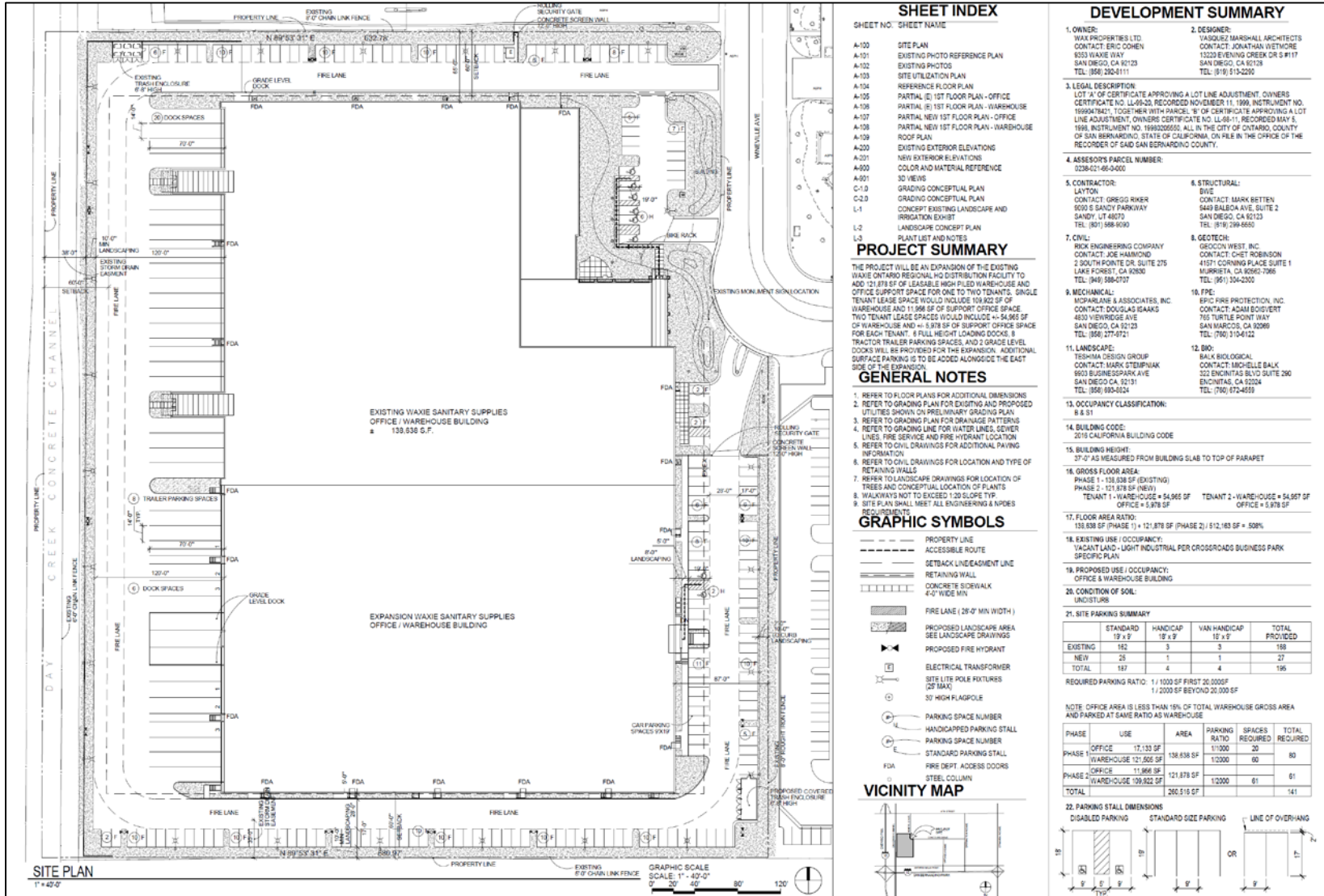
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Office</i>	3,039.4 SF**		12	
<i>Warehouse</i>	257,476.6 SF		139	
<b>TOTAL</b>	260,516 SF		151	

\*\* Office area in excess of 10 percent included in basic "Warehouse/Distribution" parking calculation

**Exhibit A: PROJECT LOCATION MAP**



**Exhibit B: SITE PLAN**



**SHEET INDEX**

SHEET NO. SHEET NAME

- A-100 SITE PLAN
- A-101 EXISTING PHOTO REFERENCE PLAN
- A-102 EXISTING PHOTOS
- A-103 SITE UTILIZATION PLAN
- A-104 REFERENCE FLOOR PLAN
- A-105 PARTIAL (E) 1ST FLOOR PLAN - OFFICE
- A-108 PARTIAL (E) 1ST FLOOR PLAN - WAREHOUSE
- A-107 PARTIAL NEW 1ST FLOOR PLAN - OFFICE
- A-108 PARTIAL NEW 1ST FLOOR PLAN - WAREHOUSE
- A-109 ROOF PLAN
- A-200 EXISTING EXTERIOR ELEVATIONS
- A-201 NEW EXTERIOR ELEVATIONS
- A-300 COLOR AND MATERIAL REFERENCE
- A-301 3D VIEW
- C-1.0 GRADING CONCEPTUAL PLAN
- C-2.0 GRADING CONCEPTUAL PLAN
- L-1 CONCEPT EXISTING LANDSCAPE AND IRRIGATION EXHIBIT
- L-2 LANDSCAPE CONCEPT PLAN
- L-3 PLANT LIST AND NOTES

**PROJECT SUMMARY**

THE PROJECT WILL BE AN EXPANSION OF THE EXISTING WAXIE ONTARIO REGIONAL HQ DISTRIBUTION FACILITY TO ADD 121,878 SF OF LEASABLE HIGH-CEILING WAREHOUSE AND OFFICE SUPPORT SPACE FOR ONE TO TWO TENANTS. SINGLE TENANT LEASE SPACE WOULD INCLUDE 109,822 SF OF WAREHOUSE AND 11,956 SF OF SUPPORT OFFICE SPACE. TWO TENANT LEASE SPACES WOULD INCLUDE +/- 54,965 SF OF WAREHOUSE AND +/- 5,978 SF OF SUPPORT OFFICE SPACE FOR EACH TENANT. 8 FULL HEIGHT LOADING DOCKS, 8 TRACTOR TRAILER PARKING SPACES, AND 2 GRADE LEVEL DOCKS WILL BE PROVIDED FOR THE EXPANSION. ADDITIONAL SURFACE PARKING IS TO BE ADDED ALONGSIDE THE EAST SIDE OF THE EXPANSION.

**GENERAL NOTES**

1. REFER TO FLOOR PLANS FOR ADDITIONAL DIMENSIONS
2. REFER TO GRADING PLAN FOR EXISTING AND PROPOSED UTILITIES AND PRELIMINARY GRADING PLAN
3. REFER TO GRADING PLAN FOR DRAINAGE PATTERNS
4. REFER TO GRADING LINE FOR WATER LINES, SEWER LINES, FIRE SERVICE LINES AND HYDRANT LOCATION
5. REFER TO CIVIL DRAWINGS FOR ADDITIONAL PAVING INFORMATION
6. REFER TO CIVIL DRAWINGS FOR LOCATION AND TYPE OF RETAINING WALLS
7. REFER TO LANDSCAPE DRAWINGS FOR LOCATION OF TREES AND CONCEPTUAL LOCATION OF PLANTS
8. WALKWAYS NOT TO EXCEED 1:20 SLOPE TYP.
9. SITE PLAN SHALL MEET ALL ENGINEERING AND SUDRES REQUIREMENTS

**GRAPHIC SYMBOLS**

- PROPERTY LINE
- - - ACCESSIBLE ROUTE
- SETBACK LINE/ENCLOSURE LINE
- ▬ RETAINING WALL
- ▬ CONCRETE SIDEWALK 4'-0" WIDE MIN.
- ▬ FIRE LANE (28'-0" MIN WIDTH)
- ▬ PROPOSED LANDSCAPE AREA SEE LANDSCAPE DRAWINGS
- ▬ PROPOSED FIRE HYDRANT
- ⊕ ELECTRICAL TRANSFORMER
- ⊙ SITE LIGHT POLE FIXTURES 25' MAX
- ⊙ 30" HIGH FLAGPOLE
- ⊙ PARKING SPACE NUMBER
- ⊙ HANDICAPPED PARKING STALL
- ⊙ PARKING SPACE NUMBER
- ⊙ STANDARD PARKING STALL
- ⊙ FIRE DEPT ACCESS DOORS
- ⊙ STEEL COLUMN



**DEVELOPMENT SUMMARY**

1. OWNER: WAX PROPERTIES LTD  
 5333 WAXIE WAY  
 SAN DIEGO, CA 92123  
 TEL: (858) 292-1111

2. DESIGNER: VASQUEZ MARSHALL ARCHITECTS  
 CONTACT: ERIC COHEN  
 13200 EVENING CREEK DR S #117  
 SAN DIEGO, CA 92138  
 TEL: (619) 513-2200

3. LEGAL DESCRIPTION: LOT 7A OF CERTIFICATE APPROVING A LOT LINE ADJUSTMENT OWNERS CERTIFICATE NO. LL-69-20, RECORDED NOVEMBER 11, 1996, INSTRUMENT NO. 1999047841, TOGETHER WITH PARCEL 9B OF CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, OWNERS CERTIFICATE NO. LL-88-11, RECORDED MAY 5, 1989, INSTRUMENT NO. 1999205550; ALL IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE RECORDER OF SAID SAN BERNARDINO COUNTY.

4. ASSESSOR'S PARCEL NUMBER: 0238-021-46-0-000

5. CONTRACTOR: LANTON  
 CONTACT: GREGG RIKER  
 800 S SANDY PARKWAY  
 SANDY, UT 84070  
 TEL: (801) 588-9090

6. STRUCTURAL: BIVE  
 CONTACT: MARK BETTEN  
 8449 BALBOA AVE, SUITE 2  
 SAN DIEGO, CA 92123  
 TEL: (619) 299-6650

7. CIVIL: RICK ENGINEERING COMPANY  
 CONTACT: JOE HAMMOND  
 2 SOUTH POINT DR, SUITE 275  
 LAKE FOREST, CA 92506  
 TEL: (949) 588-0707

8. MECHANICAL: MCPARLANE & ASSOCIATES, INC.  
 CONTACT: ADAM BOCKHEIT  
 4830 VIEWBRIDGE AVE  
 SAN DIEGO, CA 92123  
 TEL: (360) 277-9721

9. FPE: ERIC FIRE PROTECTION, INC.  
 CONTACT: ADAM BOCKHEIT  
 705 TURTLE POINT WAY  
 SAN MARCOS, CA 92069  
 TEL: (760) 310-0432

10. GEO TECH: GROSS WEST, INC.  
 CONTACT: CHET ROBINSON  
 4157 CORNING PLACE SUITE 1  
 MURBETTA, CA 92052-7098  
 TEL: (951) 334-2300

11. LANDSCAPE: TESHMA DESIGN GROUP  
 CONTACT: MARK STEPMIYAK  
 663 BUSINESSPARK AVE  
 SAN DIEGO, CA 92131  
 TEL: (360) 693-8824

12. BIO: BALK BIOLOGICAL  
 CONTACT: MICHELLE BALK  
 322 ENCINITAS BLVD SUITE 200  
 ENCINITAS, CA 92024  
 TEL: (760) 672-4659

13. OCCUPANCY CLASSIFICATION:  
 B-1.51

14. BUILDING CODE:  
 2016 CALIFORNIA BUILDING CODE

15. BUILDING HEIGHT:  
 37'-0" AS MEASURED FROM BUILDING SLAB TO TOP OF PARAPET

16. GROSS FLOOR AREA:  
 PHASE 1 - 138,838 SF (EXISTING)  
 PHASE 2 - 121,878 SF (NEW)  
 TENANT 1 - WAREHOUSE = 54,965 SF OFFICE = 5,978 SF  
 TENANT 2 - WAREHOUSE = 54,965 SF OFFICE = 5,978 SF

17. FLOOR AREA RATIO:  
 138,838 SF (PHASE 1) + 121,878 SF (PHASE 2) / 512,183 SF = 50%

18. EXISTING USE / OCCUPANCY:  
 VACANT LAND - LIGHT INDUSTRIAL PER CROSSROADS BUSINESS PARK SPECIFIC PLAN

19. PROPOSED USE / OCCUPANCY:  
 OFFICE & WAREHOUSE BUILDING

20. CONDITION OF SOIL:  
 UNDISTURBED

21. SITE PARKING SUMMARY

	STANDARD 19' x 9'	HANDICAP 18' x 9'	VAN HANDICAP 18' x 9'	TOTAL PROVIDED
EXISTING	152	3	1	156
NEW	25	1	1	27
TOTAL	157	4	2	165

REQUIRED PARKING RATIO: 1 / 1000 SF FIRST 20,000 SF  
 1 / 2000 SF BEYOND 20,000 SF

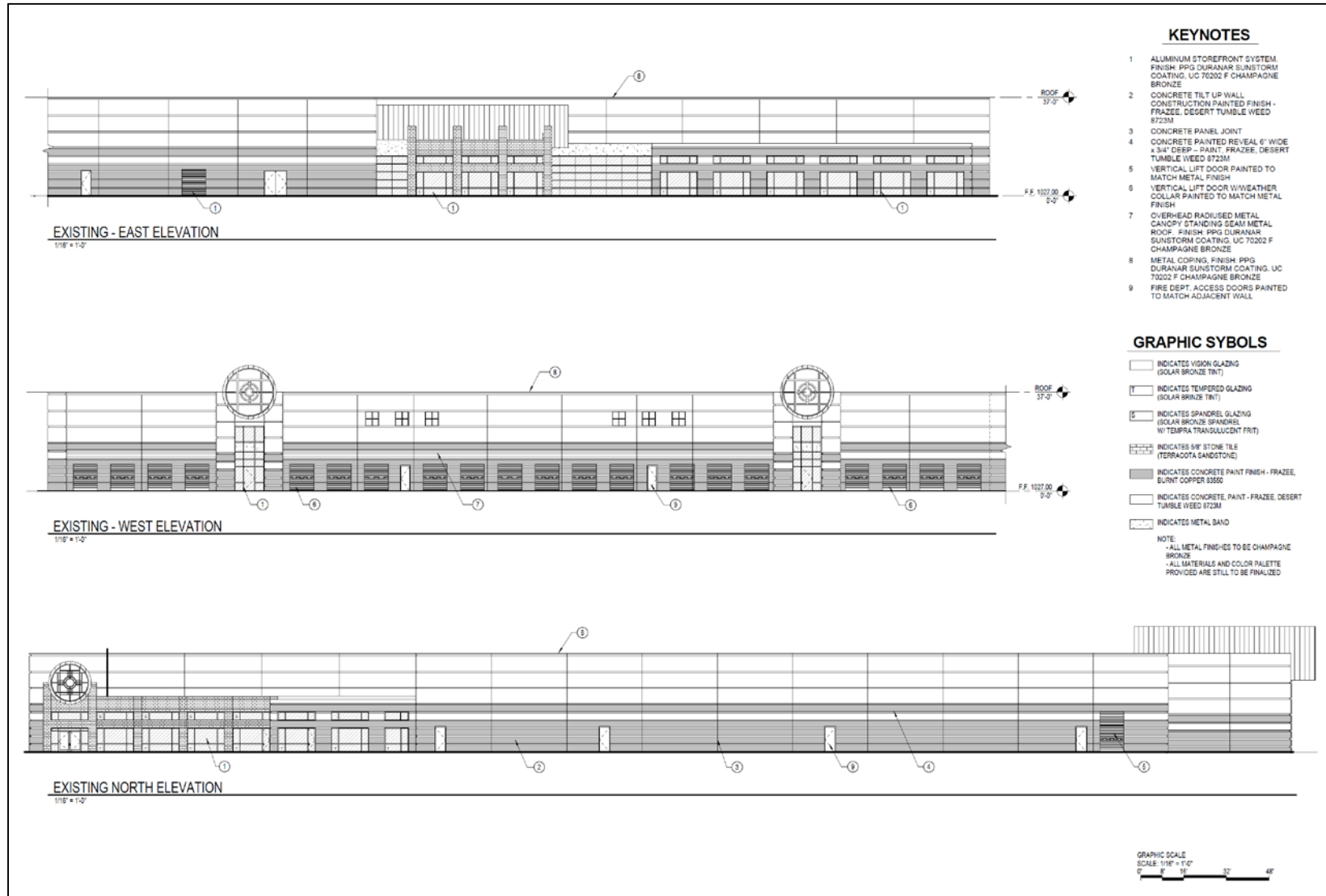
NOTE: OFFICE AREA IS LESS THAN 15% OF TOTAL WAREHOUSE GROSS AREA AND PARKED AT SAME RATIO AS WAREHOUSE

PHASE	USE	AREA	PARKING RATIO	SPACES REQUIRED	TOTAL REQUIRED
PHASE 1	OFFICE	17,133 SF	1/1000	20	80
	WAREHOUSE	121,505 SF	1/2000	60	
PHASE 2	OFFICE	11,966 SF	1/1000	12	61
	WAREHOUSE	109,922 SF	1/2000	49	
TOTAL		260,515 SF		141	

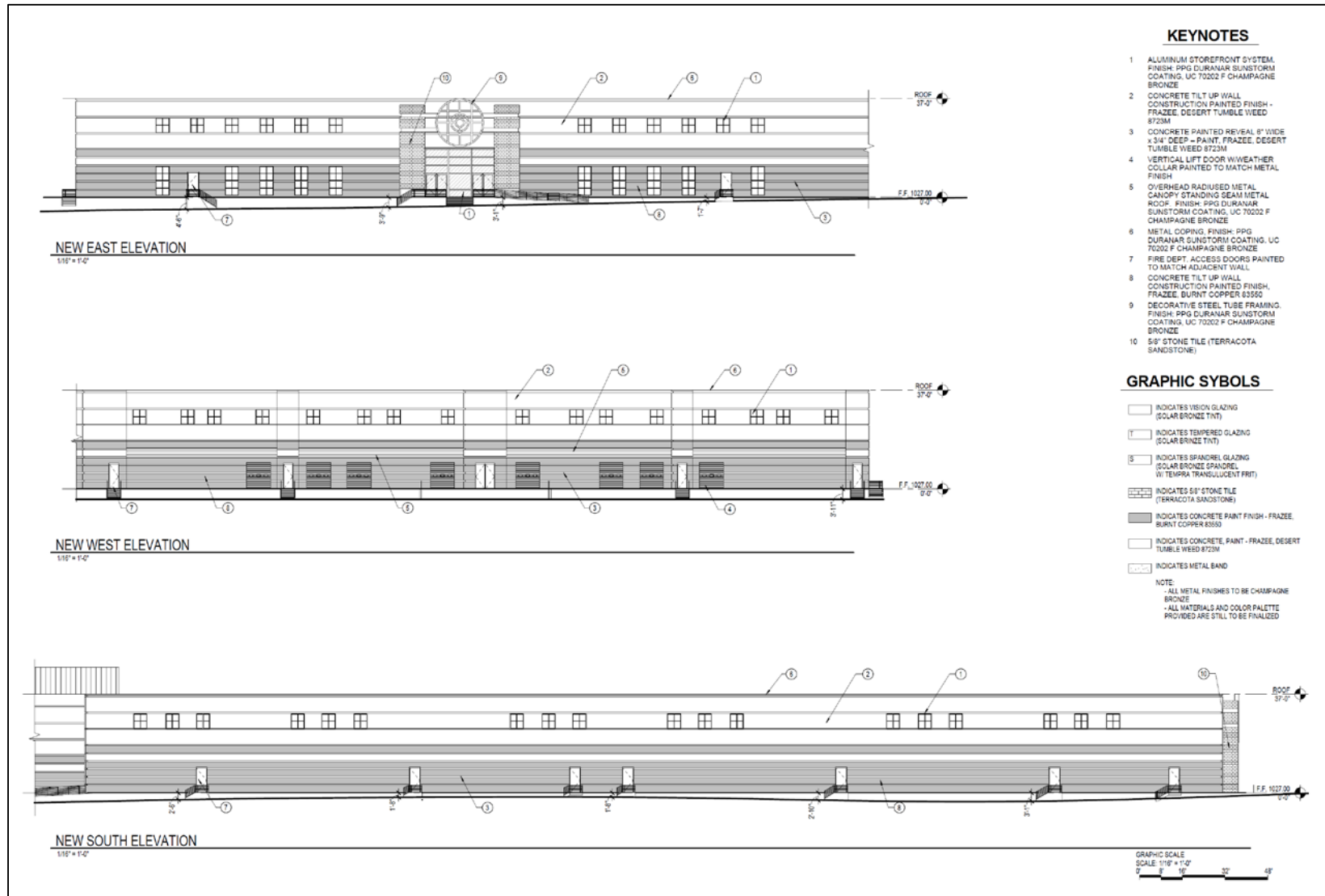
22. PARKING STALL DIMENSIONS



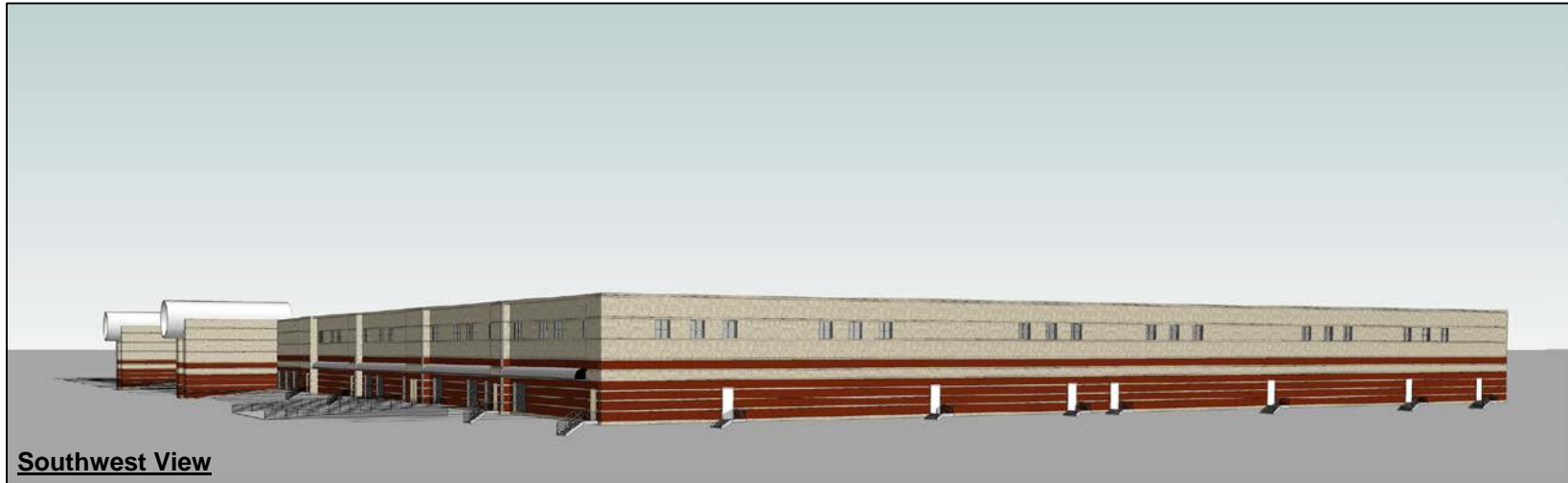
**Exhibit C-1: EXTERIOR ELEVATIONS—EXISTING BUILDING**



**Exhibit C-2: EXTERIOR ELEVATIONS—PROPOSED BUILDING**



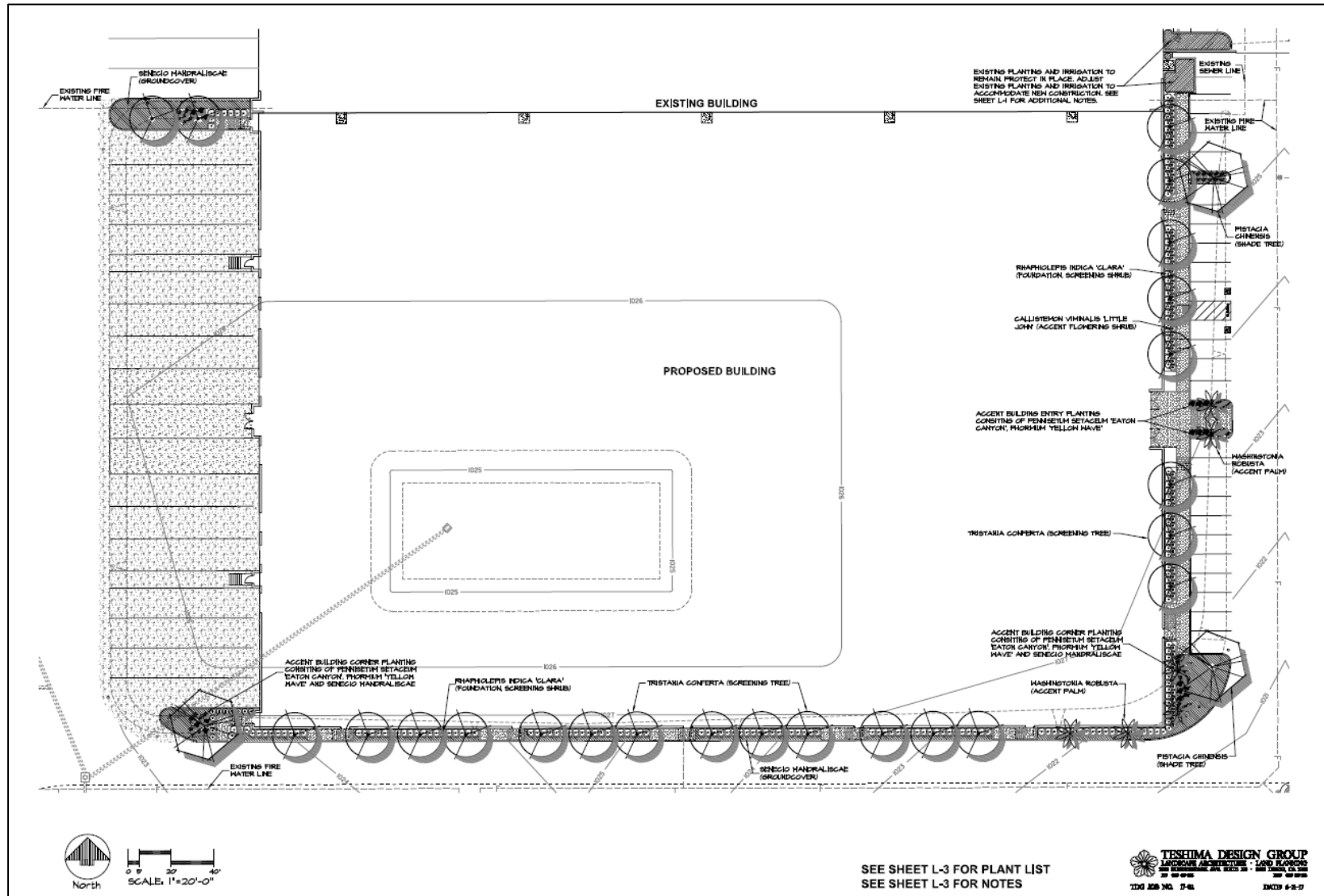
**Exhibit C-3: EXTERIOR ELEVATIONS—PERSPECTIVE**



**Exhibit C-4: EXTERIOR ELEVATIONS—PERSPECTIVE**



**Exhibit D: LANDSCAPE PLAN**





RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV17-029, A DEVELOPMENT PLAN TO CONSTRUCT A 121,878 SQUARE FOOT ADDITION TO AN EXISTING 138,638-SQUARE FOOT INDUSTRIAL BUILDING, FOR A TOTAL OF 260,516 SQUARE FEET ON 11.76 ACRES OF LAND LOCATED AT 905 NORTH WINEVILLE AVENUE, WITHIN THE LIGHT INDUSTRIAL LAND USE DISTRICT OF THE CROSSROADS BUSINESS PARK SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-021-66.

WHEREAS, Waxie Ontario ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV17-029, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 11.76 acres of land generally located at the intersection of Wineville Avenue and Concours Street, at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Business Park Specific Plan, and is presently improved with a 138,638 square foot industrial building; and

WHEREAS, surrounding land uses are characterized by warehouse/distribution uses to the north and east, which are located within the Light Industrial land use district of the Crossroads Business Park Specific Plan. Like the properties to the north and east, the property to the south of the subject site is also a warehouse/distribution use, but is located within the IG (General Industrial) zoning district. The property west of the subject site is zoned OS-R (Open Space—Recreation) and is improved with the Day Creek Flood Control Channel; and

WHEREAS, In May 2002, the Development Advisory Board approved File No. PDEV02-003 for the construction of the existing 138,638-square foot Waxie Regional Headquarters and distribution facility, along with an adjacent building pad for the future expansion of the building. Construction of the approved building began later that year, and was completed in April 2003; and

WHEREAS, The Applicant is now requesting Development Plan approval to construct a 121,878 square foot addition to the existing building, for a total building area of 260,516 square feet and a resulting building FAR (floor area ratio) of 0.51; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the

application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed;

WHEREAS, on December 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-063 recommending the Planning Commission approve the Application; and

WHEREAS, on December 18, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: Environmental Determination and Findings.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the

information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008. This Application introduces no new significant environmental impacts; and

(3) Biological resources surveys of the project site were performed by Balk Biological, Inc., to determine the presence sensitive biological resources that may have occurred since completion of the first phase of construction on the project site in 2003. The survey determined the presence of Delhi fine sands on the project site, and a habitat assessment for the Delhi Sands Flower-Loving Fly (DSF) was subsequently performed to determine the potential for this species to occur on site. The assessment found the project site to be considered low quality, but not unsuitable. A subsequent focused survey was performed according to US Fish and Wildlife Service survey protocol. Over the course of a one-year survey season, DSF were not observed on the project site. Furthermore, the survey determined that an occurrence of DSF on the site (over the course of a two-year survey) is highly unlikely due to the small size of the site, high disturbance of the site, and the relative isolation of the site from other known locations supporting DSF populations.

(4) The biological resources survey also found suitable habitat on the project site for the presence of the Western Burrowing Owl (WBO); however, during the survey, no WBO were observed on the site. Because the project site contains suitable habitat for WBOs, out of an abundance of caution, the project has been conditioned to mitigate for the presence of WBOs if found on the project site in conjunction with a required preconstruction survey.

(5) Based on the results and findings of the biological resources survey and DSF first-year protocol study, in conjunction with the recommended WBO mitigation, the DAB determines that this Application introduces no new significant environmental impacts. This determination reflects the independent judgment of the DAB.

**SECTION 2: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the DAB, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 4: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and the Light Industrial land use district of the Crossroads Business Park Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of

the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Light Industrial land use district of the Crossroads Business Park Specific Plan, including standards relative to the particular land use proposed (Warehouse/distribution), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Crossroads Business Park Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Crossroads Business Park Specific Plan.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Crossroads Business Park Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed ([insert land use]). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Crossroads Business Park Specific Plan.

**SECTION 5: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set

forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

**SECTION 6: *Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7: *Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8: *Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 18th day of December 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

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Scott Murphy, AICP  
Assistant Development Director  
Secretary of Planning Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on December 18, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore

**ATTACHMENT A:**

**File No. PDEV17-029  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*





City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764  
Phone: 909.395.2036  
Fax: 909.395.2420

## ***Planning Department Land Development Division Conditions of Approval***

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**Date:** December 18, 2017

**File No:** PDEV17-029

**Related Files:** PDEV02-003

**Project Description:** A Development Plan to construct a 121,878 square foot addition to an existing 138,638-square foot industrial, for a total of 260,516 square feet on 11.76 acres of land located at 905 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Specific Plan (APN: 0238-021-66); **submitted by Eric Cohen**

**Prepared By:** Charles Mercier, Senior Planner  
Phone: 909.395.2425 (direct)  
Email: [cmercier@ontarioca.gov](mailto:cmercier@ontarioca.gov)

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

**(c)** The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.3**     Landscaping.

**(a)**     The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

**(b)**     Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

**(c)**     Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

**(d)**     Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

**2.4**     Walls and Fences. All new walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.5**     Parking, Circulation and Access.

**(a)**     The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)**     Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

**(c)**     The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**(d)**     Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

**(e)**     Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.6**     Outdoor Loading and Storage Areas.

**(a)**     Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)**     Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

**(c)**     Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) et seq.

**(d)** All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**(e)** Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

## **2.7** Mechanical and Rooftop Equipment.

**(a)** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**(b)** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**2.8** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.9** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

## **2.10** Environmental Review.

**(a)** The environmental impacts of this project were previously reviewed in conjunction with a Mitigated Negative Declaration prepared for the Crossroads Specific Plan (File No. 4043 SP), adopted by the City Council on July 3, 1990, and subsequent Negative Declarations prepared in conjunction with amendments to the Crossroads Specific Plan, including File No. 4998-SPA, adopted by the City Council on November 4, 1997, and File No. PSPA02-005, adopted by the City Council on February 19, 2008. This Application introduces no new significant environmental impacts.

**(b)** If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(c)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**(d)** A Biological Resources Report prepared by Balk Industries, Inc., dated June 27, 2017, identified suitable habitat on the project site for the presence of the Western Burrowing Owl (WBO); however, during the survey, no WBO were observed on the site. Because the project site contains suitable habitat for WBOs, out of an abundance of caution, the project shall mitigate for the presence of WBOs, as follows:

**(i)** WBO Avoidance During Breeding Season — A preconstruction survey for resident WBOs shall be conducted by a qualified project biologist within 30 days prior to any construction activities. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site will be resurveyed for WBOs. Preconstruction survey methodology shall be based on the California Department of Fish and Wildlife (CDFW) "Staff Report on Burrowing Owl Mitigation,"

dated March 7, 2012. Results of the preconstruction survey shall be provided to CDFW and the City. If the preconstruction survey does not identify burrowing owls on the Project site, then no further mitigation shall be required. If burrowing owls are found to be utilizing the Project site during the preconstruction survey, measures shall be developed by the Project Biologist in coordination with CDFW to avoid impacting occupied burrows during the nesting period. These measures shall be based on the most current CDFW protocols and would minimally include establishment of buffer setbacks from occupied burrows and owl monitoring during project construction activities.

**(ii)** WBO Passive Exclusion — During the nonbreeding season (September 1 through January 31), if burrows occupied by migratory or non-migratory resident WBOs are detected during a preconstruction survey, then burrow exclusion and/or closure may be used to passively exclude owls from those burrows. Burrow exclusion and/or closure shall only be conducted by the project biologist in consultation and coordination with CDFW, employing incumbent CDFW guidelines.

**(iii)** Mitigation for Displaced WBO — In consultation with the City, the project applicant, project biologist, and CDFW, and consistent with mitigation strategies outlined in the CDFW "Staff Report on Burrowing Owl Mitigation," a mitigation plan shall be developed for the "take" of any owls displaced through project construction activities. Strategies may include, but are not limited to, participation in the permanent conservation of off-site habitat replacement area, and/or purchase of available burrowing owl conservation bank credits.

**2.11** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.12** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

**(b)** After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-029  
 Address: 905 North Wineville Ave  
 APN: 0238-021-66  
 Existing Land Use: 138,638 SF Industrial Building  
 Proposed Land Use: 121,878 SF Industrial Building Addition  
 Site Acreage: 11.76 Proposed Structure Height: 37 ft  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Chuck Mercier  
 Date: 9/8/17  
 CD No.: 2017-056  
 PALU No.: n/a

### The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP   
  Consistent   
  Consistent with Conditions   
  Inconsistent

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.

Airport Planner Signature: \_\_\_\_\_

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

**Sign Off**

*Carolyn Bell*

7/31/17

Carolyn Bell, Sr. Landscape Planner

Date

Reviewer's Name:

**Carolyn Bell, Sr. Landscape Planner**

Phone:

**(909) 395-2237**

D.A.B. File No.:

PDEV17-029

Case Planner:

Charles Mercier

Project Name and Location:

Waxie Ontario Industrial Building Expansion  
 905 N Wineville

Applicant/Representative:

Vasquez Marshall Architects – Jonathan Wetmore  
 13220 Evening Creek Dr. Suite 117  
 San Diego, Ca 92128-4103



**A Preliminary Landscape Plan (dated 7/7/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**



**A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

**CORRECTIONS REQUIRED**

Civil Plans

1. Show existing or proposed irrigation water meter and RP backflow device on plan, and dimension a 4' set back from paving if proposed. Irrigation water must be separate from domestic water.
2. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
3. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs, Where parking spaces are adjacent to planters, show 12" wide curbs, pavers or DG paving with aluminum edging.
4. Show ADA access route to an outdoor employee break area. Provide a bench or table with shade trees on the south or west sides. (Clarify if the area shown by NW entry meets this requirement).

Landscape Plans

5. Call out type of proposed irrigation system (dripline and stream bubblers for trees – no sprays).
6. Replace short lived, high maintenance or poor performing plants: Pennisetum – high maintenance poor winter appearance; Phormium – dies out. Change Washington r.(invasive) to W filifera.
7. Note for 8' diameter of mulch only around large trees and 5' diameter at med and small trees. Change trees shown with canopy over the building wall (Tristania conferta) to a narrow tree without a wide canopy: Callistemon, Melaleuca, etc.
8. Note for agronomical soil testing and report included on landscape construction plans.
9. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations. Consider 2 Quercus agrifolia and locate on the SE and SW larger planters to meet this requirement.
10. Include on construction plans a MAWA and ETWU calculation for existing landscapes to meet State requirements or note any upgrades to be made.

11. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
12. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:
  - Plan Check—5 or more acres ..... \$2,326.00
  - Plan Check—less than 5 acres ..... \$1,301.00
  - Inspection—Construction (up to 3 inspections) ..... \$278.00Landscape construction plans with building permit number for plan check may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental Section, Ontario Municipal Utilities Company and Traffic & Transportation Division Conditions incorporated)

**DAB MEETING DATE:** December 18, 2017

**PROJECT:** PDEV17-029, A Development Plan to construct a 121,878 square foot industrial building on 11.76 acres of land within the Light Industrial land use designation of the Crossroads Specific Plan.

**APN:** 0238-021-66

**LOCATION:** 905 N. Wineville Avenue

**PROJECT ENGINEER:** Miguel Sotomayor, Assistant Engineer *M.S.* (909) 395-2108

**PROJECT PLANNER:** Charles Mercier, Senior Planner (909) 395-2425

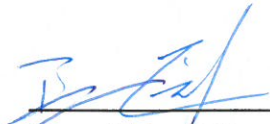
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**The following items are the Conditions of Approval for the subject project:**


1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall prepare and submit a final Water Quality Management Plan for this project. Final WQMP shall be submitted after entitlement and concurrently with the grading plans.
3. The applicant/developer shall pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$121,634.24 shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
4. The Applicant/Developer shall be responsible to replace the existing street light fixture(s) with a current City approved LED equivalent fixture along the project frontage. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans (show on plans).
5. The project frontage shall be signed "No Parking Anytime" (show on plans).



6. The applicant/developer shall obtain all necessary approvals from Cucamonga Valley Water District for the proposed sewer and water connections. Provide City approval letter.
7. Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:  
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>

  
\_\_\_\_\_  
Bryan Lirley, P.E.  
Principal Engineer

11/14/17  
Date

  
\_\_\_\_\_  
Khoi Do, P.E.  
Assistant City Engineer

11-14-17  
Date

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Charles Mercier  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** July 12, 2017  
**SUBJECT:** PDEV17-029

---

1. The plan **does** adequately address the departmental concerns at this time.  
No comments.

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Planning Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheidon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang, IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Charles Mercier, Senior Planner

DATE: July 07, 2017

SUBJECT: FILE #: PDEV17-029

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, July 21, 2017**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan to construct a 121,878 square foot industrial building 11.76 acres of land within the Light Industrial land use designation of the Crossroads Specific Plan, located at 905 North Wineville. (APN: 0238-021-66)

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

POLICE  
Department

DOUGLAS SOREL  
Signature

MANAGEMENT  
ANALYST  
Title

8/2/17  
Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chuck Mercier, Senior Planner  
Planning Department

**FROM:** Lora L. Gearhart, Fire Protection Analyst  
Fire Department

**DATE:** August 2, 2017

**SUBJECT:** PDEV17-029 – A Development Plan to construct a 121,878 square foot industrial building 11.76 acres of land within the Light Industrial land use designation of the Crossroads Specific Plan, located at 905 North Wineville. (APN: 0238-021-66)

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2016 CBC Type of Construction: IIIB
- B. Type of Roof Materials: Wood Panel
- C. Ground Floor Area(s): Add 121,878 Sq. Ft. to 138,638 Sq. Ft. = 260,516 Sq. Ft.
- D. Number of Stories: One Story
- E. Total Square Footage: Add 121,878 Sq. Ft. to 138,638 Sq. Ft. = 260,516 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): S

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov](http://www.ontarioca.gov), click on "Fire Department" and then on "Standards and Forms."
- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (24) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.
- 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

### **3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

- 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- 4.8 Hose valves with one and one half inch (1 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## **6.0 OTHER SPECIAL USES**

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted

with Material Safety Data Sheets to the Fire Department along with building construction plans.

- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
  
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.





# CITY OF ONTARIO MEMORANDUM

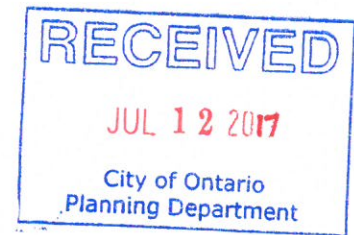
TO: Hassan Haghani, Development Director  
 Scott Murphy, Planning Director (Copy of Memo only)  
 Cathy Wahlstrom, Principal Planner (Copy of memo only)  
 Charity Hernandez, Economic Development  
 Kevin Shear, Building Official  
 Khoi Do, Assistant City Engineer  
 Carolyn Bell, Landscape Planning Division  
 Sheldon Yu, Municipal Utility Company  
 Doug Sorel, Police Department  
 Paul Ehrman, Deputy Fire Chief/Fire Marshal  
 Jay Bautista, T. E., Traffic/Transportation Manager  
 Lorena Mejia, Senior Planner  
 Steve Wilson, Engineering/NPDES  
**Bob Gluck, Code Enforcement Director**  
 Jimmy Chang, IT Department  
 David Simpson, Development/IT (Copy of memo only)

FROM: Charles Mercier, Senior Planner

DATE: July 07, 2017

SUBJECT: FILE #: PDEV17-029

Finance Acct#:



The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, July 21, 2017**.

- Note:**
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan to construct a 121,878 square foot industrial building 11.76 acres of land within the Light Industrial land use designation of the Crossroads Specific Plan, located at 905 North Wineville. (APN: 0238-021-66)

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Code *Joe M. Brown* Supervisor 7-11-17  
 Department Signature Title Date



# PLANNING COMMISSION STAFF REPORT

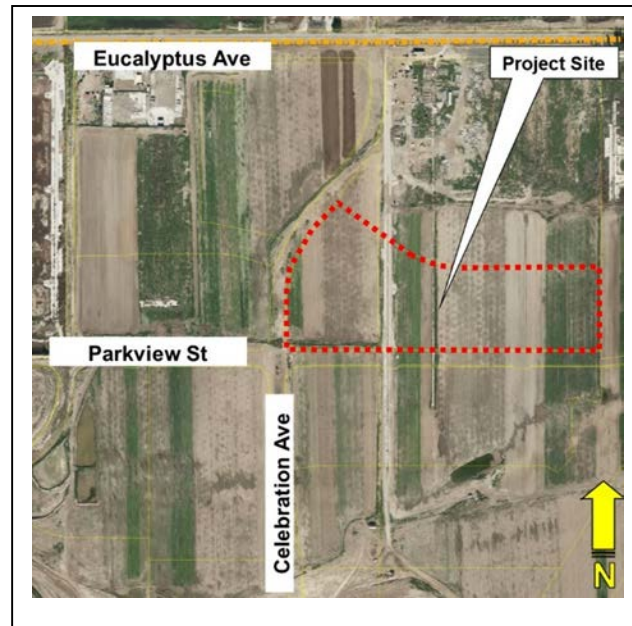
December 18, 2017

**SUBJECT:** A Development Plan (File No. PDEV17-053) to construct 82 conventional single-family homes on 12.67 acres of land located within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Parkview Street. (APNs: 0218-014-06 and 0218-014-07) **submitted by Tri Pointe Homes.**

**PROPERTY OWNER:** Tri Pointe Homes

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PDEV17-053, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 12.67 acres of land located at the northeast corner of Celebration Avenue and Parkview Street, within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, and is depicted in **Figure 1: Project Location**, below. The project site gently slopes from north to south and is currently mass graded. The property to the north is vacant and is located within Planning Area 22 of the Subarea 29 Specific Plan. The property to the east is vacant and is located within Planning Area 30 of the Subarea 29 Specific Plan. The properties to the south are mass graded and are located within Planning Areas 24 and 25 of the Subarea 29 Specific Plan. The properties to the west are vacant and are located within Planning Areas 19 and 21 of the Subarea 29 Specific Plan.



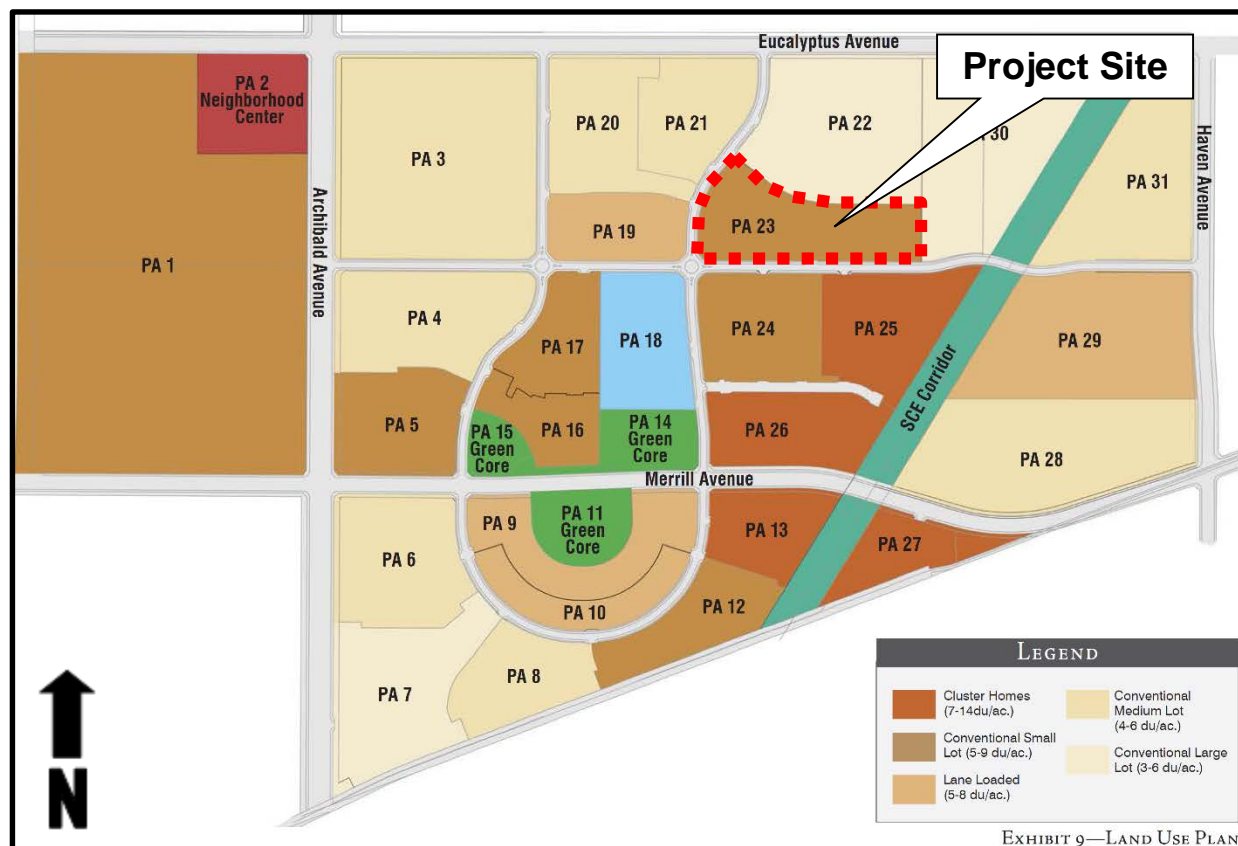
**Figure 1: Project Location**

Case Planner:	Henry K. Noh	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	12/18/17	Approval	Recommend
Submittal Date:	10/17/17	ZA			
Hearing Deadline:	N/A	PC	12/18/17		Final
		CC			

**PROJECT ANALYSIS:**

[1] Background — In October 2006, the City Council approved the Subarea 29 Specific Plan (File No. PSP03-003) and the Environmental Impact Report (EIR). The Specific Plan established the land use designations, development standards, and design guidelines for approximately 540 gross acres of land, which included the potential development of 2,293 single-family units and 87,000 square feet of commercial.

On August 19, 2013, the Planning Commission approved Tentative Tract Map 18913 (referred to as an “A” Map). The approved “A” Map facilitated the backbone infrastructure improvements (major streets, sewer, water and storm drain facilities) and the construction of Celebration Park, a clubhouse/recreational center, and residential neighborhoods within the southern portion of the Specific Plan area (see **Figure 2: Subarea 29 Specific Plan Land Use Map**).



**Figure 2: Subarea 29 Specific Plan Land Use Map**

On January 23, 2007, the Planning Commission approved Tentative Tract Map 18068 to subdivide 12.67 acres of land into 82 single-family lots and 2 lettered lots, which laid out the residential neighborhoods and internal street circulation. The lots range in size from 3,825 square feet to 6,945 square feet, with an average lot size of 4,405 square feet. Tri

Pointe Homes has submitted a development plan application to construct 82 single-family homes. This development plan will be the third phase of the St. James product for Tri Pointe Homes within the Park Place community, which is attributed to the high market demand due to the architecture and floor plans being well received by the public. On December 18, 2017, the Development Advisory Board recommended approval of the application to Planning Commission.

[1] Site Design/Building Layout — The 82 conventional single-family homes will be located within Planning Area 23 of the Subarea 29 Specific Plan (see **Exhibit A: Site Plan**). The homes will be oriented toward the streets (architectural forward) with front entries and walks facing the street. Garage access will be taken from the public street. Three, two-story floor plans are proposed, each with three elevations per plan. The three proposed floor plans are described further in the following table:

Plan 1	Plan 2	Plan 3
<ul style="list-style-type: none"> <li>• 2,418 SF</li> <li>• 4 bedrooms (Opt. Office) + loft &amp; 3 baths</li> <li>• 2-story</li> <li>• 24 Units (34%)</li> <li>• 2-car garage</li> </ul>	<ul style="list-style-type: none"> <li>• 2,496 SF</li> <li>• 4 bedrooms (Opt. Office) + loft &amp; 3 bath</li> <li>• 2-story</li> <li>• 30 Units (37%)</li> <li>• 2-car garage</li> </ul>	<ul style="list-style-type: none"> <li>• 2,681 SF</li> <li>• 4 bedrooms (Opt. Office) + loft &amp; 3 bath</li> <li>• 2-story</li> <li>• 28 Units (29%)</li> <li>• 2-car garage</li> </ul>

All plans incorporate various design features, such as single and two-story massing, varied entries, front porches, 2<sup>nd</sup> story decks, covered patios, 2<sup>nd</sup> floor laundry facilities, and a great room. In addition, each home will have a two-car garage and two-car driveway. The homes feature shallow and/or mid recessed garages, which locates the garage a minimum of 5 to 9 feet behind the front elevation/living space. To minimize visual impacts of garages, techniques such as the use of single story massing on the front entries, second story balconies above garages, varied first and second story roof massing, and door header trim and details above garages will be incorporated on the various elevations (see **Figure 3: Typical Plotting**).





**Figure 3: Typical Plotting**

[2] Site Access/Circulation — The previously approved Tract Maps 18913 (“A” Map) and 18068 (“B” Map), facilitated the construction of the backbone streets including the primary access points into the central portion of the Subarea 29 (Park Place) community from Archibald Avenue and Merrill Avenue, as well as the construction of all the interior neighborhood streets within the subdivision. Primary access into the subdivision will be from Celebration Avenue and Parkview Street.

[3] Parking — The proposed conventional single-family homes will provide a two-car garage with a standard two-car driveway, which meets the Subarea 29 Specific Plan and Development Code parking requirements.

[4] Architecture — The architectural styles proposed include Spanish, Cottage and Andalusian (see **Figure 4: Conceptual Rendered Street Scene**). The styles complement one another through the overall scale, massing, proportions and details. The proposed home designs are consistent with the design guidelines of the Specific Plan. Each architectural style will include the following details (see **Exhibit C – Elevations**):



**Figure 4: Conceptual Rendered Street Scene**

Spanish: Varying gable or hipped roofs with “S” concrete roof tiles; exterior plaster finish; arched entry opening; wood fascia; decorative barrel tiles below gable end; second-story balconies with wood post and iron railing; second-story; French doors; decorative wood shutters; decorative header detail above garage and front entries; square windows openings with stucco trim; iron pot shelves; false chimneys; and first-story arched windows with a pot shelf base.

Cottage: Varying gable roofs with flat concrete roof tiles, exterior plaster finish; horizontal siding and decorative corbels below gable ends; covered porch entries; decorative windows with stucco trim; wood shutters; French doors; cantilever treatments; and a stone veneer pot shelf base.

Andalusian: Varying gable roofs with “S” concrete roof tiles; plaster finish and brick veneer exteriors; arched and square entry opening with decorative wood trim; wood fascia; second story Juliet’s with iron railing and French doors; decorative wood shutters; square and arched windows openings with stucco trim; and a brick veneer pot shelf base.

[5] Landscaping/Open Space — All homes will be provided with front yard landscaping (lawn, shrubs and trees) and an automatic irrigation system to be installed by the developer. The homeowner will be responsible for side and rear yard landscape improvements.

The related Tentative Tract Map (File No. PMTT06-010/TT18068) will facilitate the construction of sidewalks, parkways, and open space areas within the project site. TOP Policy PR1-1 requires new developments to provide a minimum of 2 acres of private park per 1,000 residents. The proposed project is required to provide a 0.62 acre park to meet the minimum TOP private park requirement. To satisfy the park requirement, the applicant is proposing a 0.48-acre neighborhood park that is located within the northwest portion of the project site. However, to satisfy the private park requirements of the Policy Plan, the

master developer (SL Ontario Development Company, LLC) was required by the Development Agreement (PDA06-001) to construct a total of 8 acres of private parks within the Park Place community (Phases 1, 2 & 3). Through the various tentative tract map approvals within Phases 1, 2 and 3 of the Park Place community, the applicant has provided 8.16 acres of private parks, which satisfies the Policy Plan private park requirements. Additionally, the applicant has constructed a 2.78-acre private recreation facility, consisting of a 16,000 square foot clubhouse. The recreation facility is located at the northeast corner of Parkplace Avenue and Merrill Avenue and features a clubhouse, pool and cabana, tennis courts and playground area. The residents of each subdivision will also have access to Celebration Park.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
  - Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
  - Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

[3] Governance.

### **Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

#### [4] Policy Plan (General Plan)

### **Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
  - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).
- Goal LU2: Compatibility between a wide range of uses.
  - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

### **Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.
  - H2-4 New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.
  - H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.



Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

**Community Economics Element:**

▪ Goal CE1: A complete community that provides for all incomes and stages of life.

➤ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

▪ Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

### **Community Design Element:**

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

➤ CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;

- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;

- Variable setbacks and parcel sizes to accommodate a diversity of housing types;

- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;

- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the “outdoor living room”), as appropriate; and

- Landscaped parkways, with sidewalks separated from the curb.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the maximum number of dwelling units (82) and density (6.47 DU/AC) specified within the Subarea 29 Specific Plan. Per the Available Land Inventory, the Subarea 29 Specific Plan is required to provide 2,291 dwelling units with an overall density of 5 DU/AC.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA14-002, a(n) Amendment to the Subarea 29 Specific Plan for which a(n) addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was adopted by the City council on April 21, 2015. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are be a condition of project approval and are incorporated herein by reference.

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant Mass Graded	Low Density Residential	Subarea 29 Specific Plan	Planning Area 23 (Conventional Small Lot)
<i>North</i>	Vacant with Previous Agricultural/Dairy Uses	Low Density Residential	Subarea 29 Specific Plan	Planning Area 22 (Conventional Large Lot)
<i>South</i>	Vacant Mass Graded	Low Density Residential	Subarea 29 Specific Plan	Planning Area 24 (Conventional Small Lot) and Planning Area 25 (Cluster Homes)
<i>East</i>	Vacant with Previous Agricultural/Dairy Uses	Low Density Residential	Subarea 29 Specific Plan	Planning Area 30 (Conventional Large Lot)
<i>West</i>	Vacant with Previous Agricultural/Dairy Uses	Low Density Residential	Subarea 29 Specific Plan	Planning Area 19 (Lane Loaded) and Planning Area 21 (Conventional Medium Lot)

**General Site & Building Statistics**

<i>Item</i>	<i>Required Min./Max.</i>	<i>Provided (Ranges)</i>	<i>Meets Y/N</i>
<i>Maximum coverage (in %):</i>	50%	20%-47%	Y
<i>Minimum lot size (in SF):</i>	3,600 SF	3,801 SF	Y
<i>Front yard setback (in FT):</i>	10'	10'	Y
<i>Side yard setback (in FT):</i>	5'	5'	Y
<i>Rear yard setback (in FT):</i>	10'	10'	Y
<i>Maximum height (in FT):</i>	35'	27'	Y
<i>Parking:</i>	2-car garage	2-car garage	Y

Exhibit A: Site Plan



**Exhibit B: Elevations – Plan 1**



**Exhibit B: Elevations – Plan 2**





**Exhibit B: Elevations – Plan 3**





RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV17-053, A DEVELOPMENT PLAN TO CONSTRUCT 82 CONVENTIONAL SINGLE-FAMILY HOMES ON 12.67 ACRES OF LAND LOCATED WITHIN THE CONVENTIONAL SMALL LOT RESIDENTIAL DISTRICT OF PLANNING AREA 23 OF THE SUBAREA 29 SPECIFIC PLAN, LOCATED AT THE NORTHEAST CORNER OF CELEBRATION AVENUE AND PARKVIEW STREET., AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-014-06 AND 0218-014-07.

WHEREAS, Tri Pointe Homes ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV17-053, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 12.67 acres of land generally located at the northeast corner of Celebration Avenue and Parkview Street, within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, and is presently mass graded; and

WHEREAS, the property to the north is vacant and is located within Planning Area 22 of the Subarea 29 Specific Plan. The property to the east is vacant and is located within Planning Area 30 of the Subarea 29 Specific Plan. The properties to the south are mass graded and are located within Planning Areas 24 and 25 of the Subarea 29 Specific Plan. The properties to the west are vacant and are located within Planning Areas 19 and 21 of the Subarea 29 Specific Plan; and

WHEREAS, the Development Plan proposes to construct 82 conventional single-family homes. The lots range in size from 3,825 square feet to 6,945 square feet, with an average lot size of 4,405 square feet, which meets the minimum lot size of 3,600 square feet consistent with the Conventional Small Lot (Cottage Homes) Development Standards of the Subarea 29 Specific Plan; and

WHEREAS, three floor plans are proposed with 3 elevations per plan; and

WHEREAS, the architectural styles of the proposed single-family homes include Spanish, Cottage and Andalusian styles; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No. PSPA14-002, a(n) Amendment to the Subarea 29 Specific Plan

for which an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was adopted by the City council on April 21, 2015, and this Application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to CEQA (Public Resources Code Section 21000 et seq.), and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-066 recommending the Planning Commission approve the Application; and

WHEREAS, on December 18, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: Environmental Determination and Findings.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the previous addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) and supporting documentation. Based upon the facts and information contained in the previous addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009, certified by the City of Ontario City Council on April 21, 2015, in conjunction with File No. PSPA14-002.

(2) The previous addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), and all mitigation measures previously adopted with the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009), are incorporated herein by this reference.

**SECTION 2: Subsequent or Supplemental Environmental Review Not Required.** Based on the information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that will require major revisions to the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was prepared, that will require major revisions to the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009); or

(b) Significant effects previously examined will be substantially more severe than shown in the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009); or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 3: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the DAB finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project site is one of the properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project is consistent with the maximum number of dwelling units (82) and density (6.47

DU/AC) specified within the Subarea 29 Specific Plan. Per the Available Land Inventory, the Subarea 29 Specific Plan is required to provide 2,291 dwelling units with an overall density of 5 DU/AC.

**SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Low Density Residential land use district of the Policy Plan Land Use Map, and the Conventional Small Lot Residential (Planning Area 23) land use district of the Subarea 29 Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Plan has been required to comply with all provisions of Conventional Small Lot Residential Product: Cottage Homes Residential Development Standards of the Subarea 29 Specific Plan. Future neighborhoods within the Subarea 29 Specific Plan and surrounding area will provide for

diverse housing and highly amenitized neighborhoods that will be compatible in design, scale and massing to the proposed development.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and Conventional Small Lot Residential (Planning Area 23; (Conventional Small Lot Residential Product: Cottage Homes) land use district of the Subarea 29 Specific Plan, as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Subarea 29 Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Subarea 29 Specific Plan. Additionally, the environmental impacts of this project were previously reviewed in conjunction with the Subarea 29 Specific Plan Environmental Impact Report (SCH#2004011009). This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Subarea 29 Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (conventional single-family residential). As a result of this review, the Planning Commission has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Subarea 29 Specific Plan. Additionally, the Development Plan complies with all provisions of Conventional Small Lot Residential Product: Cottage Homes Residential Development Standards of the Subarea 29 Specific Plan.

**SECTION 6: *Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

**SECTION 7: *Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 8: *Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 9: *Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 18<sup>th</sup> day of December 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Richard D. Delman  
Planning Commission Chairman

ATTEST:

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Scott Murphy, AICP  
Assistant Development Director  
Secretary of Planning Commission



STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on December 18, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gwen Berendsen  
Secretary Pro Tempore

**ATTACHMENT A:**

**File No. PDEV17-053  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*



City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764  
Phone: 909.395.2036  
Fax: 909.395.2420

## ***Planning Department Land Development Division Conditions of Approval***

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**Meeting Date:** December 18, 2017

**File No:** PDEV17-053

**Related Files:** PMTT06-010/TT18068

**Project Description:** A Development Plan (File No. PDEV17-053) to construct 82 conventional single-family homes on 12.67 acres of land located within the Conventional Small Lot Residential district of Planning Area 23 of the Subarea 29 Specific Plan, located at the northeast corner of Celebration Avenue and Parkview Street. (APNs: 0218-014-06 and 0218-014-07) **submitted by Tri Pointe Homes.**

**Prepared By:** Henry K. Noh, Senior Planner  
**Phone:** 909.395.2429 (direct)  
**Email:** hnoh@ontarioca.gov

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

(a) Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.3** Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

**2.4** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.5** Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**2.6** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.7** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.8** Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

**2.9**     Environmental Review.

(a)     The environmental impacts of this project were previously reviewed in conjunction with File No. PSPA14-002, a(n) Amendment to the Subarea 29 Specific Plan for which a(n) addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) was adopted by the City Council on April 21, 2015. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

(b)     If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c)     If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.10**     Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.11**     Additional Fees.

(a)     Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b)     After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.12**     Additional Requirements.

(a)     The Ontario Climate Action Plan (CAP) requires new development to be 25% more efficient. The applicant has elected to utilize the Screening Tables provided in the CAP instead of preparing separate emissions calculations. By electing to utilize the Screening Tables the applicant shall be required to garner a minimum 100 points to be consistent with the reduction quantities outlined in the CAP. The applicant shall identify on the construction plans the items identified in the attached industrial Screening Tables.

(b)     Off-Site Subdivision Signs.

The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program

uses uniform sign structures and individual identification and directional signs for residential development. **No other off-site signing is authorized.** (For additional information, contact the Baldy View Chapter BIA at (909) 945-1884.

(c) The applicant shall contact the Ontario Post Office to determine the size and location of mailboxes for this project. The location of the mailboxes shall be submitted to the Planning Department for review and approval prior to the issuance of building permits.

(d) The applicant (Developer) shall be responsible for providing fiber to each home per City requirements and standards.

(e) Dairy Separation Requirement for Residential Development.

The following separation requirements from existing dairies/feed lots shall apply to new residential development or structures used for public assembly purposes from existing dairies/feed lots.

A minimum 100' separation shall be required between a new residential, commercial or industrial development or structure used for public assembly and an existing animal feed trough, corral/pen or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-foot separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map.

(f) All applicable conditions of approval of Development Agreement (File No. PDA13-003) shall apply to this tract.

(g) All applicable conditions of approval of the Subarea 29 Specific Plan shall apply to this tract.

(h) All applicable conditions of approval of the "B" Map TT 18068 (File No. PMTT06-010) shall apply to this Development Plan.

(i) The Private Park (Lot A) and Paseo (Lot B) shall be constructed prior to the issuance of the certificate of occupancy of the 41<sup>st</sup> home.





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## ***GHG Reduction Measures Screening Threshold Tables Directions***

### ***Screening Threshold Tables***

The purpose of this Screening Table is to provide guidance in measuring the reduction of greenhouse gas (GHG) emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the City's Climate Action Plan (CAP), which includes GHG emission inventories (2008 and 2020 forecasts), a year 2020 emission reduction target, the goals and policies to reach the target, together with the Addendum prepared for the CAP.

### ***Instructions for Residential, Commercial or Industrial Projects***

The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as "feature"). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

### ***Instructions for Mixed-Use Projects***

Mixed use projects provide additional opportunities to reduce emissions by combining complimentary land uses in a manner that can reduce vehicle trips. Mixed use projects also have the potential to complement energy efficient infrastructure in a way that reduces emissions. For mixed use projects, fill out both Screening Table 1 and Table 2, but proportion the points identical to the proportioning of the mix of uses. As an example, a mixed use project that is 50 percent commercial uses and 50 percent residential uses will show one-half point for each assigned point value in Table 1 and Table 2. Add the points from both tables. Mixed-Use Projects that garner at least 100 points will be consistent with the reduction quantities in the City's CAP, and are considered less than significant for GHG emissions.

Those projects that do not garnish 100 points using the screening tables will need to provide additional analysis to determine the significance of GHG emissions. Nothing in this guidance shall be construed as limiting the City's authority to adopt a statement of overriding consideration for projects with significant GHG impacts. The following tables provides a menu of performance standards/options related to GHG mitigation measures and design features that can be used to demonstrate consistency with the reduction measures and GHG reduction quantities in the CAP.



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**Table 1: GHG Reduction Measures  
 Screening Table for  
 Residential Development**

Feature	Description	Assigned Point Values	Project Point Values
<b>Reduction Measure PS E1: Residential Energy Efficiency</b>			
<b>Building Envelope</b>			
Insulation	2008 Baseline (walls: R-13; roof/attic: R-30)	0	12
	Modestly Enhanced Insulation (walls: R-13; roof/attic: R-38)	12	
	Enhanced Insulation (rigid wall insulation: R-13; roof/attic: R-38)	15	
	Greatly Enhanced Insulation (spray foam wall insulated walls R-15 or higher, roof/attic R-38 or higher)	18	
Windows	2008 Baseline Windows (0.57 U-factor, 0.4 solar heat gain coefficient (SHGC))	0	6
	Modestly Enhanced Window Insulation (0.4 U-Factor, 0.32 SHGC)	6	
	Enhanced Window Insulation (0.32 U-Factor, 0.25 SHGC)	7	
	Greatly Enhanced Window Insulation (0.28 or less U-Factor, 0.22 or less SHGC)	9	
Cool Roof	Modest Cool Roof (CRRR Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	10	
	Enhanced Cool Roof (CRRR Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	12	
	Greatly Enhanced Cool Roof (CRRR Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	14	
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		10
	Air barrier applied to exterior walls, calking, and visual inspection such as the HERS Verified Quality Insulation Installation (Q11 or equivalent)	10	
	Blower Door HERS Verified Envelope Leakage or equivalent	8	
Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls.		
	Modest Thermal Mass (10% of floor or 10% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	2	
	Enhanced Thermal Mass (20% of floor or 20% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	4	
Heating/Cooling Distribution System	Minimum Duct Insulation (R-4.2 required)	0	
	Modest Duct insulation (R-6)	7	
	Enhanced Duct Insulation (R-8)	8	
	Distribution loss reduction with inspection (HERS Verified Duct leakage or equivalent)	12	



Table 1: GHG Reduction Measures Screening Table for Residential Development

Feature	Description	Assigned Point Values	Project Point Values
Space Heating/ Cooling Equipment	2008 Minimum HVAC Efficiency (SEER 13/60% AFUE or 7.7 HSPF) Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF) High Efficiency HVAC (SEER 15/72% AFUE or 8.5 HSPF) Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF)	0 4 7 9	4
Water Heaters	2008 Minimum Efficiency (0.57 Energy Factor) Improved Efficiency Water Heater (0.675 Energy Factor) High Efficiency Water Heater (0.72 Energy Factor) Very High Efficiency Water Heater (0.92 Energy factor) Solar Pre-heat System (0.2 Net Solar Fraction) Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	0 12 15 18 4 8	18
Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day, reducing the need for artificial lighting during daylight hours: <ul style="list-style-type: none"> <li>All peripheral rooms within the living space have at least one window (required)</li> <li>All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.)</li> <li>All rooms daylighted</li> </ul>	0 1 2	2
Artificial Lighting	2008 Minimum (required) Efficient lights (25% of In-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15 to 40 watt fixtures, 60 lumens/watt for fixtures >40watt) High Efficiency lights (50% of in-unit fixtures are high efficacy) Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	0 8 10 12	
Appliances	Energy Star Refrigerator (new) Energy Star Dish Washer (new) Energy Star Washing Machine (new)	1 1 1	1
Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	5	5
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st*	4	
Energy Star Homes	EPA Energy Star for Homes (version 3 or above)	25	
Independent Energy Efficiency Calculations	Provide point values based upon energy efficiency modeling of the Project. Note that engineering data will be required documenting the energy efficiency and point values based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	

Table 1: GHG Reduction Measures Screening Table for Residential Development

Feature	Description	Assigned Point Values	Project Point Values
Existing Residential Retrofits	The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the City is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the Ontario Planning Department. The decision to allow applicants to participate in this program will be evaluated based upon, but not limited to, the following;	TBD	
	<ul style="list-style-type: none"> <li>Will the energy efficiency retrofit project benefit low income or disadvantaged residents?</li> </ul>		
	<ul style="list-style-type: none"> <li>Does the energy efficiency retrofit project fit within the overall assumptions in reduction measures associated with existing residential retrofits?</li> </ul>		
	<ul style="list-style-type: none"> <li>Does the energy efficiency retrofit project provide co-benefits important to the City?</li> </ul>		
	<ul style="list-style-type: none"> <li>Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.</li> </ul>		
<b>Reduction Measure PS E2: Residential Renewable Energy Generation</b>			
Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements, such that the total power provided augments:		35
	<ul style="list-style-type: none"> <li>Solar Ready Homes (sturdy roof and solar ready service panel)</li> </ul>	2	
	<ul style="list-style-type: none"> <li>10% of the power needs of the project</li> </ul>	10	
	<ul style="list-style-type: none"> <li>20% of the power needs of the project</li> </ul>	15	
	<ul style="list-style-type: none"> <li>30% of the power needs of the project</li> </ul>	20	
	<ul style="list-style-type: none"> <li>40% of the power needs of the project</li> </ul>	28	
	<ul style="list-style-type: none"> <li>50% of the power needs of the project</li> </ul>	35	
	<ul style="list-style-type: none"> <li>60% of the power needs of the project</li> </ul>	38	
	<ul style="list-style-type: none"> <li>70% of the power needs of the project</li> </ul>	42	
	<ul style="list-style-type: none"> <li>80% of the power needs of the project</li> </ul>	46	
Wind Turbines	Some areas of the City lend themselves to wind turbine applications. Analysis of the area's capability to support wind turbines should be evaluated prior to choosing this feature.		N/A
	Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments:		
	<ul style="list-style-type: none"> <li>10% of the power needs of the project</li> </ul>	10	
	<ul style="list-style-type: none"> <li>20% of the power needs of the project</li> </ul>	15	
	<ul style="list-style-type: none"> <li>30% of the power needs of the project</li> </ul>	20	
	<ul style="list-style-type: none"> <li>40% of the power needs of the project</li> </ul>	28	
	<ul style="list-style-type: none"> <li>50% of the power needs of the project</li> </ul>	35	
	<ul style="list-style-type: none"> <li>60% of the power needs of the project</li> </ul>	38	
<ul style="list-style-type: none"> <li>70% of the power needs of the project</li> </ul>	42		



Table 1: GHG Reduction Measures Screening Table for Residential Development

Feature	Description	Assigned Point Values	Project Point Values
	<ul style="list-style-type: none"> <li>80% of the power needs of the project</li> <li>90% of the power needs of the project</li> <li>100% of the power needs of the project</li> </ul>	46 52 58	
Off-Site Renewable Energy Project	The applicant may submit a proposal to supply an off-site renewable energy project, such as renewable energy retrofits of existing homes that will help implement renewable energy within the City. These off-site renewable energy retrofit project proposals will be determined on a case by case basis, and must be accompanied by a detailed plan that documents the quantity of renewable energy the proposal will generate. Point values will be determined, based upon the energy generated by the proposal.	TBD	N/A
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy, and the point values allowed, will be decided based upon engineering data documenting the ability to generate electricity.	TBD	N/A
<b>Reduction Measure PS W1: Residential Water Conservation</b>			
<b>Irrigation and Landscaping</b>			
Water Efficient Landscaping	Limit conventional turf to < 50% of required landscape area	0	
	limit conventional turf to < 25% of required landscape area	4	
	No conventional turf (warm season turf to < 50% of required landscape area and/or low water using plants are allowed)	6	
	Only California Native Plants that requires no irrigation or some supplemental Irrigation	8	
Water Efficient Irrigation Systems	Low precipitation spray heads < .75"/hour, or drip irrigation	2	
	Weather based Irrigation control systems or moisture sensors (demonstrate systems 20% reduced water use)	10	3
Recycled Water	Recycled connections (purple pipe) to irrigation system on site	6	
Water Reuse	Gray water Reuse System collects Gray water from clothes washers, showers and faucets for Irrigation use,	12	
Storm Water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
<b>Potable Water</b>			
Showers	Water Efficient Showerheads (2.0 gpm)	3	3
Toilets	Water Efficient Toilets (1.5 gpm)	3	3
Faucets	Water Efficient faucets (1.28 gpm)	3	3
Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)	1	1
Washing Machine	Water Efficient Washing Machine (Water factor < 5.5)	1	
WaterSense	EPA WaterSense Certification	12	

Table 1: GHG Reduction Measures Screening Table for Residential Development

Feature	Description	Assigned Point Values	Project Point Values
<b>Reduction Measure PS T1: Land Use Based Trips and VMT Reduction</b>			
Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The point value of mixed use projects will be determined based upon a Transportation Impact Analysis (TIA) demonstrating trip reductions and/or reductions in vehicle miles traveled. Suggested ranges: <ul style="list-style-type: none"> <li>Diversity of land uses complementing each other (2-28 points)</li> <li>Increased destination accessibility other than transit ( 1-18 points)</li> <li>Increased transit accessibility (1-25 points)</li> <li>Infill location that reduces vehicle trips or VMT beyond the measures described above (points TBD based on traffic data).</li> </ul>	TBD	
Residential Near Local Retail (residential only projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT)	TBD	
Other Trip Reduction Measures	Other trip or VMT reduction measures not listed above with TIA and/or other traffic data supporting the trip and/or VMT for the project.	TBD	
<b>Reduction Measure PS T2: Bicycle Master Plan</b>			
Bicycle Infrastructure	Ontario's Bicycle Master Plan is extensive and describes the construction on 11.5 miles of Class I bike paths and 23 miles of Class II and Class III bikeways to build upon the current 8 miles of bikeways.	TBD	
	Provide bicycle paths within project boundaries.	TBD	
	Provide bicycle path linkages between residential and other land uses.	2	
	Provide bicycle path linkages between residential and transit.	5	
<b>Reduction Measure PS T3: Neighborhood Electric Vehicle Infrastructure</b>			
Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for use by an electric vehicle. Charging stations are for on-road electric vehicles legally able to drive on all roadways including Interstate Highways and freeways	1	
	Install electric vehicle charging stations in the garages of residential units	8	
<b>Total Points Earned by Residential Project:</b>			<b>105</b>

**Certification**

I, the undersigned, hereby certify that the statements and information provided in this **GHG Reduction Measures Screening Table**, and in any attached exhibits, present the data and information required for this application to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 11/27/17 Signature: *smc Carter*  
Name (print or type): Stephanie M. Fabbi Carter





# CITY OF ONTARIO MEMORANDUM

## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division and Municipal Utilities Agency, and Environmental Section Conditions incorporated)

**DATE:** November 17, 2017

**PROJECT PLANNER:** Henry Noh, Senior Planner

**PROJECT:** PDEV17-053 – A Development Plan to construct 82 single family homes on 12.7 acres within Planning Area 25 of the Subarea 29 Specific Plan ( Reference File: TM 18068-PMTT06-010 )

**APN:** 0218-014-06 and 07

**LOCATION:** NEC of Celebration Avenue and Parkview Street

**PROJECT ENGINEER:** Manoj Hariya, P.E, Sr. Associate Civil Engineer

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**The following items are the Conditions of Approval for the subject project:**

1. The applicant/developer shall be responsible to complete all applicable conditions as specified in the Conditions of Approval for TM18068, TM18913-5 and Development Agreement between SL Ontario Development Company and City of Ontario for Subarea 29 (Park Place) Specific Plan.
2. The applicant/developer shall provide fiber optic connection to each home per City Standards and guidelines.
3. Prior to Building Permits: Any changes to the already approved Engineering Report (ER), including landscaping plans, due to the proposed re-lotting, shall be amended with City and State. Please coordinate with Cynthia Heredia-Torres 909-395-2647, ctorres@ontarioca.gov) to confirm immediately.

M. B. Hariya      11/17/17  
Manoj Hariya, P.E.      Date  
Senior Associate Civil Engineer

[Signature]      11-17-17  
Khoi Do, P.E.      Date  
Assistant City Engineer

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**PRELIMINARY PLAN CORRECTIONS**

**Sign Off**

*Carolyn Bell*  
 Carolyn Bell, Sr. Landscape Planner

11/20/17  
 Date

Reviewer's Name:  
**Carolyn Bell, Sr. Landscape Planner**

Phone:  
**(909) 395-2237**

D.A.B. File No.:  
 PDEV17-053 Rev 1

Case Planner:  
 Henry Noh

Project Name and Location:  
 Park Place II PA25 Tri Point Homes  
 NEC Celebration Ave and Parkview Street

Applicant/Representative:  
 Tri Pointe Homes – Stephanie Fabbri Carter  
 5 Peters Canyon Ste 100  
 Irvine, CA 92626

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>A Preliminary Landscape Plan (dated 10/17/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b> |
| <input type="checkbox"/>            | <b>A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>   |

**CORRECTIONS REQUIRED**

**Civil/ Site Plans**

1. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
2. Note on plans: all AC units shall be located in residential side yards, opposite the main back yard access path with gate, or a second gate on the opposite side shall be added for access.
3. Note backflows and transformers on plan, shall be dimension a 4' set back from paving.
4. Provide a utility clear space 8' wide in parkways 30' apart for street trees.
5. Show typical lot drainage to include a catch basin with gravel sump below each before exiting property.
6. Show infiltrating catch basin inlet greater than 5' from house shall be approx. 24" from sidewalk or curb so that it occurs at the lowest invert elevation, similar to cleanout location
7. Show wall opening drain detail to max 4" wide.
8. Provide concrete or other solid surface walkway from driveway to side yard gate for entry and trash bin access.

**Landscape Plans**

9. Provide concept plans at 20 scale max. Show front yard trees on overall plan and typical front yard plans with different plant palettes for sun and shade or architecture type.
10. Show all utilities on the landscape plans. Coordinate with engineer so utilities are clear of required tree locations (30' oc).
11. Provide concrete or other solid surface walkway from driveway to side yard gate for entry and trash bin access.
12. Show parkway landscape and street trees spaced 30' apart. Turf grass may be used in parkways with areas of low groundcovers (note to add additional stream spray tree bubblers

- for groundcovers on tree systems) or 8' wide area of mulch only at street tree locations.
13. Call out type of proposed irrigation system (dripline) and include preliminary MAWA calculation.
  14. Show landscape hydro zones to separate low water from moderate water landscape.
  15. Note that irrigation plans shall provide separate systems for tree stream bubblers with pc screens.
  16. Replace short lived, high maintenance or poor performing plants: Bougainvillea, Heuchera, Lavender, Mimulous, Pennisetum, and Gaura.
  17. Note for agronomical soil testing and include report on landscape plans. For phased projects, a new report is required for each phase or a minimum of every 6 homes in residential developments.
  18. Call out all fences and walls, materials proposed and heights.
  19. Verify on plans: all AC units shall be located in residential side yards opposite the side yards with access gates to back yards.
  20. Show concrete mowstrips to identify private property lines ( lots 34 and 35, Lot B and locations near the parks and to separate private land from HOA maintenance areas.
  21. Residential projects shall include a stub-out for future back yard irrigation systems with anti-siphon valves.
  22. Residential projects shall include a 30" wide solid surface walkway (concrete, pavers, etc.) on
  23. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
  24. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
  25. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
  26. Provide phasing map for multi-phase projects.
  27. **After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:**

Plan Check—5 or more acres .....	\$2,326.00
Plan Check—less than 5 acres .....	\$1,301.00
Inspection—Construction (up to 3 inspections per phase) .....	\$278.00
Inspection—Field - additional.....	\$83.00

Landscape construction plans with building permit number for plan check may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)





# CITY OF ONTARIO MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Assistant Development Director ( Copy of memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Supervising code Enforcement Officer  
Jimmy Chang , IT Department  
David Simpson, IT Department (Copy of memo only)

FROM: Henry Noh, Senior Planner

DATE: October 18, 2017

SUBJECT: FILE #: PDEV17-053

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, November 1, 2017**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan approval to construct 82 single-family dwellings on approximately 12.7 gross acres of land located at the northeast corner of Celebration Avenue and Parkview Street, within the Planning Area 25 (Conventional Small Lot & 5-9 du/ac) land use district of the Subarea 29 Specific Plan (APN(s): 0218-014-06, 0218-014-07). Related File(s): PMTT06-010 (TT18068)).

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Airport Planning  
Department

Signature

Senior Planner  
Title

11/22/17  
Date



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-053  
 Address: NEC Celebration Avenue & Parkview Street  
 APN: 0218-014-06 & 07  
 Existing Land Use: Vacant mass graded lots  
 Proposed Land Use: 82 Single Family Homes  
 Site Acreage: 12.7 Proposed Structure Height: 27 ft  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Henry Noh  
 Date: 11/22/17  
 CD No.: 2017-072  
 PALU No.: n/a

### The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input type="radio"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6  
 Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP   
 Consistent   
 Consistent with Conditions   
 Inconsistent

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.

See Attached Condition:

Airport Planner Signature:

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2017-053  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

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 Airport Land Use Compatibility Plan (ALUCP) for ONT. The applicant is required to meet the Real Estate Transaction Disclosure in accordance with California Codes (Business and Professions Code Section 11010-11024). New residential subdivisions within an Airport Influence Area are required to file an application for a Public Report consisting of a Notice of Intention (NOI) and a completed questionnaire with the Department of Real Estate and include the following language within the NOI:

#### NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Henry Ho, Senior Planner  
Planning Department

**FROM:** Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** November 2, 2017

**SUBJECT:** PDEV17-053 - A Development Plan approval to construct 82 single-family dwellings on approximately 12.7 gross acres of land located at the northeast corner of Celebration Avenue and Parkview Street, within the Planning Area 25 (Conventional Small Lot ; 5-9 du/ac) land use district of the Subarea 29 Specific Plan (APN(s): 0218-014-06, 0218-014-07). Related File(s): PMTT06-010 (TT18068)).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2016 CBC Type of Construction: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): 1,200 Sq. Ft.
- D. Number of Stories: 2
- E. Total Square Footage: 2,500 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R

### **CONDITIONS OF APPROVAL:**

#### **1.0 GENERAL**



- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov](http://www.ontarioca.gov), click on “Fire Department” and then on “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

## **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

## **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard ~~Choose an item.~~ All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- ☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

#### **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.

- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003.
- ☒ 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Assistant Development Director ( Copy of memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Supervising code Enforcement Officer  
Jimmy Chang, IT Department  
David Simpson, IT Department (Copy of memo only)

FROM: Henry Noh, Senior Planner

DATE: October 18, 2017

SUBJECT: FILE #: PDEV17-053 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, November 1, 2017**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan approval to construct 82 single-family dwellings on approximately 12.7 gross acres of land located at the northeast corner of Celebration Avenue and Parkview Street, within the Planning Area 25 (Conventional Small Lot < 5-9 du/ac) land use district of the Subarea 29 Specific Plan (APN(s): 0218-014-06, 0218-014-07). Related File(s): PMTT06-010 (TT18068)).

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Police Department                      Douglas Sorel                      MANAGEMENT ANALYST                      11/9/17  
Department                      Signature                      Title                      Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Scott Murphy, Assistant Development Director

**DATE:** December 18, 2017

**SUBJECT:** **File No. PSPA17-004: An Amendment to the Ontario Center Specific Plan to include “Short-Term Sleeping Accommodation Facilities” as an allowed use within the Garden Commercial land use district; submitted by Nap-To-Go, LLC.**

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The public hearing for File No. PSPA17-004, a proposed Amendment to The Ontario Center Specific Plan, was continued from the November 28, 2017, Planning Commission meeting. The Planning Commission Staff Report and corresponding Resolution for the proposed Specific Plan Amendment are attached, along with several written communications regarding the project, which were received by staff prior to and following the November 28, 2017, Planning Commission meeting.



**ALTAIR INVESTMENT COMPANY**

11390 W Olympic Blvd, Ste 480, Los Angeles, CA 90064-1619 tel 310.458.1111 fax 310.458.9666

November 28, 2017

By email to cmercier@intaruica.gov

Planning Commission of the City of Ontario  
c/o Charles Mercier, Senior Planner  
Ontario City Hall  
303 East B Street, Ontario, CA 91784

RE: Environmental Assessment and Specific Plan Amendment File NO PSDPA17-004  
Seeking approval of Short Term Traveler Accomodations.

Dear Planning Commissioners:

We have received details of the above proposed Amendment on Wednesday, November 22, 2017. We are owners of one Parcels of land in the área governed by the proposed Amendment and one parcel adjacent to the áreas affected by the Amendment. We are familiar with such romos on airport locations and in airport lounges offered inside airport terminals.

**OBJECTION:**

1. We are opposed to such an Amendment and proposed use. Approval of such hourly use of microsleeing units will have a pervasive impact on the nature of customer traffic and security issues in the áreas affected. Many projects have not contemplated 24 hr Access onsite or by neighbors..
2. We would support such use with direct airport terminal walking Access, but would severely object to such uses off site as is being proposed. The negative impact is not just on the Project being approved but on any neighboring sites.
3. We would support such uses in certain business models where short term rentals are made available as part of a conventional hotel operation.

Thank you for your attention.

Yours truly,

GRAND PRIX PROPERTES



Clifton K. Chang  
Manager

Charles Mercier

---

From: Mike Fortunato <mike@city-commercial.com>  
Sent: Tuesday, November 28, 2017 3:16 PM  
To: Charles Mercier  
Subject: Specific Plan Amendment File No PSPA17-004  
Attachments: 20171128\_Item B\_PSPA17-004.pdf; 20171128\_PC Agenda.pdf

Dear Mr. Mercier:

We were just informed of the above referenced project, which appears to be pending approval for tonight's Planning Commission meeting. Our company manages commercial real estate within the boundaries of this project, and our property owners are universally against allowing for this type of use, particularly for properties located within the Ontario Center Owners Association. The proposed "Nap-to-Go" concept would be inappropriate for most of these areas, and would seem to be more well suited within the confines or immediately adjacent to the airport. Consequently, although our property owner clients are unable to attend the meeting tonight, they have asked me to voice an objection and ask that this project to be denied, at least until it can be more thoroughly analyzed and planned.

Thanks in advance for your consideration,

Mike Fortunato

Mike Fortunato, CPM, RPA, President  
CityCom Real Estate Services, Inc.  
City Commercial Management ("CityCom")  
P.O. Box 548  
Rancho Cucamonga, CA 91729-0548  
(909) 948-1662  
(800) 576-CITY (2489)  
(909) 948-1349 fax  
[mike@city-commercial.com](mailto:mike@city-commercial.com)  
BRE Lic #00832852



Charles Mercier

---

**From:** Mike Whiteside <MWhiteside1212@msn.com>  
**Sent:** Tuesday, November 28, 2017 5:02 PM  
**To:** Charles Mercier  
**Cc:** Carol Plowman ; Brent Dix ; Mike Rademaker at mrademaker@mgrservices.com; Mike Fortunato; Joni\_Delph@carmax.com; Jason Stickney; Clifton Chang ; Charity Hernandez; lq0170gm@laquinta.com; LQ0170AGM@LaQuinta.com; kimberly@yeagercompany.com; MLUpham@cbbank.com; schmitz@calpacmgmt.com  
**Subject:** An Amendment to the Ontario Center specific Plan File PSPA17-004 Short Term Sleeping Accommodation Facilities as an allowed use.  
**Attachments:** Amendment to the Ontario Center Specific Plan 20171128\_Item B\_PSPA17-004.pdf; 20171128\_PC Agenda.pdf

Hello Mr. Mercier,

I'm Mike Whiteside, the manager of The Ontario Center Owners Association, that maintains the common area within the Ontario Center.

The attached amendment proposal affects many of our owners of property within The Ontario Center. Our association was not notified of this amendment or of the planning meeting tonight at 6:30 PM where it will be presented for approval. I don't know if the appropriate owners have been notified of this meeting or of the amendment. This issue is highly sensitive and I would like to make sure that all of our owners that might be affected by this amendment have been notified and have a chance to be represented. I did not receive this information and the proposed amendment until late this afternoon from one of our owners. Therefore I have not had time to make sure our appropriate owners are represented.

At this late hour, I respectfully request that this amendment approval and opportunity for public comment be delayed until our association can ensure that all owners are aware of the proposed amendment.

Respectfully,

Mike Whiteside, Manager  
The Ontario Center Owners Association  
6260 Moss Ct.  
Nine Mile Falls, WA 99026  
Office: 509-467-5100  
Cell: 509-844-8187  
Email: mwhiteside1212@msn.com

22-Nov-17

Rene s. Tan  
20315 Bickford Drive  
Walnut, Ca 91789

Charles Mercier  
Senior Planner  
Planning Dep't.  
Ontario City Hall  
303 East "B" Street  
Ontario, Ca 91764

As Owner of Three Rental 4 - Plex Buildings in the affected area of Inland Empire Blvd, , your Plan to allow "Short Term Sleeping Accomodation" will become a serious concern for me as well as the Twelve (12) Families living in this Planned " Sleeping Accomo - dations " I do think you are aware that when over 100 Families squatting along the Santa Ana River were Dismantled ; Orange County Sheriff found about a Thousand Bi-cycles most likely stolen and other Gun and Weapons and a Dug out Hiding Places .

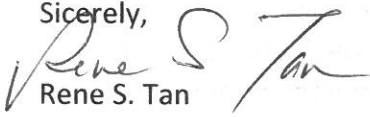
To do this at Inland Empire Blvd., All Families in this Neighborhood might be seeing various suspicious looking Individuals, Drunk or not Loitering around and also the probability of Burglary and missing Bi -Cycles.

I did evicted Tenant Couples at Inland Empire Blvd. few years ago due to trafficking Drugsc and found out a wall busted near a closet where they hide Drugs. With your plan to allow this Sleeoing Accomodations , it won't be a surprise if these people will peddle Drugs to School children by the corner of Center Ave. and Inland Empire Blvd. where the Elementary School is located. As well as Rape and Molestation of resident kids from town houses in this residential area.

Hoping the Ontario City Council will get smart and concerned Advice from you or your Staff to relocate your Plan away from this densely populated residential properties where school children are walking back and forth from school.

Please count me and my Twelve Tenant Families opposing to this Ontario City Plan.

Sicerely,

  
Rene S. Tan  
Owner / Manager



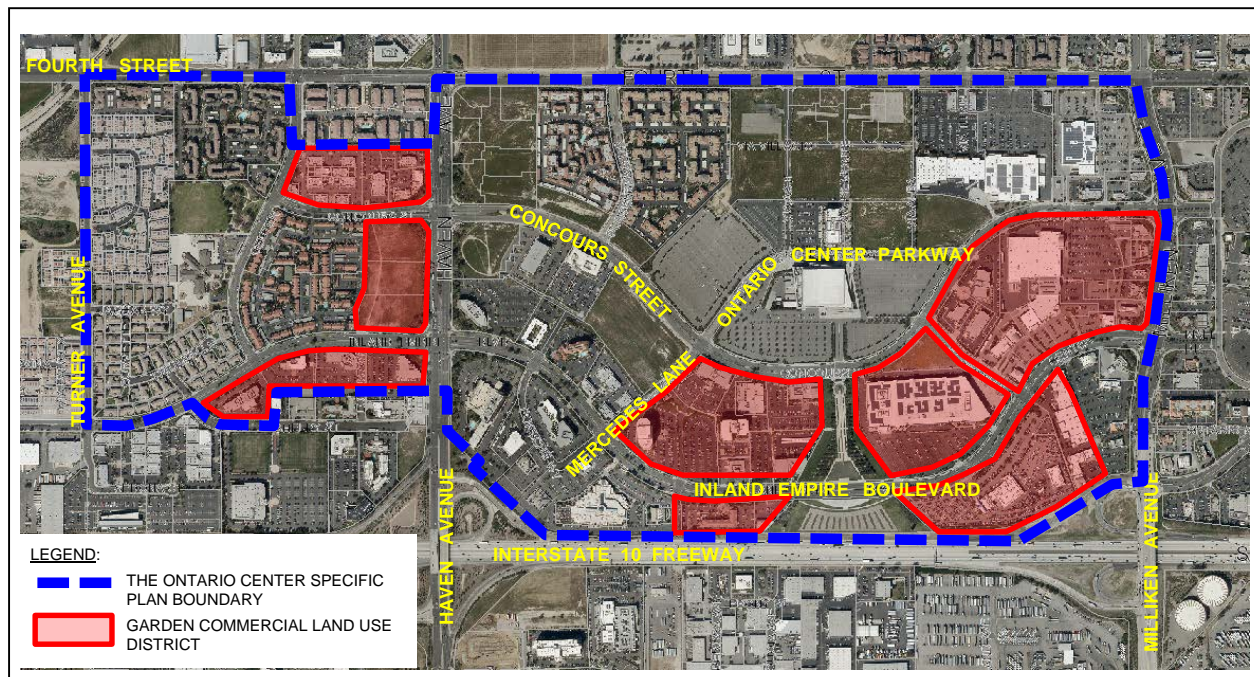
# PLANNING COMMISSION STAFF REPORT

November 28, 2017

**SUBJECT:** An Amendment to the Ontario Center Specific Plan (**File No. PSPA17-004**) to include “Short-Term Sleeping Accommodation Facilities” as an allowed use within the Garden Commercial land use district; **submitted by Nap-To-Go, LLC**. City Council action is required.

**RECOMMENDED ACTION:** That the Planning Commission recommend the City Council approve File No. PSPA17-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

**PROJECT SETTING:** The project area, depicted in *Figure 1 (The Ontario Center Specific Plan – Garden Commercial Land Use District)*, below, is comprised of approximately 235 acres of land, which is generally bordered by Concours Street on the north, Milliken Avenue on the east, Interstate 10 on the south, and Mercedes Lane on the west, and an area generally bordered by Fourth Street on the north, Haven Avenue on the east, Shelby Street on the south, and Center Avenue on the west.



**Figure 1: The Ontario Center Specific Plan – Garden Commercial Land Use District**

Case Planner:	Charles Mercier	Hearing Body	Date	Decision	Action
Planning Director Approval:					
Submittal Date:	N/A	PC	11/28/2017		Recommend
Hearing Deadline:	N/A	CC	12/19/2017		Final

**PROJECT ANALYSIS:** Nap-To-Go, LLC (“Applicant”), is requesting approval of an Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodation Facilities” as an allowed land use within the Garden Commercial land use district. The properties affected by the proposed Specific Plan Amendment are identified in **Figure 1 (The Ontario Center Specific Plan – Garden Commercial Land Use District)**, above.

Following decades of airport layovers with travelers sprawled out across chairs and aisles, a growing phenomenon of sleeping pods are becoming common in busier airports worldwide, providing convenient, comfortable ways to nap while in transit. In the United States, Minute Suites has established short-term sleeping accommodation facilities at Hartsfield-Jackson Atlanta International Airport, Philadelphia International Airport, and Dallas-Fort Worth International Airport, which are the only comparable facilities in this country.

Initially, the Applicant attempted to locate a short-term sleeping accommodation facility within an Ontario International Airport (ONT) terminal; however, was told that no space was currently available that would accommodate such a facility due to on-going remodeling efforts within the terminal. The Applicant then approached the City with a request to establish an off-airport short-term sleeping accommodation facility.

Staff has worked with the Applicant to identify acceptable areas for the proposed use, which are in close proximity to ONT. It is staff’s belief the Garden Commercial Land Use District of the Ontario Center Specific Plan is a suitable area for a short-term sleeping accommodation facility due to its close proximity and accessibility to ONT, and is recommending that it be allowed as a conditionally permitted land use.

As a type of “traveler accommodation,” a short-term sleeping accommodation facility would be subject to the requirements of Ontario Development Code Section 5.03.250, which governs the establishment of hotels, motels, residence inns, and other similar traveler accommodation throughout the City. Upon reviewing the current Development Code land use standards that would be applicable to a short-term sleeping accommodation facility land use, staff has identified several requirements that should not be imposed on such a use, and is recommending that they be specifically excluded within the Ontario Center Specific Plan land use requirements for “Short-Term Sleeping Accommodation Facilities,” including the requirements for:

- (1) A market feasibility report;
- (2) Certain items contained in the minimum amenity package, including:
  - (a) Voicemail, hairdryer, retractable magnifying (10X) and lighted makeup mirror, and iron and ironing board for each guestroom;
  - (b) Minimum meeting space requirements; and

(c) Minimum active and passive leisure amenities, such as swimming pool, whirlpool/spa or furnished cabana, and fitness room; and

(3) An occupancy requirement establishing that guestrooms may not be rented for a period exceeding 30 consecutive calendar days.

In addition to the above noted Development Code exclusions, staff is recommending that the following additional minimum standards be imposed on the land use:

(1) Pursuant to the requirements of Ontario Development Code Section 5.03.250 (Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation), guestrooms shall be rented in increments of 24 hours. Furthermore, the maximum stay shall be limited to one 24-hour period. Guests may not stay at a facility for consecutive 24-hour periods.

(2) Occupancy of accommodations shall be limited to one guest per guestroom.

(3) Each guestroom shall be fully enclosed, and shall have a locking door.

(4) No cash transactions shall be permitted for sleeping accommodations.

(5) No alcohol, tobacco, or illegal drug use shall be allowed on the premises.

(6) A minimum of one attendant and one security guard shall be on duty inside the business at all times.

(7) Access into the building shall be electronically controlled by staff between the hours of 10:00 PM and 6:00 AM.

(8) Commercial vehicle parking shall be prohibited within off-street parking areas provided for use by the business.

(9) Each guestroom shall be provided with the following minimum amenities: wired or wireless internet access, desk with chair, HD television, and alarm clock or wake-up service.

(10) The business location shall maintain a guest register, which shall be made available for inspection by any police officer or other City official pursuant to the requirements of Ontario Municipal Code Sections 5-24.02 and 5-24.03.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More

specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner

[2] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

[3] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU2: Compatibility between a wide range of uses.
  - LU2-1. Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.
  - LU2-2. Buffers: We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.
  - LU2-5. Regulation of Uses: We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.

**Community Economics Element:**

- Goal CE1: A complete community that provides for all incomes and stages of life.
  - CE1-5. Business Attraction: We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

**AIRPORT LAND USE COMPATIBILITY PLAN COMPLIANCE:** On April 19, 2011, the City Council approved and adopted the Ontario International Airport Land use



Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The Planning Department has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Department has found the proposed Specific Plan Amendment to be consistent with the policies and criteria set forth within the ALUCP.

**ENVIRONMENTAL REVIEW:** The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

## RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PSPA17-004, AN AMENDMENT TO THE ONTARIO CENTER SPECIFIC PLAN TO ALLOW "SHORT-TERM SLEEPING ACCOMMODATION FACILITIES" AS AN ALLOWED LAND USE WITHIN THE GARDEN COMMERCIAL LAND USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Nap-To-Go, LLC ("Applicant") has filed an Application for the approval of an Amendment to the Ontario Center Specific Plan, File No. PSPA17-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately 235 acres of land generally bordered by Concours Street on the north, Milliken Avenue on the east, Interstate 10 on the south, and Mercedes Lane on the west, and an area generally bordered by Fourth Street on the north, Haven Avenue on the east, Shelby Street on the south, and Center Avenue on the west; and

WHEREAS, following decades of airport layovers with travelers sprawled out across chairs and aisles, a growing phenomenon of sleeping pods are becoming common in busier airports worldwide, providing convenient, comfortable ways to nap while in transit. In the United States, Minute Suites has established short-term sleeping accommodation facilities at Hartsfield-Jackson Atlanta International Airport, Philadelphia International Airport, and Dallas-Fort Worth International Airport, which are the first comparable facilities in this country; and

WHEREAS, the Applicant has attempted to locate a short-term sleeping accommodation facility within an Ontario International Airport (ONT) terminal; however, was told that no space was currently available that would accommodate such a facility due to on-going remodeling efforts within the terminal. The Applicant then approached the City with a request to establish an off-airport short-term sleeping accommodation facility; and

WHEREAS, staff has worked with the Applicant to identify acceptable areas for the proposed use, which are in close proximity to ONT. It is staff's belief the Garden Commercial Land Use District of the Ontario Center Specific Plan is a suitable area for a short-term sleeping accommodation facility due to its close proximity and accessibility to ONT, and is recommending that it be allowed as a conditionally permitted land use; and

WHEREAS, as a type of "traveler accommodation," a short-term sleeping accommodation facility would be subject to the requirements of Ontario Development Code Section 5.03.250, which governs the establishment of hotels, motels, residence inns, and other similar traveler accommodation throughout the City. Upon reviewing the current Development Code land use standards that would be applicable to a short-term

sleeping accommodation facility land use, staff has identified several requirements that should not be imposed on such a use, and is recommending that they be specifically excluded within the Ontario Center Specific Plan land use requirements for "Short-Term Sleeping Accommodation Facilities," including requirements for:

- (1) A market feasibility report;
- (2) Certain items contained in the minimum amenity package, including:
  - Voicemail, hairdryer, retractable magnifying (10X) and lighted makeup mirror, and iron and ironing board for each guestroom;
  - Minimum meeting space requirements; and
  - Minimum active and passive leisure amenities, such as swimming pool, whirlpool/spa or furnished cabana, and fitness room; and
- (3) An occupancy requirement establishing that guestrooms may not be rented for a period exceeding 30 consecutive calendar days.

WHEREAS, In addition to the above noted Development Code exclusions, staff is recommending that the following additional minimum standards be imposed on the land use:

- (1) Pursuant to the requirements of Ontario Development Code Section 5.03.250 (Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation), guestrooms shall be rented in increments of 24 hours. Furthermore, the maximum stay shall be limited to one 24-hour period.
- (2) Occupancy of accommodations shall be limited to one guest per guestroom, excluding a minor child accompanying a parent or legal guardian.
- (3) Each guestroom shall be fully enclosed, and shall have a locking door.
- (4) No cash transactions shall be permitted for sleeping accommodations.
- (5) No alcohol, tobacco, or illegal drug use shall be allowed on the premises.
- (6) A minimum of one attendant and one security guard shall be on duty inside the business at all times.
- (7) Access into the building shall be electronically controlled by staff between the hours of 10:00 PM and 6:00 AM.

(8) Commercial vehicle parking shall be prohibited within off-street parking areas provided for use by the business.

(9) Each guestroom shall be provided with the following minimum amenities: wired or wireless internet access, desk with chair, HD television, and alarm clock or wake-up service.

(10) The business location shall maintain a guest register.

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 18, 2017, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: *Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**SECTION 2: *Ontario International Airport Land Use Compatibility Plan Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 3: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 2, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Specific Plan Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Specific Plan Amendment is consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, in that the Specific Plan Amendment contributes toward the legislative framework for the implementation of The Ontario Plan’s

allowed land uses, guiding growth and development within the Garden Commercial land use district, and achieving optimum results from the City's physical, economic, environmental, and human resources.

(2) ***The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed land use and corresponding land use standards established by the proposed Specific Plan Amendment have been created with the intent to safeguard and further the public interest, health, safety, convenience, and general welfare, and to ensure that the purposes of The Ontario Plan are maintained.

(3) ***The proposed Specific Plan Amendment will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The proposed location of the proposed Specific Plan Amendment, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not adversely affect the harmonious relationship with adjacent properties and land uses.

(4) ***The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The proposed Specific Plan Amendment has been reviewed by City departments, which have established that the project site is physically suitable for the anticipated land use in terms of parcel size, shape, access, and availability of utilities.

**SECTION 5: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, and adds Subsection 4.3.1.16 to the Ontario Center Specific Plan, to read as shown in Attachment A.

**SECTION 6: Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8: Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.



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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 18th day of December 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Richard D. Delman  
Planning Commission Chairman

ATTEST:

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Scott Murphy, AICP  
Assistant Development Director/  
Secretary of Planning Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on December 18, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Gwen Berendsen  
Secretary Pro Tempore

## ATTACHMENT A

Subsection 4.3.1.16 shall be added to the list of permitted uses in the Garden Commercial land use district of the Ontario Center Specific Plan, and shall read as follows:

4.3.1.16 Short-Term Sleeping Accommodation Facilities, subject to the approval of a Conditional Use Permit pursuant to the requirements of Ontario Development Code Section 4.02.015 (Conditional Use Permits), and the following operational standards:

- (1) As a type of “traveler accommodation,” short-term sleeping accommodation facilities are subject to the requirements of Ontario Development Code Section 5.03.250, governing the establishment of hotels, motels, residence inns, and other similar traveler accommodation throughout the City. Short-term sleeping accommodation facilities shall be specifically excluded from compliance with the following provisions of Development Code Section 5.03.250:
  - (a) A market feasibility report.
  - (b) Certain items contained in the minimum amenity package, including:
    - Voicemail, hairdryer, retractable magnifying (10X) and lighted makeup mirror, and iron and ironing board for each guestroom;
    - Minimum meeting space requirements; and
    - Minimum active and passive leisure amenities, such as swimming pool, whirlpool/spa or furnished cabana, and fitness room.
  - (c) An occupancy requirement establishing that guestrooms may not be rented for a period exceeding 30 consecutive calendar days.
- (2) Guestrooms shall be rented in increments of 24 hours, with the maximum stay limited to one 24-hour period. Guests may not stay at a short-term sleeping accommodation facility for more than 24-hours within any 48 hour period (guests may not stay for two consecutive 24-hour periods).
- (3) Occupancy of accommodations shall be limited to one guest per guestroom.

- (4) Each guestroom shall be fully enclosed, and shall have a locking door.
- (5) No cash transactions shall be permitted for sleeping accommodations.
- (6) No alcohol, tobacco, or illegal drug use shall be allowed on the premises.
- (7) A minimum of one attendant and one security guard shall be on duty inside the business at all times.
- (8) Access into the building shall be electronically controlled by staff between the hours of 10:00 PM and 6:00 AM.
- (9) Commercial vehicle parking shall be prohibited within off-street parking areas provided for use by the business.
- (10) Each guestroom shall be provided with the following minimum amenities: wired or wireless internet access, desk with chair, HD television, and alarm clock or wake-up service.
- (11) The business location shall maintain a guest register, which shall be made available for inspection by any police officer or other City official pursuant to the requirements of Ontario Municipal Code Sections 5-24.02 and 5-24.03.



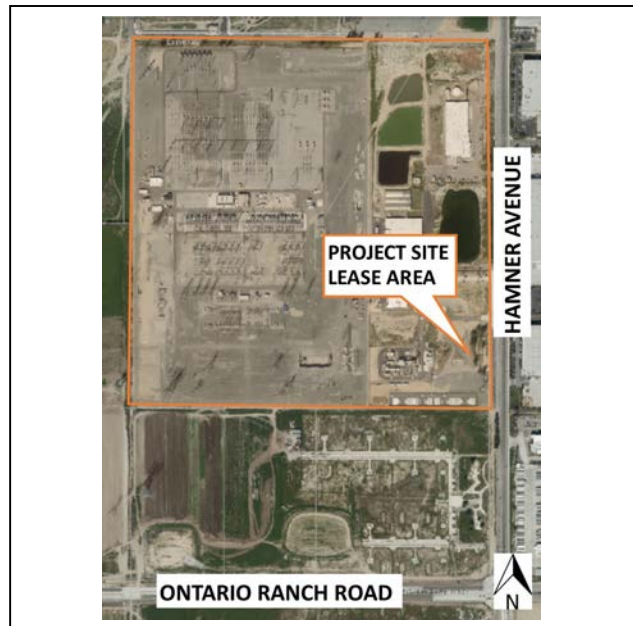
**PLANNING COMMISSION  
STAFF REPORT**  
December 18, 2017

**SUBJECT:** A Development Plan (File No. PDEV17-032) to construct an unmanned telecommunications facility (monoeucalyptus) totaling 946 square feet (22' x 43') of proposed lease area on 124.18 acres of developed land located at 13568 S. Hamner Avenue, within the SP (AG) zoning district. (APNs: 0218-171-10 and 0218-171-17); **submitted by AT&T Mobility – Donna Rosa.**

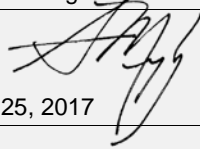
**PROPERTY OWNER:** Southern California Edison

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PDEV17-032, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of a 946 square-foot lease area within 124.18 acres of land located at 13568 S. Hamner Avenue, within the SP(AG) zoning district, and is depicted in **Figure 1: Project Location**, below. The property is developed with an existing Southern California Edison (SCE) substation. The property to the north of the project site is within the Business Park/Light Industrial, SCE Corridor, Park, and P-8 (Garden Court/Rowtown residential) land use districts of the Edenglen Specific Plan, and is partially developed with an SCE transmission site and residential units. The property to the east of the project site is within the City of Eastvale and is developed with industrial uses. The property to the south of the site is within Planning Area 7 (PA7, Mixed-Use Residential and Commercial) of the Rich-Haven Specific Plan and is vacant. The property to the west of the project site is located within the Open Space and Planning Areas 4C and 5B (Residential – Small Lot Single-Family Residential) of the Rich-Haven Specific Plan, and is currently vacant.



**Figure 1: Project Location**

Case Planner:	Alexis Vaughn	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	Dec. 18, 2017	Approved	Recommend
Submittal Date:	July 25, 2017	ZA			
Hearing Deadline:	N/A	PC	Dec. 18, 2017		Final
		CC			

## PROJECT ANALYSIS:

[1] Background — On July 25, 2017, AT&T Mobility (“Applicant”) submitted an application requesting approval of a Development Plan (File No. PDEV17-032) to construct a 65-foot tall co-located monoecalyptus telecommunication facility within a proposed 946 square-foot lease area on 124.18 acres of developed land. The project site is located within the SP(AG) zoning district and is within 500 feet of residential zoning districts to the north, west, and south; therefore, a Development Plan with Planning Commission review is required. On December 18, 2017, the Development Advisory Board recommended approval of the application to the Planning Commission.

[2] Site Design/Building Layout — The project site is developed with an existing SCE substation. The proposed wireless telecommunication facility will be located near the southeast corner of the project site (see **Exhibit A: Site Plan**). The top of the antennas will be constructed 59 feet above the finished grade, and the top of the facility will include an additional 6 feet of branches and foliage to assist in screening the antennas and to provide a more natural eucalyptus tree appearance (see **Exhibit B: Elevation**).

Along with the monoecalyptus telecommunication facility, the proposed project will include a 946 square-foot (22' x 43') equipment area, which will house the facility's operating equipment. The equipment includes one 138-square foot (11'-5" x 12'-0") equipment shelter, and an AT&T Generac 30kw generator with a 54-gallon fuel tank. The equipment shelter and generator will be fully enclosed within a proposed 8' tall block wall enclosure. The equipment area will be set back over 100 feet from the front (east) property line and will be situated behind an existing SCE equipment enclosure.

The proposed project allows the Applicant to provide additional coverage (see **Exhibits E and F: Existing and Proposed Propagation Maps**) in the area. The wireless propagation maps depict wireless coverage before and after the construction of the proposed telecommunication facility and demonstrate the lack of coverage within the area. The proposed facility will enhance wireless coverage for AT&T Mobility and one future co-located carrier within the area and, when constructed, the wireless facility will provide better communication reception in the form of fewer dropped calls, which will improve public safety.

[3] Site Access/Circulation — The subject property has street frontage and vehicular access along Hamner Avenue. Access to the site will be provided through an existing 24-foot-wide driveway located along the eastern portion of the project site. The driveway will lead to a 12-foot-wide access route for the Applicant's staff to utilize to service the proposed facility. This portion of Hamner Avenue is fully improved and no improvements are being required as part of this project.



[4] Parking — In accordance with the Ontario Development Code, the project will be required to provide one parking space, which will be used once or twice a month for maintenance purposes.

[5] Architecture — The project proposes a monoecalyptus stealth design to mitigate the visual impact to the surrounding area. In addition, the Applicant will be required to plant three eucalyptus trees (species to be determined) around the project site, along Hamner Avenue, that will assist in integrating the stealth monoecalyptus into the surrounding scenery. Five other eucalyptus trees (single and multi-trunk) already exist near the proposed project site and will be protected in place. The proposed design is consistent with the design guidelines set forth in the Ontario Development Code. The proposed monoecalyptus facility meets the City's design guidelines and will blend in with the surrounding scenery. To further enhance its look, the following conditions of approval have been placed on the project to assure that it blends well with the area:

- The monoecalyptus shall include heavy, dense foliage with a minimum branch count of three branches per lineal foot of trunk height. Branches shall be randomly dispersed and of different lengths to provide a natural appearance. Branch density shall be consistent throughout the tree and shall not be concentrated in any one area. The branches shall have a natural shape and appearance, as depicted in ***Exhibit D: Photo Simulations***, attached.
- Simulated bark shall extend the entire length of the pole (trunk) or the branch count shall be increased so that the pole is not visible.
- Branches and foliage shall extend beyond an antenna array a minimum of two feet horizontally and seven feet vertically, in order to adequately camouflage the array, antennas, and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial eucalyptus foliage.
- The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged. All antennas shall be fully concealed within the branches. Furthermore, all wires and connectors shall be fully concealed within the trunk, and all unused ports (for collocation) shall have covers installed.

The proposed location provides an opportunity for the carrier (AT&T Mobility) to provide telecommunication coverage on residentially-zoned properties to the north, and future residential and commercial development to the west and south. Furthermore, the telecommunication facility has a stealth design to mitigate its visual impact, and has been designed for collocation, which will potentially eliminate the need for an additional facility in the area. The facility location is separated from the nearest public right-of-way (Hamner Avenue) by an existing Southern California Edison facility (front property line). Additional specimen trees will screen the stealth monoecalyptus from view from the north, west, and south, and will help it to blend into the surrounding scenery. These separations will

provide a buffer between the telecommunication facility and neighboring existing and future residential and commercial uses.

[6] Landscaping — Due to the setback distance and proposed placement of the facility, the applicant is not required to install new landscaping (hedges, groundcover) along the property lines or adjacent to the new monoecalyptus telecommunication facility; however, the Applicant is required to plant three new eucalyptus trees (such as *Eucalyptus nicholii* or *leucoxyton*) adjacent to the proposed equipment shelter. The goal of the site improvements is to make the monoecalyptus telecommunication facility look as natural as possible in the area.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods

[2] Policy Plan (General Plan)

**Land Use Element:**

➤ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

➤ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

➤ LU2-5: Regulation of Use. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.

➤ LU4-1: Commitment to Vision. We are committed to achieving our vision but realize that it may take time and several interim steps to get there.

### **Community Economics Element:**

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.
- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.
- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.
- CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

### **Community Design Element:**

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.
  - CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.
  - CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.
- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
  - CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.
  - CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project

site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of projects characterized as in-fill development meeting the conditions described in this section.

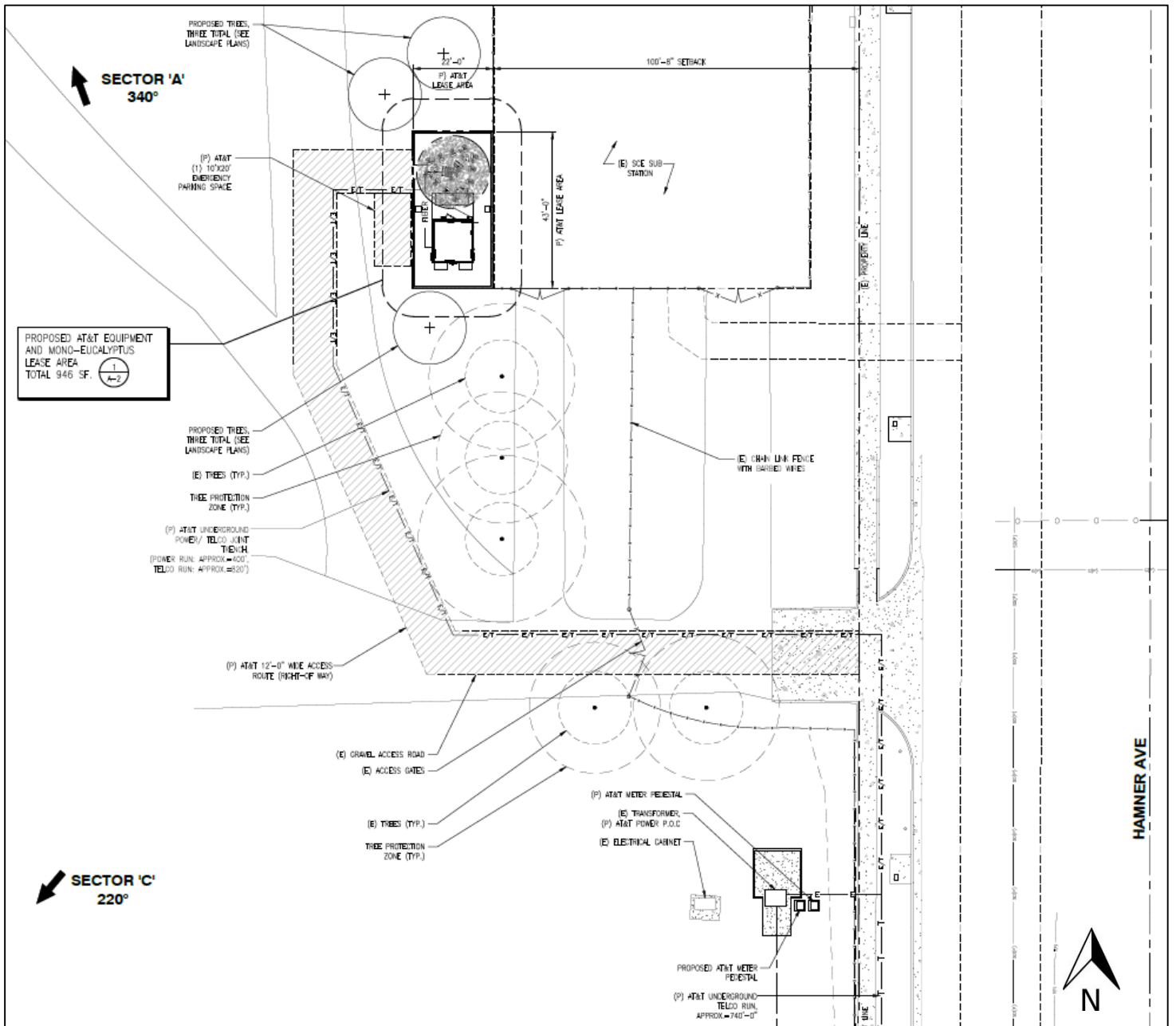
**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

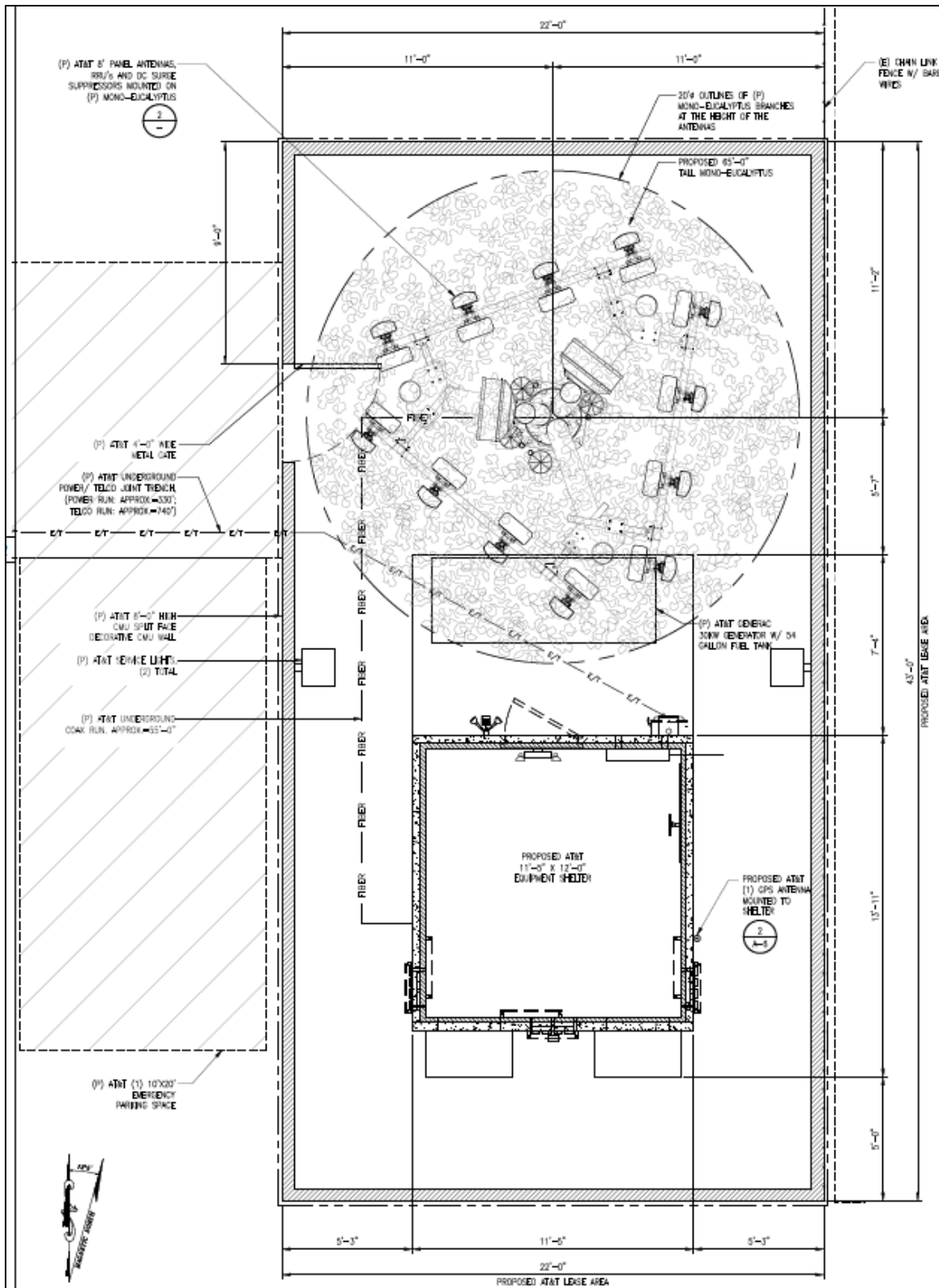
	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	SCE Substation	Business Park (BP, 0.6 FAR)	SP(AG)	N/A
<i>North</i>	SCE Easement, Medium-Density Residential	Open Space – Non Recreation (OS-NR), Medium-Density (MDR, 11.1-25 du/ac)	Edenglen Specific Plan	Business Park/Light Industrial, SCE Corridor, Park, and P-8 (Garden Court/Rowtown Residential)
<i>South</i>	Vacant	Mixed Use (MU 9, NMC East), Open Space – Non Recreation (OS-NR)	Rich-Haven Specific Plan	PA7 (Mixed-Use Residential and Commercial)
<i>East</i>	City of Eastvale	N/A	N/A	N/A
<i>West</i>	Vacant	Low-Medium Density Residential (LMDR, 5.1-11 du/ac), Medium-Density (MDR, 11.1-25 du/ac)	Rich-Haven Specific Plan	Open Space and Planning Areas 4C and 5B (Residential – Small Lot Single-Family Residential)

**Exhibit A: Site Plan and Lease Area Detail**



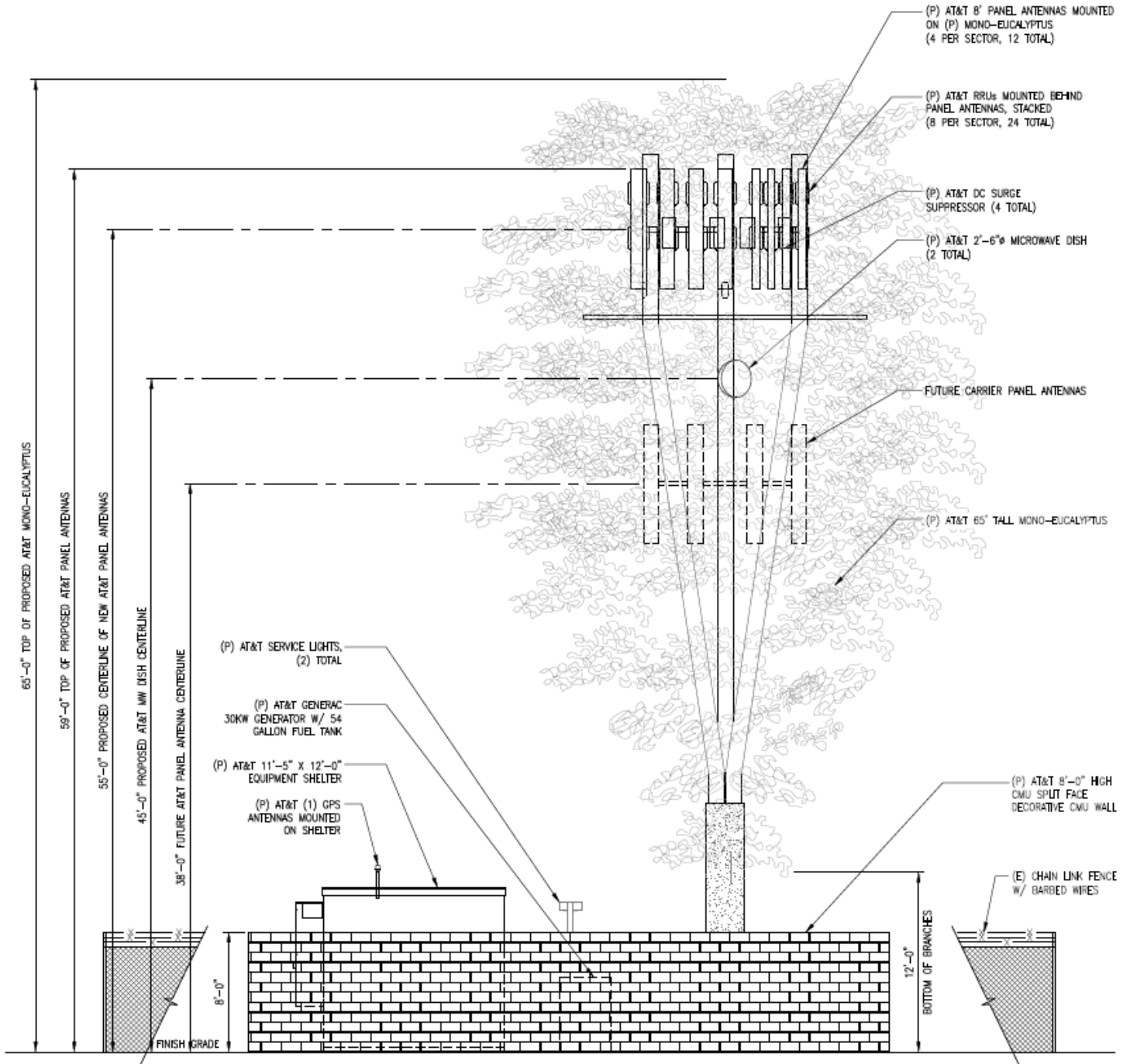
**Site Plan**



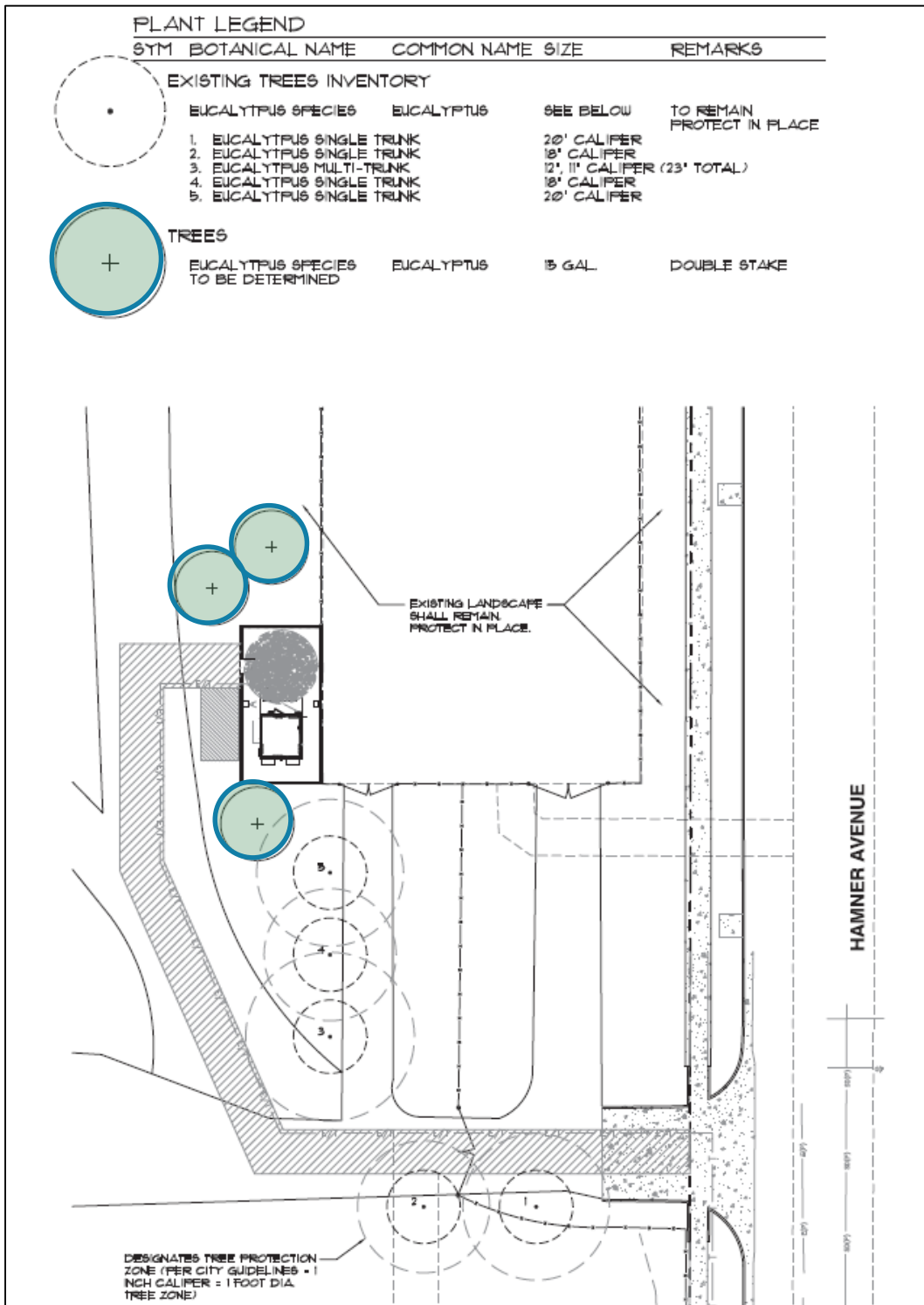


**Lease Area Detail**

**Exhibit B: Elevation (East)**

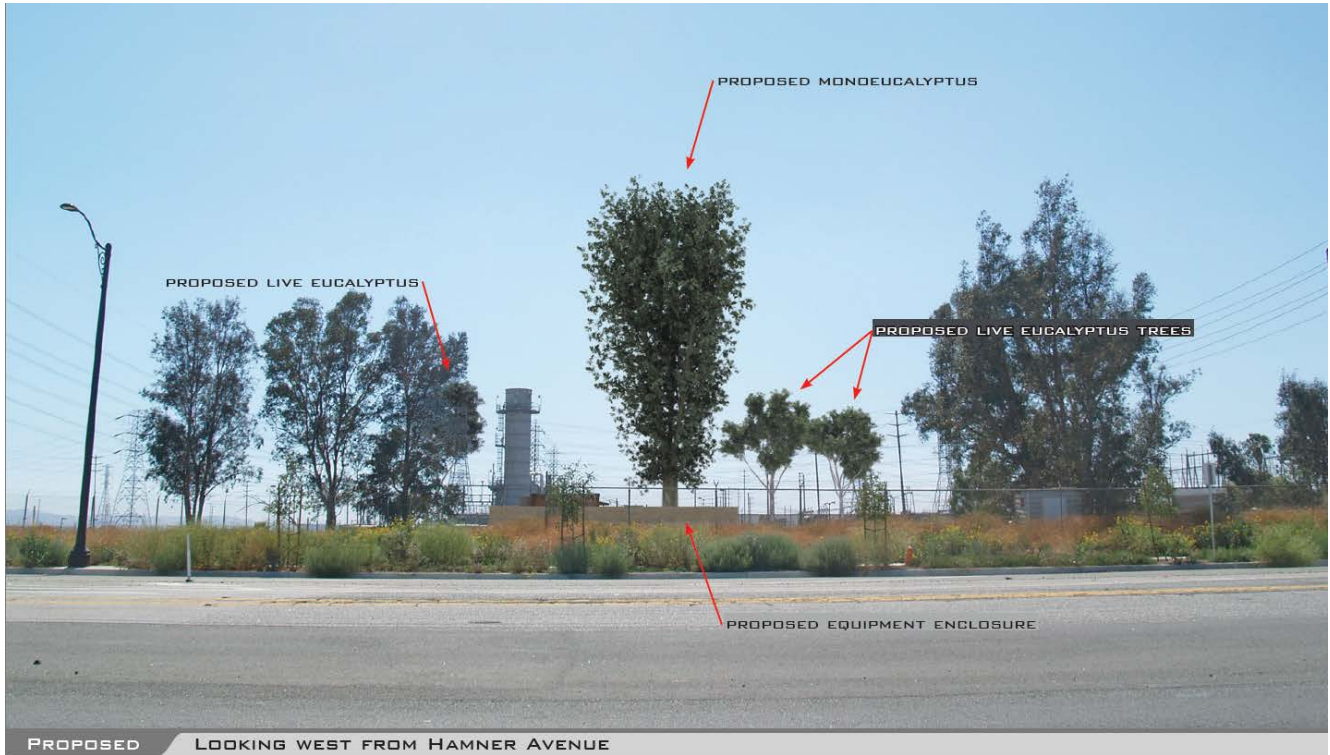


**Exhibit C: Conceptual Landscape Plan**



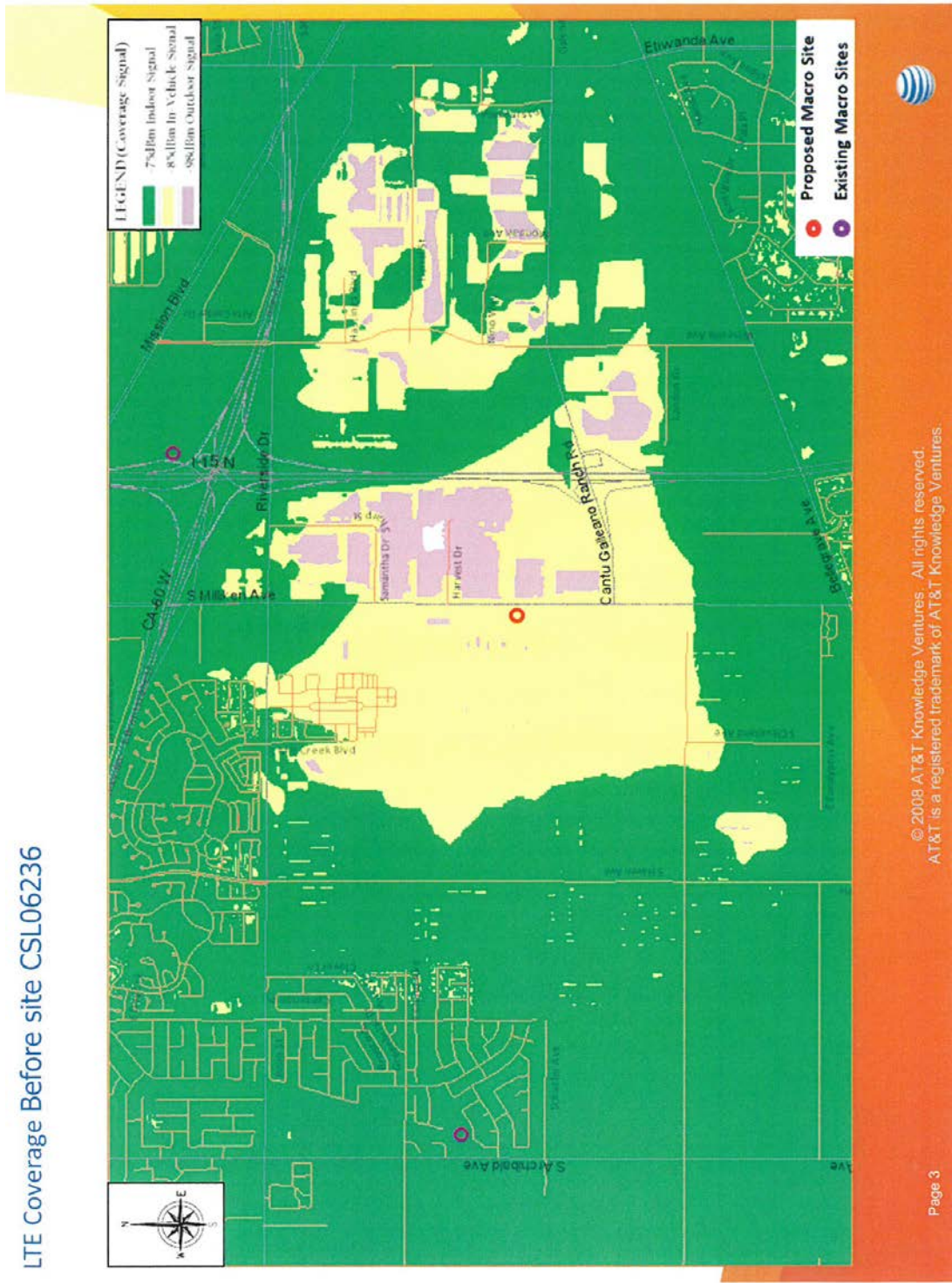


**Exhibit D: Photo Simulations**

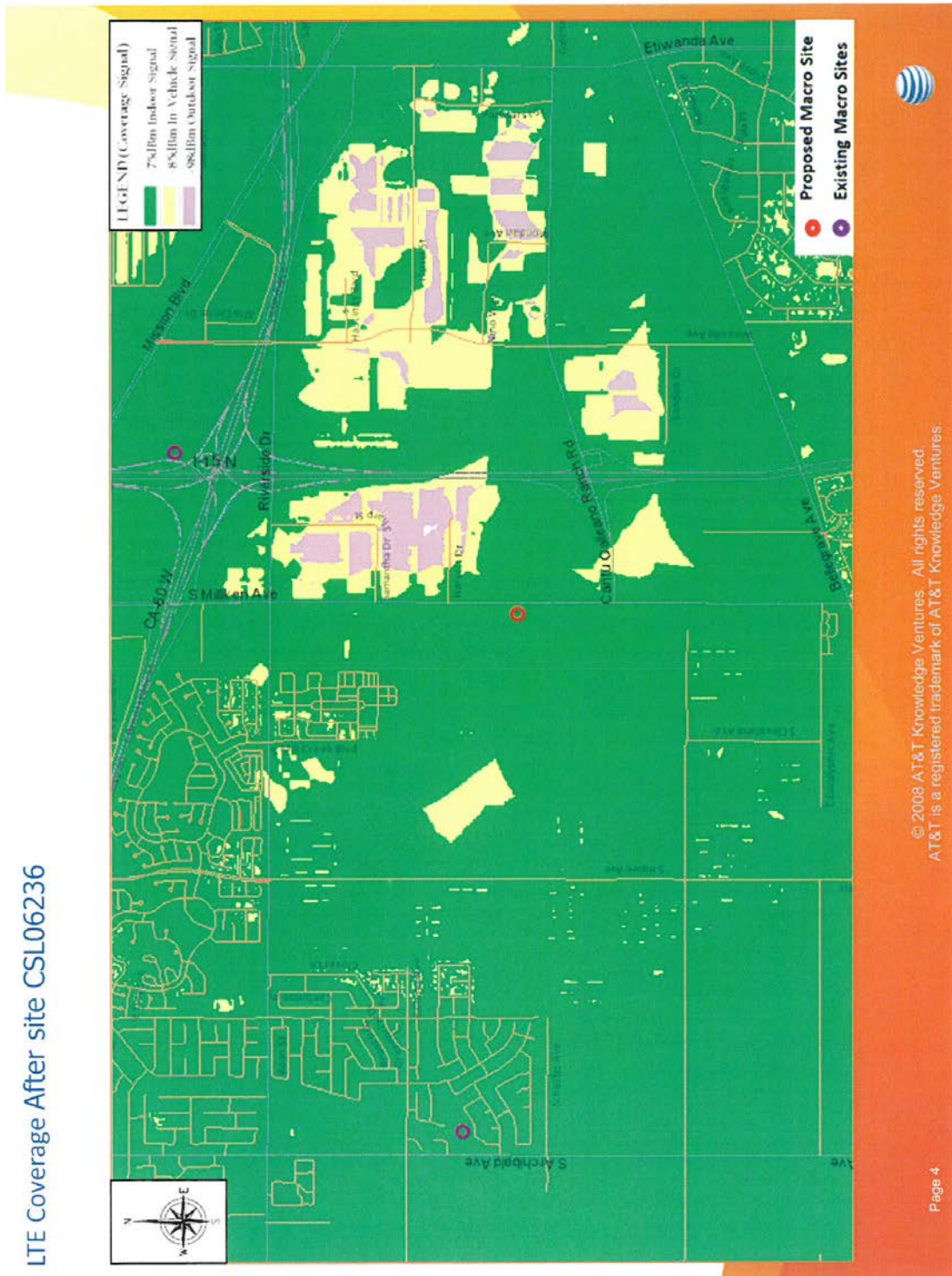




**Exhibit E: Existing Proposed Propagation Map**



**Exhibit F: Proposed Propagation Map**



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV17-032, A DEVELOPMENT PLAN TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY (MONOEUCALYPTUS) TOTALING 946 SQUARE FEET OF PROPOSED LEASE AREA, ON 124.18 ACRES OF DEVELOPED LAND LOCATED AT 13568 S. HAMNER AVENUE, WITHIN THE SP(AG) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF—APN(S): 0218-171-10, 0218-171-17.

WHEREAS, AT&T MOBILITY ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV17-032, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.02 acres of leased land within a 124.18-acre parcel generally located at the southwest corner of Hamner Avenue and Micro Drive, at 13568 S. Hamner Avenue within the SP(AG) zoning district, and is presently improved with a Southern California Edison Substation; and

WHEREAS, the property to the north of the project site is within the Business Park/Light Industrial, SCE Corridor, Park, and P-8 (Garden Court/Rowtown residential) land use districts of the Edenglen Specific Plan, and is partially developed with an SCE transmission site and residential units. The property to the east of the project site is within the City of Eastvale and is developed. The property to the south of the site is within Planning Area 7 (PA7, Mixed-Use Residential and Commercial) of the Rich-Haven Specific Plan and is vacant. The property to the west of the project site is located within the Open Space and Planning Areas 4C and 5B (Residential – Small Lot Single-Family Residential) of the Rich-Haven Specific Plan, and is currently vacant; and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration



of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 18, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-064 recommending the Planning Commission approve the Application; and

WHEREAS, on December 18, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

**SECTION 1: Environmental Determination and Findings.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (32, In-Fill Development Projects) of the CEQA Guidelines, which consists

of projects characterized as in-fill development meeting the conditions described in this section; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

**SECTION 2: Housing Element Compliance.** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 3: Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 4: Concluding Facts and Reasons.** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Business Park (BP, 0.6 FAR) land use district of the Policy Plan Land Use Map, and the SP(AG) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed wireless telecommunication facility will be a stealth design, consistent with the design guidelines set forth in the Ontario Development Code and will be located behind an existing utility building. In addition, three eucalyptus trees will be planted on the project site that will assist with blending the proposed monoecalyptus with the surrounding scenery, thereby further minimizing the visual impact. Therefore, the project is consistent with the goals and policies of the Policy Plan (General Plan).

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the SP(AG) zoning district, including standards relative to the particular land use proposed (wireless telecommunication facility), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The proposed wireless telecommunication facility project site will be located behind an existing utility structure, near the southeast corner of the parcel. The proposed project is consistent with the design guidelines set forth in the Ontario Development Code, and is located behind an existing Southern California Edison facility. In addition, three eucalyptus trees will be planted near the project site that will assist in blending the proposed monoecalyptus with the surrounding scenery. Additionally, multiple large eucalyptus trees are already existing near the project site. Therefore, visual impact to the surrounding area will be minimized.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the Business Park area plan. The wireless telecommunication facility will provide necessary coverage for AT&T

Mobility (and a future carrier to be collocated) customers in an area where there is currently deficient coverage. The proposed project will be a monoecalyptus design and the equipment will be fully enclosed and will not be visible from public view, therefore minimizing the visual impact and improving the public health, safety, and welfare by providing better communication reception in the form of fewer dropped calls.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (wireless telecommunication facility). As a result of this review, the Planning Commission has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code. The proposed project is to be located near the southeast corner of the parcel, behind an existing utility structure. In addition, three eucalyptus trees will be planted on the project site that will assist with blending the proposed monoecalyptus with the surrounding scenery, which includes existing eucalyptus trees; thereby further minimizing the visual impact to the surrounding area.

**SECTION 5: Planning Commission Action.** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

**SECTION 6: Indemnification.** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 7: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

**SECTION 8: Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 18th day of December, 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

---

Richard D. Delman  
Planning Commission Chairman

ATTEST:

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Scott Murphy, AICP  
Assistant Development Director  
Secretary of Planning Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on December 18, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Gwen Berendsen  
Secretary Pro Tempore



**ATTACHMENT A:**

**File No. PDEV17-032  
Departmental Conditions of Approval**

*(Departmental conditions of approval to follow this page)*



City of Ontario  
Planning Department  
303 East B Street  
Ontario, California 91764  
Phone: 909.395.2036  
Fax: 909.395.2420

## ***Planning Department Land Development Division Conditions of Approval***

**Meeting Date:** December 18, 2017

**File No:** PDEV17-032

**Related Files:** N/A

**Project Description:** Development Plan (PDEV17-032) approval to construct an unmanned telecommunications facility (monoecalyptus) totaling 946 square feet of proposed lease area, on 124.18 acres of developed land located at 13568 S. Hamner Avenue, within the SP(AG) zoning district. (APN(s): 0218-171-10, 0218-171-17); **submitted by AT&T Mobility, Donna Rosa**

**Prepared By:** Alexis Vaughn, Assistant Planner  
**Phone:** 909.395.3215 (direct)  
**Email:** [avaughn@ontarioca.gov](mailto:avaughn@ontarioca.gov)

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

(a) Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.3** Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

**2.4** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.5** Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(c) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**2.6** Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**2.7** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.8** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

**2.9** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.10** Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to **Section 15332 (Class 32, In-Fill Development Projects)** of the CEQA Guidelines, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.11** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.12** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.13** Additional Requirements.

(a) The monoecalyptus shall include heavy, dense foliage with a minimum branch count of three branches per lineal foot of trunk height. Branches shall be randomly dispersed and of different lengths to provide a natural appearance. Branch density shall be consistent throughout the tree and shall

not be concentrated in any one area. The branches shall have a natural shape and appearance, as depicted in Exhibit D: Photo Simulations, attached to the agenda report.

(b) Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

(c) Branches and foliage shall extend beyond an antenna array a minimum of two feet horizontally and seven feet vertically, in order to adequately camouflage the array, antennas, and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial eucalyptus foliage.

(d) The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged. All antennas shall be fully concealed within the branches. Furthermore, all wires and connectors shall be fully concealed within the trunk, and all unused ports (for co-location) shall have covers installed.

(e) The applicant is required to maintain the project site. Any diseased or dead vegetation shall be removed and replaced. Any damage or wear to the monoecalyptus' features, such as bark, branches, and leaves, or to the equipment enclosure, must be repaired or replaced in a timely manner so as to maintain the proper concealment of the telecommunications equipment.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Aguilo, Assistant Planner  
Planning Department

**FROM:** Lora L Gearhart, Fire Protection Analyst  
Bureau of Fire Prevention

**DATE:** August 7, 2017

**SUBJECT:** PDEV17-032 – A Development Plan To Construct A Telecommunications Facility (Monopine) Totaling 946 SF On 124.18 Acres Of Land Located At 13568 South Hamner Avenue, Within The SP(AG) (Specific Plan And Agricultural Overlay) Zoning Districts. APNs: 0218-171-10 And 0218-171-17.

- 
- The plan **does** adequately address the departmental concerns at this time.
- No comments
- Report below.

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### **CONDITIONS OF APPROVAL:**

8. Hand-portable fire extinguishers are required to be installed PRIOR to occupancy. Contact the Bureau of Fire Prevention Bureau during the latter stages of construction to determine the exact number, type and placement required per Ontario Fire Department Standard #C-001. (Available upon request from the Fire Department or on the internet at <http://www.ci.ontario.ca.us/index.cfm/34762>)
9. "No Parking/Fire Lane" signs and /or Red Painted Curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would encroach on the 24-foot clear width requirement per Ontario Fire Department. Install per Ontario Fire Department Standards #B-001 and #B-004. (Available upon request from the Fire Department or on the internet at <http://www.ci.ontario.ca.us/index.cfm/34762>)
10. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Said numbers shall contrast with their background. (See Section 9-1 6.06 Street Naming and Street Address Numbering of the Ontario Municipal Code and Ontario Fire Department Standards #H-003 and #H-002.)

21. The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
  
28. The developer shall transmit a copy of these requirements to his on-site contractor to foster a mutual understanding between on-site personnel and the Fire Marshal's office. It is highly recommended that the developer and fire protection designer obtain a copy of the Ontario Fire Department Fire Protection System Information Checklist to aid in system design. Development Advisory Board comments are to be included on the construction drawing.

ADDITIONAL COMMENTS:

If the equipment cabinets are to contain any stationary storage battery systems, said systems shall comply with section 608 of the 2016 California Fire Code

For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us), click on Fire Department and then on forms.





# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Planning Director ( Copy of memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang , IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: July 27, 2017

SUBJECT: FILE #: PDEV17-032

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 10, 2017**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan approval to construct an unmanned telecommunications facility (monopine) totaling 946 SF (22' x 43') on 124.18 acres of land located at 13568 South Hamner Avenue, within the SP(AG) zoning district. APN(s): 0218-171-10, 0218-171-17.

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Police  
Department

DOUGLAS SOREL  
Signature

MANAGEMENT  
ANALYST  
Title

8/14/17  
Date



# CITY OF ONTARIO MEMORANDUM

## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental Section, Information Technology & Management Services Department, Ontario Municipal Utilities Company and Traffic & Transportation Division Conditions incorporated)

**DAB MEETING DATE:** 12/04/2017

**PROJECT:** PDEV17-032, a Development Plan to construct a telecommunications facility (monopine) totaling 946 SF.

**APN:** 0218-171-10 and 0218-171-17

**LOCATION:** 13568 South Hamner Avenue


**PROJECT ENGINEER:** Antonio Alejos, Engineering Assistant *AA* (909) 395-2384

**PROJECT PLANNER:** Alexis Vaughn, Assistant Planner (909) 395-2416

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**The following items are the Conditions of Approval for the subject project:**

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall apply for an Encroachment Permit for all proposed work in the public right-of-way.
3. The applicant/developer shall process an Encroachment Agreement for telecommunication facilities to be installed in the public right-of-way.
4. Pay all Development Impact Fees (DIF) to the Building Department.

  
Khoi Do, P.E.  
Assistant City Engineer

11-14-17  
Date



# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Planning Director ( Copy of memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
**Lorena Mejia, Senior Planner**  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang , IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: July 27, 2017

SUBJECT: FILE #: PDEV17-032

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 10, 2017**.

- Note:**
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan approval to construct an unmanned telecommunications facility (monopine) totaling 946 SF (22' x 43') on 124.18 acres of land located at 13568 South Hamner Avenue, within the SP(AG) zoning district. APN(s): 0218-171-10, 0218-171-17. 65'

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Airport Planning  
Department

*Lorena Mejia*  
Signature

Senior Planner  
Title

9/2/17  
Date

CD2017-051



# AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-032

Address: 13568 S Hamner Ave

APN: 0218-171-10 & 17

Existing Land Use: SCE Substation

Proposed Land Use: Telecommunications Wireless Facility - Monopine (946 SF Area)

Site Acreage: 124.18 Proposed Structure Height: 65 ft

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By:

Lorena Mejia

Contact Info:

909-395-2276

Project Planner:

Alexis Vaughn

Date: 9/7/17

CD No.: 2017-051

PALU No.: n/a

## The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input type="radio"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

## The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP     Consistent     Consistent with Conditions     Inconsistent

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.

See Attached Conditions.

Airport Planner Signature: \_\_\_\_\_

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2017-051  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

The project applicant is required to file a FAA Form 7460-1 due to potential electronic interference to aircraft in flight and receive a determination of "No Hazard" from the FAA prior to building permit issuance.





# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Planning Director ( Copy of memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
**Kevin Shear, Building Official**  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang , IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: July 27, 2017

SUBJECT: FILE #: PDEV17-032

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 10, 2017**.

- Note:**
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A Development Plan approval to construct an unmanned telecommunications facility (monopine) totaling 946 SF (22' x 43') on 124.18 acres of land located at 13568 South Hamner Avenue, within the SP(AG) zoning district. APN(s): 0218-171-10, 0218-171-17.

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

*Building*

Department

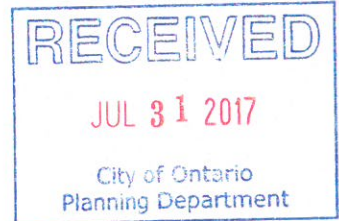
Signature

Title

Date

# CITY OF ONTARIO MEMORANDUM

**TO:** PLANNING DEPARTMENT, Alexis Vaughn  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** July 31, 2017  
**SUBJECT:** PDEV17-032



- 
1. The plan **does** adequately address the departmental concerns at this time.  
No comments.

KS:lm





# CITY OF ONTARIO MEMORANDUM

TO: Hassan Haghani, Development Director  
 Scott Murphy, Assistant Development Director ( Copy of memo only)  
 Cathy Wahlstrom, Principal Planner (Copy of memo only)  
 Charity Hernandez, Economic Development  
 Kevin Shear, Building Official  
 Khoi Do, Assistant City Engineer  
 Carolyn Bell, Landscape Planning Division  
 Sheldon Yu, Municipal Utility Company  
 Doug Sorel, Police Department  
 Paul Ehrman, Deputy Fire Chief/Fire Marshal  
 Jay Bautista, T. E., Traffic/Transportation Manager  
 Lorena Mejia, Senior Planner  
 Steve Wilson, Engineering/NPDES  
 Joe De Sousa, Supervising Code Enforcement Officer  
 Jimmy Chang , IT Department  
 David Simpson , IT Department ( Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: November 07, 2017

SUBJECT: FILE #: PDEV17-032

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, November 21, 2017**.

**PROJECT DESCRIPTION:** A Development Plan to construct a telecommunications facility (monopine) totaling 946 SF on 124.18 acres of land located at 13568 South Hamner Avenue, within the SP(AG) (Specific Plan and Agricultural Overlay) zoning districts. APNs: 0218-171-10 and 0218-171-17.

The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Planning *Carolyn Bell Sr* Landscape Architect  
 Department Signature Title Date 11/7/17

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off

*Carolyn Bell*  
 Carolyn Bell, Sr. Landscape Planner

11/7/17  
 Date

Reviewer's Name:

**Carolyn Bell, Sr. Landscape Planner**

Phone:

**(909) 395-2237**

D.A.B. File No.:

PDEV 17-032

Case Planner:

Alexis Vaughn

Project Name and Location:

At & T Hamner Time  
 13568 S Hamner Ave

Applicant/Representative:

Infinigy Engineering  
 26455 Rancho Pkwy So  
 Lake Forest, CA 92630



**A Preliminary Landscape Plan (dated 10/18/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**



**A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

**CORRECTIONS REQUIRED**

- After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:

Plan Check—less than 5 acres .....	\$1,301.00
Inspection—Construction (up to 3 inspections) .....	\$278.00
Total .....	\$1579.00

On landscape construction plans:

- Call out 3 trees and note genus and species such as; Eucalyptus nicholii, Euc. leucoxyton, etc. Where space allows can provide 1 Quercus agrifolia to reduce water use after 2 years.
- Show 10' square planter beds for the screening trees edged by a 6" high concrete mowstrip for the new trees near the monopine. Fill with 3" shredded bark mulch after planting.
- Call out tree sizes: 3-24" box sizes. Space trees 20-30' apart and from existing trees or the Mono-Eucalyptus. Add tree planting and tree staking detail, see attached.
- Provide irrigation plans for automatic irrigation with identified point of connection, new pop up 5' radius 5FB stream sprays, 2 at each tree. Anti-siphon valve, Sch 40 3/4" pipe and automatic irrigation controller.
- Note owner to coordinate with on-site landscape maintenance personnel to ensure landscape is properly maintained in a neat and healthy condition free of weeds, pests or diseases and properly irrigated without run-off or overspray.
- Landscape architect or owner shall have a soil test taken prior to construction and include soil report recommendations to the plans. Note the contractor shall amend the soil based on recommendations and provide a 2<sup>nd</sup> soil test after soil is amended to show amendments were added.
- Add tree protection notes to demo and construction plans, (see attached).

Once items are complete you may email an electronic set to:

[landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Scott Murphy, AICP, Assistant Development Director *SM*

**DATE:** December 18, 2017

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF NOVEMBER 2017

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Attached, you will find the Planning Department Monthly Activity Report for the month of November 2017. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2017

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**DEVELOPMENT ADVISORY BOARD MEETING**

**November 6, 2017**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**November 6, 2017**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**November 7, 2017**

**ENVIRONMENTAL ASSESSMENT AND ONTARIO MUNICIPAL CODE AMENDMENT REVIEW:** An ordinance amending the Ontario Municipal Code to reestablish Title 4 (Public Safety), Chapter 13, titled “Off-Street Parking Prohibitions and Restrictions,” which establishes provisions governing [1] certain prohibitions regarding parking on undeveloped or unpaved areas of lots; [2] certain prohibitions regarding parking on landscaped areas of properties zoned or used for residential purposes; and [3] commercial vehicle parking restrictions in residential zones and outside of designated loading areas on commercially zoned property. The proposed amendment to the Ontario Municipal Code is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City Initiated.**

**Action: The City Council approved introduction and waived further reading of the ordinance.**

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**DEVELOPMENT ADVISORY BOARD MEETING**

**November 20, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-005:** A Development Plan (PDEV17-005) to construct unmanned telecommunications facilities (small cell sites) for Mobilitie to attach small cells to existing utility poles within the Right-of-Way of the City of Ontario. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2017

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Conversion of Small Structures) of the CEQA Guidelines. The necessary plans and information for the various locations of the project are available for review at the Planning Department. This project introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1048-542-16) **submitted by Mobilitie, LLC.**

**Action: The Development Advisory Board approved the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038:**

A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company. Planning Commission action is required.**

**Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.**

---

**ZONING ADMINISTRATOR MEETING**

**November 20, 2017**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-014:** A Conditional Use Permit (File No. PCUP17-014) to establish alcoholic beverage sales, limited to beer and wine (Type 41 ABC license), for consumption on the premises, in conjunction with an existing 70,033 square-foot Edwards Theater on 1.9 acres of land located at 1575 N. Mountain Avenue, within the Entertainment District of the Mountain Village Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1008-271-10) **submitted by Edwards Theatres Inc.**

**Action: The Zoning Administrator approved the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-019:** A request to amend an existing Conditional Use Permit (File No. PCUP09-007) to upgrade the existing Type 41 ABC License for on-sale beer and wine to a Type 47 ABC License for

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2017

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on-sale beer, wine, and distilled spirits; and to expand an existing restaurant to include a banquet room with accompanying beer, wine, and spirits sales for consumption on the premises and live entertainment for property located on the north side of Holt Boulevard, between Vineyard Avenue and Corona Avenue at 1845 E. Holt Boulevard. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0110-092-17) **submitted by MCSW Corp. DBA Beola's Southern Cuisine.**

**Action:** The Zoning Administrator approved the project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.**

**PCUP17-023:** A Conditional Use Permit to establish on premise alcohol beverage sales (Type 41-Beer and Wine ABC License), in conjunction with an existing 2,885 square foot (Johnny Rockets) restaurant located at 1 East Mills Circle, Suite 103, within the Regional Commercial land use district of the California Commerce Center North, Ontario Gateway Plaza & Wagner Properties Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1-Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-014-36) **submitted by Hamilton Stawson, LLC.**

**Action:** The Zoning Administrator approved the project subject to conditions.

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**CITY COUNCIL MEETING**

**November 21, 2017**

**ENVIRONMENTAL ASSESSMENT AND ONTARIO MUNICIPAL CODE AMENDMENT REVIEW:** An ordinance approving an Amendment to the Ontario Municipal Code, reestablishing Title 4 (Public Safety), Chapter 13, titled "Off-Street Parking Prohibitions and Restrictions."

**Action:** The City Council approved and waived further reading of the ordinance.

**FILE NO. PSGN17-108:** Review of the proposed revisions to an existing LED freeway sign within the view corridor of the Ontario Center Specific Plan, located on the north side of Interstate 10 Freeway, between Haven and Milliken Avenues (APN: 0210-211-23).

**Action:** The City Council approved a resolution approving revisions to the freeway sign.

**FILE NOS. PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, AND PHP17-023:** A public hearing to consider File Nos. PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, and PHP17-023, historic property preservation agreements for six designated historic properties.



City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of November 2017

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**Action:** The City Council approved resolutions authorizing the City Manager to enter into Historic Property Preservation Agreements (Mills Act contracts) for the following properties:

- File No. PHP17-013, 206 West Armsley Square (APN: 1047-343-08)
- File No. PHP17-015, 227 East G Street (APN: 1048-243-20)
- File No. PHP17-016, 128 East El Morado Court (APN: 1048-242-03)
- File No. PHP17-019, 318 East Princeton Street (APN: 1047-543-33)
- File No. PHP17-022, 123 East H Street (APN: 1048-252-40)
- File No. PHP17-023, 205 East Princeton Street (APN: 1047-531-29)

**FILE NO. PSP15-002:** A public hearing to consider a resolution certifying the environmental impact report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, and an Ordinance for File No. PSP15-002, a Specific Plan (Armstrong Ranch) to establish land use designations, development standards, and design guidelines for 189.8 acres of land bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west, and includes the potential development of 891 dwelling units and a 10-acre elementary school site (APNs: 0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45 0218-111-49 and 0218-111-50).

**Action:** The City Council adopted a resolution approving the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, and introduced and waived further reading of the ordinance.

**FILE NO. PDA15-003:** A public hearing to consider an ordinance approving a Development Agreement between the City of Ontario and BrookCal Ontario, LLC, for the development of up to 48 single-family and 217 multiple-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land generally located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of the Avenue Specific Plan (APN:0218-201-18).

**Action:** The City Council approved introduction and waived further reading of the ordinance.

**FILE NO. PDA17-001:** A public hearing to consider an ordinance approving a Development Agreement between the City of Ontario and Loyola Properties 1, LP, for the potential development of up to 587 residential units (File No. PMTT16-021/TPM 19787) on 76.68 acres of land located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan (APN: 0218-241-31).

**Action:** The City Council approved introduction and waived further reading of the ordinance.

**PLANNING/HISTORIC PRESERVATION COMMISSION MEETING**      **November 28, 2017**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-038:**

A Development Plan to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

**Action: The Planning Commission approved the project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO.**

**PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **submitted by Nap-To-Go, LLC. City Council action is required**

**Action: This item was continued to the December 18, 2017, Planning Commission meeting.**

## Monthly Activity Report—New Applications

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**PCUP17-025:**

**Submitted by Verizon Wireless**

A Conditional Use Permit to establish an unmanned wireless telecommunications facility (monopine) totaling 576 square feet on 1.71 acres of land located at the southeast corner of Oaks Avenue and Quince Court, within the AR-2 (Residential-Agriculture – 0 to 2.0 DU/Acre) zoning district (APNs: 1014-121-04 and 1014-121-02). Related File: PDEV17-054.

**PCUP17-026:**

**Submitted by Elba, Inc.**

A Conditional Use Permit to establish a 7,024-SF commercial carwash on 2.6 acres of land located at the northwest corner of Grove Avenue and Holt Boulevard, within the MU-2 (East Holt Mixed-Use) zoning district (APNs: 1048-472-16, 1048-472-17, 1048-472-18, 1048-472-19, 1048-472-20, and 1048-472-21). Related Files: PDEV17-034 and PUD17-003.

**PCUP17-027:**

**Submitted by Fernando Solis**

A Conditional Use Permit to establish an accessory dwelling unit in excess of 14 FT in height (24 FT requested) on 0.18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low-Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN: 1049-293-18).

**PCUP17-028:**

**Submitted by Salvador Balver**

Conditional Use Permit to establish an accessory dwelling unit in excess of 14 FT in height (23 FT requested) on a 0.20-acre Historic Eligible property located at 717 East D Street, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district (APN: 1048-404-23). [\*\*\*\*\*NOTE: CUP IS NOT REQUIRED — APPLICATION HAS BEEN WITHDRAWN AND A NEW APPLICATION WAS REQUESTED UNDER PHP17-035\*\*\*\*\*]

**PCUP17-029:**

**Submitted by Bramaron Entertainment, LLC**

A Conditional Use Permit to establish a 5,700 square-foot Escape Room/Game Room Facility on 0.278 acres of land located at 520 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) zoning district (APNs: 1048-362-08).

**PCUP17-030:**

**Submitted by American Multi-Cinema, Inc.**

A Conditional Use Permit to modify a previously approved Conditional Use Permit (File No. PCUP14-018) granting alcoholic beverage sales, including beer, wine, and distilled spirits, for consumption on-the premises (Type 47 ABC license), in conjunction with an existing 131,384 square-foot movie theater on 14.68 acres of land located at 4549 Mills Circle, within the Regional Commercial land use district of the Ontario Mills Specific Plan (APNs: 0238-014-19). Related Files: PCUP14-018.

**PDEV17-054:**

**Submitted by Verizon Wireless**

A Development Plan to construct an unmanned wireless telecommunications facility (monopine) totaling 576 square feet on 1.71 acres of land located at the southeast corner of Oaks Avenue

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and Quince Court, within the AR-2 (Residential-Agriculture – 0 to 2.0 DU/Acre) zoning district (APNs: 1014-121-04 and 1014-121-02). [Related File No. PCUP17-025]

**PDEV17-055:**

**Submitted by Atabak Youssefzadeh**

A Development Plan to construct a 4,500 square foot commercial building on 0.46 acres of land located at 1440 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 0110-202-46). Related File: PVAR17-008.

**PDEV17-056:**

**Submitted by D.R. Horton**

A Development Plan to construct 229 dwellings on 48.9 acres of land located at the southeast corner of Schaefer and Archibald Avenues, within Planning Area 6A of the Avenue Specific Plan (APNs: 0218-201-15 and 0218-201-44). Related File: TT 18419.

**PDEV17-057:**

**Submitted by REDA, OLV**

A Development Plan to construct two industrial buildings totaling 2,220,608 SF on 129.64 acres of land generally located on the north side of Merrill Avenue, south of Eucalyptus Avenue and East of Carpenter Avenue, within the West Ontario Commerce Specific Plan area (APNs: 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-08, 0218-271-13, and 0218-271-18). Related File: PSP16-002.

**PDEV17-058:**

**Submitted by Ontario LLC**

A Development Plan to construct a room addition and façade improvements to Candlewood Suites (currently established as Red Roof Inn) totaling 3,039 SF on 1.92 acres of land located at 1818 East Holt Boulevard, within the CCS (Convention Center Support Commercial) zoning district (APN: 0110-101-03).

**PHP-17-035:**

**Submitted by Salvador Balver**

A Certificate of Appropriateness to establish an accessory dwelling unit in excess of 14 FT in height (23 FT requested) on a 0.20-acre Historic Eligible property located east of Campus Avenue and north of D Street, at 717 East D Street, within the LDR5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district (APN: 1048-404-23)

**PMTT17-013:**

**Submitted by Richland**

A Tentative Tract Map to subdivide 80.61 gross acres of land into 15 numbered lots and 12 lettered (common) lots, located at the northeast corner of Schaefer and Haven Avenues, within the Planning Areas 5A through 5D of the Rich Haven Specific Plan (APN: 0218-161-01). Related Files: (TT 20134, TT 20135 and TT 20136).

**PMTT17-014:**

**Submitted by Richland**

A Tentative Tract Map to subdivide 6.22 gross acres of land into 10 numbered lots and 13 lettered (common) lots, located near the northeast corner of Schaefer and Haven Avenues, within the

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Planning Areas 5A through 5D of the Rich Haven Specific Plan (APNs 0218-161-01). Related Files: TT 20134, TT 20135, TT 20136, and TT 20137).

**PMTT17-015:**

**Submitted by Richland**

A Tentative Tract Map to subdivide 8.52 gross acres of land into 100 numbered lots and 16 lettered (common) lots located near the northeast corner of Schaefer and Haven Avenues, within Planning Areas 5A through 5D of the Rich Haven Specific Plan (APN: 0218-161-01). Related Files: TT 20134, TT 20135, TT 20136, and TT 20137).

**PMTT17-016:**

**Submitted by Richland**

A Tentative Tract Map to subdivide 9.75 gross acres of land into 18 numbered lots and 13 lettered (common) lots, located near the northeast corner of Schaefer and Haven Avenues, within the Planning Areas 5A through 5D of the Rich Haven Specific Plan (APN(s): 0218-161-01). Related Files: TT 20134, TT 20135, TT 20136, and TT 20137).

**PMTT17-017:**

**Submitted by Agrigold Joint Venture**

A Tentative Parcel Map to merge 30 lots into a single parcel having a gross area of 4.9 acres, for property located at the northwest corner of Sunkist Street and Campus Avenue, at 617 East Sunkist Street, within the IL (Light Industrial) zoning district (APN: 1049-232-21). Related File: PDEV13-029.

**PSGN17-115:**

**Submitted by Signs of All Kinds**

A Sign Plan for the installation of two 15.4-SF internally illuminated wall signs (east and north elevations) for MCLANE, located at 1051 North Wineville Avenue, within the Light Industrial land use district of the Crossroads Business Park Specific Plan.

**PSGN17-116:**

**Submitted by Swain Sign**

A Sign Plan for the installation of four internally illuminated wall signs for MASERATI and ALPHA ROMEO dealerships, located at 1201 South Auto Center Drive, within the Light Industrial land use district of the California Commerce Center Specific Plan.

**PSGN17-117:**

**Submitted by Signage Solutions**

A Sign Plan for the installation of an internally illuminated replacement wall sign for THE CHILDREN'S PLACE, located at 4543 East Mills Circle, within the Ontario Mills Specific Plan.

**PSGN17-118:**

**Submitted by Atlas Signs**

A Sign Plan for the installation of 43 new parking lot location signs for HERTZ rental car, located at 3450 East Airport Drive, within the ONT zoning district.

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**PSGN17-119:**

**Submitted by American Jerky Company**

A Sign Plan for the installation of a new wall sign for AMERICAN JERKY COMPANY (52 SF), located at 2400 East Francis Street, within the IG (General Industrial) zoning district.

**PSGN17-120:**

**Submitted by Sign Specialists Corporation**

A Sign Plan for the installation of a wall sign for MICHAEL BAKER INTERNATIONAL, located at 3536 East Concours Street, within the Urban Commercial land use district of The Ontario Center Specific Plan.

**PSGN17-121:**

**Submitted by Takari International**

A Sign Plan for the installation of an 80 SF nonilluminated wall sign on the easterly elevation, for TAKARI INTERNATIONAL, located at 521 North Loop Drive, within the IG (General Industrial) zoning district.

**PSGN17-122:**

**Submitted by Electricore Signs**

A Sign Plan for the installation of two wall signs, including a 16 SF nonilluminated sign and an 80 SF illuminated sign, for UNIVERSAL PLASTIC BAG MANUFACTURING CO., located at 1309 South Wanamaker Avenue, within the California Commerce Center Specific Plan.

**PSGN17-123:**

**Submitted by Eagle Signs**

A Sign Plan for the installation of two illuminated wall signs, including a 93-SF sign on the west elevation and a 110.5-SF sign on the south elevation, for MGR REAL ESTATE and MGR PROPERTY MANAGEMENT, located at 3800 East Concours Street, within the Garden Commercial land use district of The Ontario Center Specific Plan.

**PSGP17-005:**

**Submitted by DF Signs & Graphics**

A Sign Program for BANAL NA PAG-AARAL CHURCH, located at 7877 East Riverside Drive, within the SP (Specific Plan) zoning district and the AG (Agriculture) Overlay district.

**PTUP17-068:**

**Submitted by CalAtlantic Homes**

A Temporary Use Permit for a model home complex for Tract 18266 (CALATLANTIC HOMES), located at the southeast corner of Archibald Avenue and Parkview Street, within Planning Area 4 of the Subarea 29 Specific Plan.

**PTUP17-069:**

**Submitted by Lisa Grove**

A Temporary Use Permit for the CHRISTMAS ON EUCLID TREE LIGHTING AND CRAFT FAIR, located at 224 North Euclid Avenue, within the Downtown/Civic Center Planned Unit Development. The event will take place on 12/01/2017 through 12/02/2017.



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**PTUP17-070:** **Submitted by the Marconi Group (Superior Market)**

A Temporary Use Permit for a THANKSGIVING DINNER DISTRIBUTION hosted by Superior Markets, located at 815 West Holt Boulevard, within the CC (Community Commercial) zoning district. The event will take place on 11/20/2017.

**PTUP17-071:** **Submitted by Christopher Homes**

A Temporary Use Permit for MODEL HOME SALES OFFICE (Christopher Homes) for Lots 58, 59, and 60 of Coventry at Park Place, located at 3192, 3194, and 3796 East Perennial Drive within Planning Area 26 (Cluster Homes) of the Subarea 29 Specific Plan. Related Files: PDEV17-025, PMTT14-019 (TM 18998).

**PTUP17-072:** **Submitted by In-N-Out Burger, Inc.**

A Temporary Use Permit for an IN-N-OUT FAMILY EVENT, located at 2000 East Convention Center Way, within the CCS (Convention Center Support Commercial) zoning district. The event will take place on 12/17/2017.

**PTUP17-073:** **Submitted by Knights of Columbus**

Temporary Use Permit for an annual CASINO NIGHT FOR KNIGHTS OF COLUMBUS, located at 2713 South Grove Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The event will take place on 2/3/2018.

**PVAR17-008:** **Submitted by Atabak Youssefzadeh**

A Variance for a reduction in the street side setback, from 20 FT to 10 FT, in conjunction with the construction of a 4,500 SF commercial building on 0.46 acres of land located at 1440 East Fourth Street, within the CN (Neighborhood Commercial) zoning district (APN: 0110-202-46). Related File: PDEV17-055.

**PVER17-071:** **Submitted by Matrix Institute**

Zoning Verification for 812, 814 and 816 North Euclid Avenue (APN: 1048-252-42).

**PVER17-072:** **Submitted by Planning & Zoning Resource Co.**

Zoning Verification for 1360 East D Street (APN: 0110-051-57).

**PVER17-073:** **Submitted by Rassoul Mahdavi**

Zoning Verification for 830 West Bulletin Privado (APN: 1010-491-03).

**PVER17-074:** **Submitted by Kelly Humphrey**

Zoning Verification for 1651 South Carlos Avenue (APN: 0113-395-11).