



## **CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD**

### **AGENDA**

**March 5, 2018**

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS  
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager  
Hassan Haghani, Development Director  
John P. Andrews, Economic Development Director  
Kevin Shear, Building Official  
Scott Murphy, Assistant Development Director (Planning)  
Louis Abi-Younes, City Engineer  
Chief Brad Kaylor, Police Department  
Fire Marshal Paul Ehrman, Fire Department  
Scott Burton, Utilities General Manager  
Brent Schultz, Housing and Municipal Services Director

### **PUBLIC COMMENTS**

*Citizens wishing to address the Development Advisory Board 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 Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

## **AGENDA ITEMS**

*For each of the items listed below 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 Development Advisory Board 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.*

## **CONSENT CALENDAR ITEMS**

### **A. MINUTES APPROVAL**

Development Advisory Board Minutes of February 21, 2018, approved as written.

## **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-002:** A Development Plan (File No. PDEV18-002) to add a 1,500 square foot addition and a 55' by 55' service drive shade canopy to an existing 82,347 square foot auto dealership (Mercedes Benz) on 8.17 acres at 3787 E. Guasti Road, within the Auto land use designation of the Ontario Gateway Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-005, for which an Environmental Impact Report (SCH#2006091039) was certified by City Council on June 19, 2007. 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: 210-212-55), **submitted by Mr. Fletcher Jones III, President.**

#### **1. CEQA Determination**

No action necessary – use of previous EIR

#### **2. File No. PDEV18-002** (Development Plan)

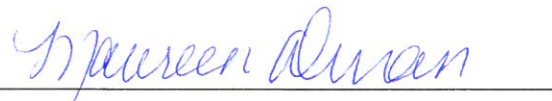
Motion to Approve / Deny

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **March 19, 2018**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **March 1, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**February 21, 2018**

**BOARD MEMBERS PRESENT**

Bryan Lirley, Acting Chairman, Engineering Department  
Kevin Shear, Building Department  
Charity Hernandez, Economic Development Agency  
Lora Gearhart, Fire Department  
Joe De Sousa, Housing and Municipal Services Agency  
Ahmed Aly, Municipal Utilities Company  
Charles Mercier, Planning Department  
Doug Sorel, Police Department

**BOARD MEMBERS ABSENT**

Khoi Do, Engineering Department  
Paul Ehrman, Fire Department  
Rudy Zeledon, Planning Department

**STAFF MEMBERS PRESENT**

Jeanie Aguilo, Planning Department  
Antonio Alejos, Engineering Department  
Gwen Berendsen, Planning Department  
Denny Chen, Planning Department  
Maureen Duran, Planning Department  
Lorena Mejia, Planning Department  
Henry Noh, Planning Department  
Alexis Vaughn, Planning Department

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

- A. APPROVAL OF MINUTES:** Motion to approve the minutes of the February 5, 2018, meeting of the Development Advisory Board was made by Mr. Sorel; seconded by Mr. Mercier; and approved unanimously by those present (8-0).

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-004 (TTM 19966):** A Tentative Tract Map (PMTT16-004/TTM 19966) to subdivide 111.10 acres of land into 480 numbered lots and 92 lettered lots within the Residential Single Family district of Planning Areas 2, 3, 4 and 5 of the Armstrong Ranch Specific Plan, located on the southwest corner of Riverside Drive and Ontario Avenue. The environmental impacts of this project were previously reviewed in conjunction with the Armstrong Ranch Specific Plan (File No. PSP15-002), for which an Environmental Impact Report (SCH2016111009) was adopted by the Ontario City Council on December 5, 2017. 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: 218-101-01, 218-101-02, 218-101-07, 218-101-08, 218-102-10, 218-102-11) **submitted by CVRC Ontario Investments, LLC. Planning Commission Action is required.**

Representative Mike White of CVRC Ontario Investments, LLC, was present. Mr. Lirley asked if he had read the terms and conditions as written at which time Mr. White informed him he had. Mr. White had no questions or concerns and agreed to the terms and conditions.

Motion recommending approval of **File No. PMTT16-004 (TTM 19966)** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. De Sousa; and approved unanimously by those present (8-0).

- C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND CDEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-018 (PM 19827) AND PDEV16-032:** A Tentative Parcel Map (PMTT16-018/PM 19827) to subdivide 3.98 acres of land into 2 parcels in conjunction with a Development Plan (File No. PDEV16-032) to construct a 25,512 square foot industrial building on Parcel 1. The project is located at the southwest corner of State Street and Mountain Access Road, at 1121 West State Street within the IL (Light Industrial) zoning district. Staff has determined that 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 1011-191-02 and 1011-191-03); **submitted by Chris Evans. Planning Commission action is required.**

Representative Shakil Patel, Project Architect, was present. Mr. Lirley asked him if he had reviewed the conditions of approval including the revised conditions. Mr. Patel responded he did and agreed with the terms. Project Planner, Denny Chen, informed the board and Mr. Patel of the additional revision to F & G under Additional Requirements 2.15. Mr. Chen stated section G should read a portion of Parcel 1. Mr. Patel stated he understood and agreed to the conditions of approval.

Motion recommending approval of **File Nos. PMTT16-018 (PM 19827) and PDEV16-032** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Mercier; and approved unanimously by those present (8-0).

- D. ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR17-006 AND PDEV17-027:** A Variance (File No. PVAR17-006) to deviate from the Grove Avenue Specific Plan building setback standard along Grove Avenue, from 40 feet to 30 feet, and reduce the interior building setback, from 10 feet to 0 feet, in conjunction with a Development Plan (File No. PDEV17-027) to construct a 23,570 square-foot warehouse/office building on 1.27 acres of land located at 930 S. Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Minor Alterations to Land) and Section 15332 (In-Fill Development Projects) of the CEQA guidelines. 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 Plans (ALUCP) for ONT, provided certain conditions are met; (APN: 1049-384-09) **submitted by The Heaton Company. Planning Commission action is required.**

Representative Ignacio Crespo, Project Architect, was present and stated he had read the terms and conditions and had no questions. Mr. Crespo agreed to the conditions of approval.

Motion recommending approval of **File Nos. PVAR17-006 and PDEV17-027** subject to conditions to the Planning Commission was made by Mr. Mercier; seconded by Mr. Shear; and approved unanimously by those present (8-0).

Mr. Lirley adjourned the meeting and stated the next Development Advisory Board meeting would be held on March 5, 2018.

Respectfully submitted,



Maureen Duran  
Recording Secretary



# Development Advisory Board Decision

March 5, 2018

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV18-002

**DESCRIPTION:** A Development Plan (File No. PDEV18-002) to add a 1,500 square foot building addition and a 55' by 55' service drive shade canopy to an existing 82,347 square foot auto dealership (Fletcher Jones Mercedes Benz) on 8.17 acres at 3787 E. Guasti Road, within the auto land use designation of the Ontario Gateway Specific Plan. APN: 210-212-55; **submitted by Mr. Fletcher Jones III.**

## Part I—BACKGROUND & ANALYSIS

MR. FLETCHER JONES III, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV18-002, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of 8.17 acres of land generally located along the southeast corner of Haven Avenue and the I-10 Freeway at 3787 E. Guasti Road, and is depicted in Exhibit A: Project Location Map, attached. The site is currently developed with an 82,347 square foot auto dealership (Fletcher Jones Mercedes Benz) that was developed in 2012. The existing dealership is composed of administrative offices, showroom, service writer's offices, service drive canopy, service garage and inventory parking structure. A six parking space vehicle detailing area is also located along the northeast corner of the site. Guest parking is conveniently located along the south and west portions of the site. The rest of the parking lot is used for the display of dealership vehicles. Vehicular access is provided through two driveways along East Guasti Road. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Fletcher Jones Mercedes Benz Dealership	OC (Office Commercial)	Ontario Gateway Specific Plan	Auto
<i>North</i>	I-10 Freeway	Highway	Highway	n/a
<i>South</i>	Vacant Land	OC (Office Commercial)	Ontario Gateway Specific Plan	Office
<i>East</i>	Trucking Operation	BP (Business Park)	IL (Light Industrial)	n/a
<i>West</i>	Embassy Suites Hotel & Vacant Land	OC (Office Commercial)	Ontario Gateway Specific Plan	Office & Entertainment

(2) **Project Description:** The applicant is requesting approval of a Development Plan to add a 1,500 square foot building addition that will be used as service writer's offices and a 55' by 55' decorative shade canopy over the service drive, to the existing 82,347 square foot auto dealership. The shade canopy will protect guests and their vehicles from the elements when they are waiting for a Fletcher Jones service representative. The proposed additions will be located along the southern portion of the existing dealership. According to Table 2.01.1 of the Ontario Development Code, commercial additions greater than 500 square

feet require Development Advisory Board approval. Therefore, the applicant is requesting approval of the proposed Development Plan application.

The current dealership building has an existing 1,560 square foot service writer's office area located along the southwest corner, and are proposing to add a 1,500 square foot service writer's office addition, immediately to the south of the existing service area (**Exhibit B: Site Plan & Exhibit C: Floor Plan**). The service writer's addition will consist of seven offices, a small electrical room, and a corridor. The applicant is also proposing to add a 55' by 55' decorative shade canopy over a portion of the existing service area, along the south side of the existing dealership. The proposed additions comply with all the setback requirements of the auto land use designation of the Ontario Gateway Specific Plan. The additions will provide setbacks of 140-feet along the south property line and 125-feet along the west property line.

#### Parking

Parking requirements for the proposed project are consistent with the parking standards for motor vehicle dealerships with a service area, administrative offices and interior showroom. Parking was calculated per the Summary of Parking Analysis chart, below. The existing dealership, with the proposed 1,500 square foot office addition, will be required to provide six additional parking spaces for a total of 248 parking spaces. No additional parking spaces are required for the new shade canopy, however, twelve (12) additional spaces will be available under the new canopy. When the project is completed, a total of 604 parking spaces will be available. Therefore, a shortage of parking is not anticipated.

#### Summary of Parking Analysis

Area	Sq. FT.	Parking Ratio	No. Required	No. Provided
<b>New Office Addition</b>	1,500	1:250	6	6
<b>New Shade Structure</b>	3,025	n/a	n/a	12
Display Area (Exterior)	36,000	1:1000	36	50
Inventory Parking Garage	-	-	-	300
Service Area	52,485	2.5 :1000	131	135
Showroom/Sales	29,862	2.5 :1000	75	101
<b>Total:</b>	<b>83,847</b>		<b>248</b>	<b>604</b>

#### Architecture

The architecture and exterior finishes of the proposed service writer's office addition will match the existing auto dealership in colors, textures, glazing and plaster finishes. However, the new office expansion will not incorporate the Mercedes-Benz branded decorative metal posts or canopy that currently runs along the west side of the building (**Exhibits D, E, & F: Site Photos**). The office addition will feature three glass storefronts and a glass man door along the east elevation, to match the existing service writer's office. To screen roof equipment, a 4-foot tall architectural grade corrugated metal parapet has been designed along the roof line. The material of the roof parapet will match the material used on the north side of the existing dealership. The parapet wall will also provide a 3-foot setback from the face of the office, to add interest (**Exhibit D: Exterior Elevations**). The proposed canopy addition will consist of nine 18-foot tall steel post and four 25' by 25' light-tan commercial grade fabric sails. The steel posts will match the existing metal canopy posts. The sails will be suspended with metal tension wires engineered specifically for the propose application. To improve the exterior appearance of the canopy, the southern row of canopy columns have been conditioned to be designed and finished to look as the existing Mercedes-Benz branded columns located along the west side of the dealership. Staff believes that the proposed additions with the special conditions of approval, are consistent with the Design Guidelines of the Ontario Gateway Specific Plan.



Landscaping

A 5-foot wide landscape planter will be provided along the west, south and portions of the east side of the new office addition. The landscape planter will also include a 2-foot tall decorative low profile wall that will be finished to match the existing planter wall on the site. The new landscape will continue the same landscape theme that already exists on the dealership. The landscaping pallet will consist of a Japanese privet hedge and 5-gallon groundcover roses (**Exhibit E: Landscape Plan**).

**Part II—RECITALS**

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. PSP05-005, a Specific Plan for which an Environmental Impact Report (State Clearance house No. 2006091039) was certified by City Council on June 19, 2007, 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 Development Advisory Board ("DAB") the responsibility and authority to review and act on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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 March 5, 2018, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

### **Part III—THE DECISION**

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

**SECTION 1: *Environmental Determination and Findings.*** As the decision making body for the Project, the DAB has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-005, a Specific Plan for which an Environmental Impact Report (State Clearance house No. 2006091039) was certified by City Council on June 19, 2007.

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous Certified EIR 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 Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

**SECTION 2: *Subsequent or Supplemental Environmental Review Not Required.*** Based on the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR 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 Certified EIR was prepared, that will require major revisions to the Certified EIR 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 Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; 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 Certified EIR 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, 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 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 DAB 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 5: Concluding Facts and Reasons.** Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB 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 OC (Office Commercial) land use district of the Policy Plan Land Use Map, and the Auto land use zoning district of the Ontario Gateway Specific Plan. The development standards and conditions under which the proposed Project will be constructed and maintained, is also consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. In addition, the proposed development 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, as the project will contribute to the establishment of “[a] dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses” (Goal CD1). Furthermore, the project will promote the City’s policy to “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” (Policy CD1-1); and

(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 Auto land use zoning district of the Ontario Gateway Specific Plan, including standards relative to the particular land use proposed (office and shade canopy), 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; and

(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 Auto land use zoning district of the Ontario Gateway 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 Ontario Gateway Specific Plan; and

(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 Auto land use zoning district of the Ontario Gateway 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 development being proposed (office and shade canopy addition). 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 Ontario Gateway Specific Plan.

**SECTION 6: Development Advisory Board Action.** Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, 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. The records are available for inspection by any interested person, upon request.

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APPROVED AND ADOPTED this 5th day of March 2018.

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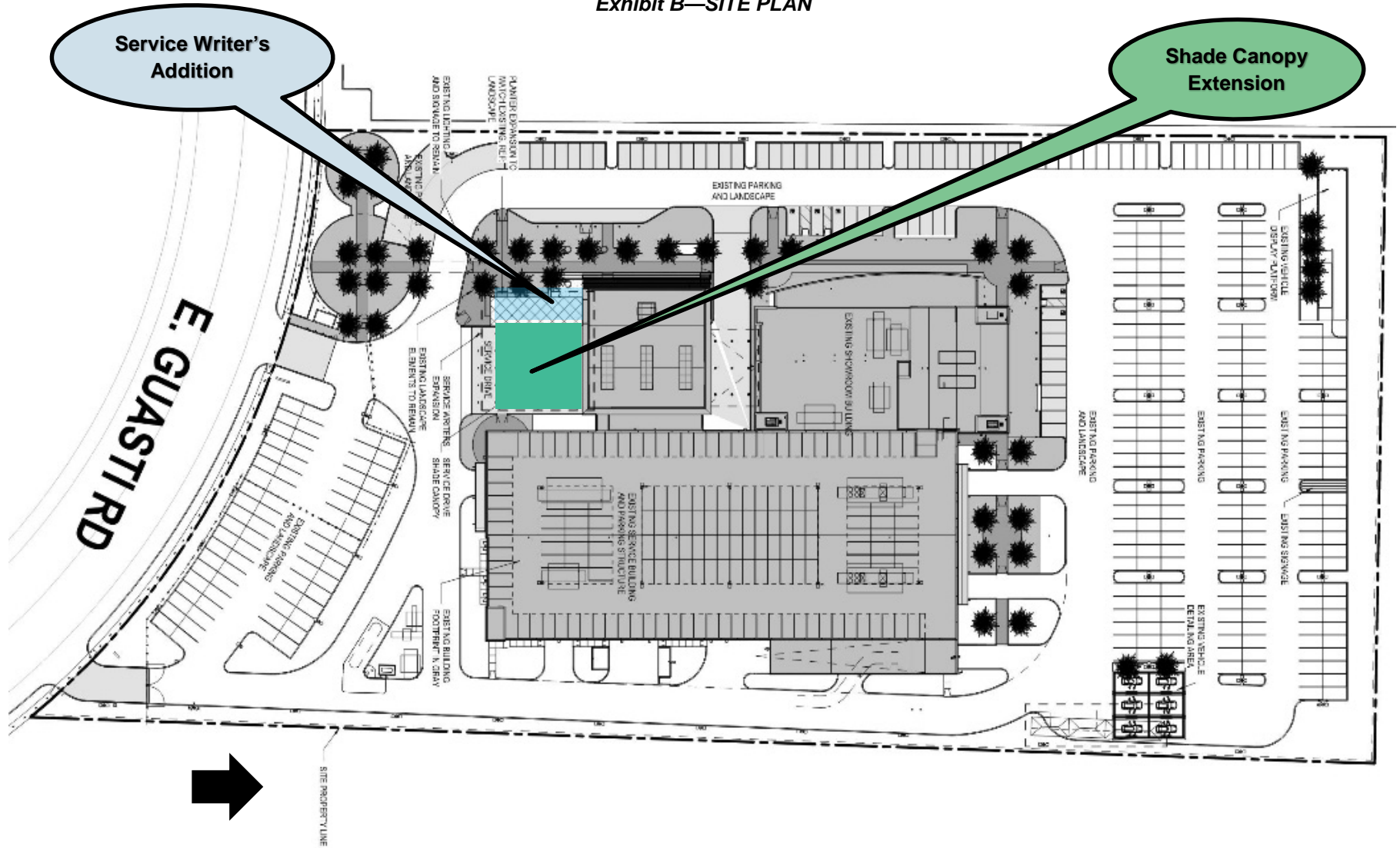
Development Advisory Board Chairman

**Exhibit A—PROJECT LOCATION MAP**

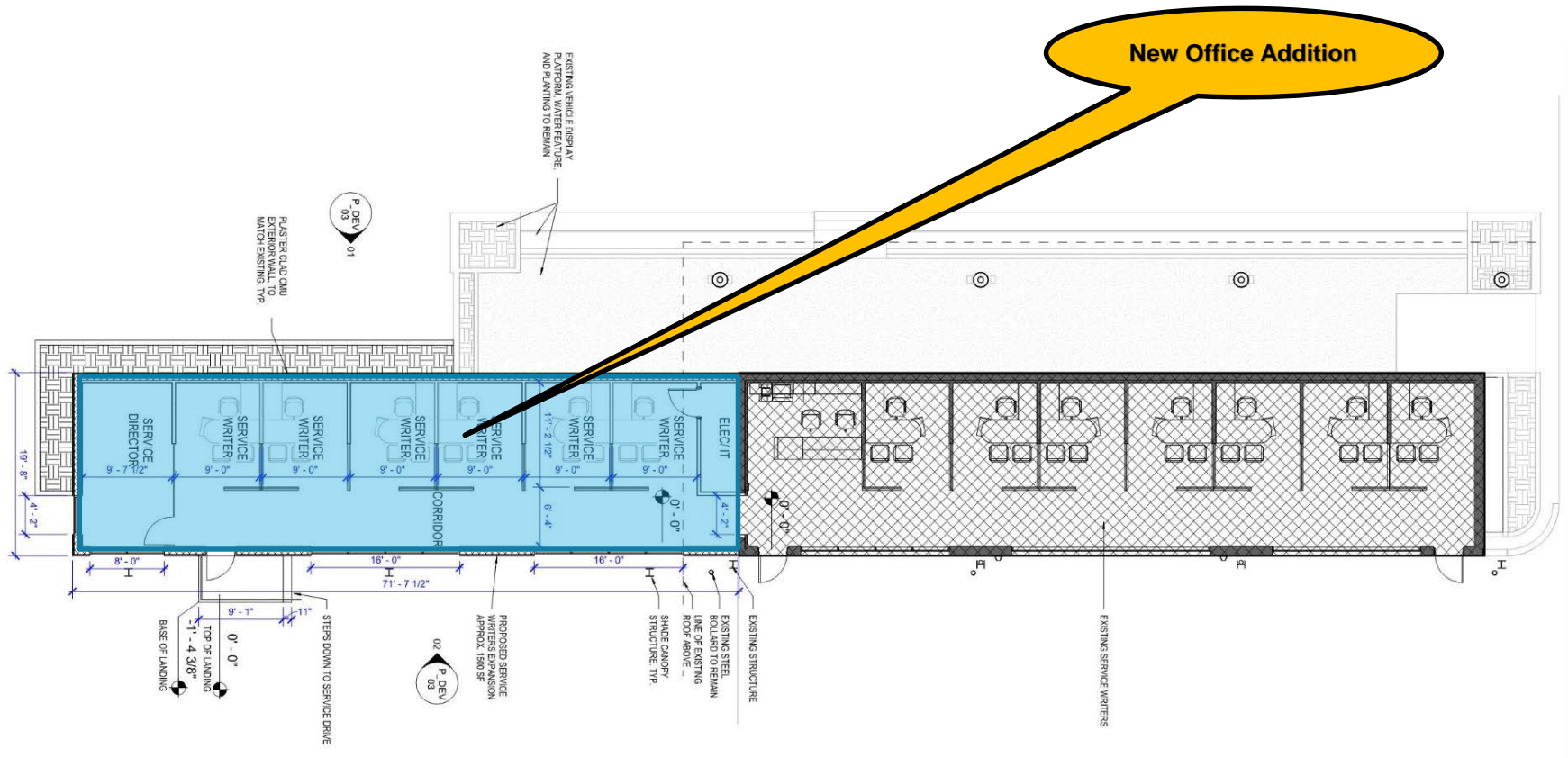




Exhibit B—SITE PLAN



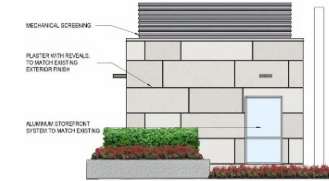
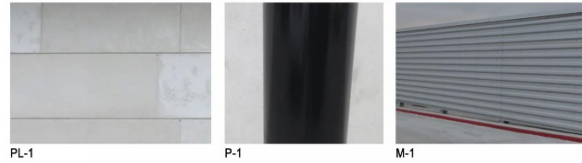
**Exhibit C—SERVICE WRITERS FLOOR PLAN**



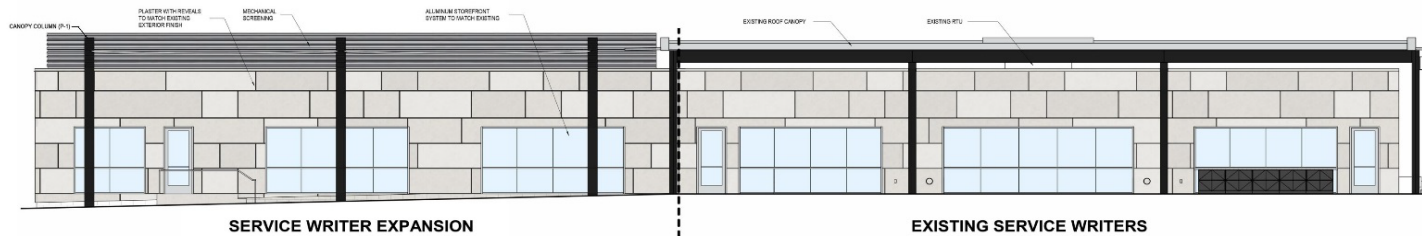


**Exhibit D—SERVICE WRITER'S ELEVATIONS**

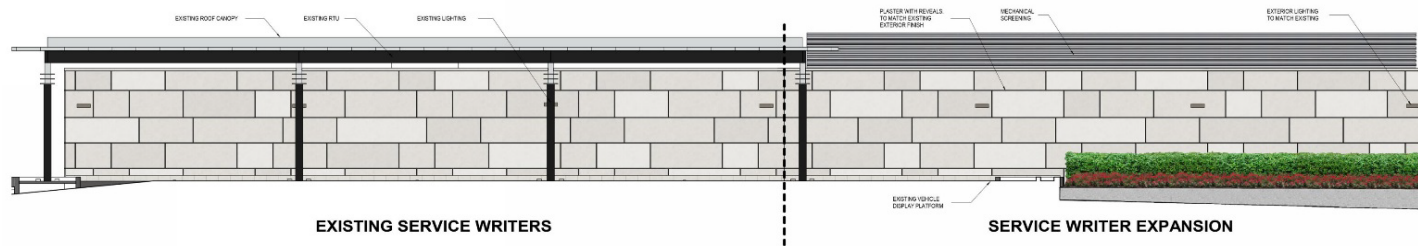
EXTERIOR MATERIALS			
	MATERIAL	COLOR	
PL-1	PLASTER	TO MATCH EXISTING	
P-1	PAINT	TO MATCH EXISTING COLUMN/PAIN	
M-1	METAL RTU SCREEN	TO MATCH EXISTING RTU SCREEN	



**03 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 REF: 1 / AUG 10



**02 EAST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 REF: 1 / AUG 10



**01 WEST ELEVATION**  
 SCALE: 3/16" = 1'-0"  
 REF: 1 / AUG 10

**Exhibit E—CANOPY ELEVATIONS**



**3 3D VIEW 3 - DUE NORTH**



**1 3D VIEW 1 - DUE NORTHWEST**

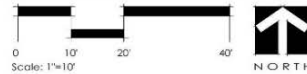
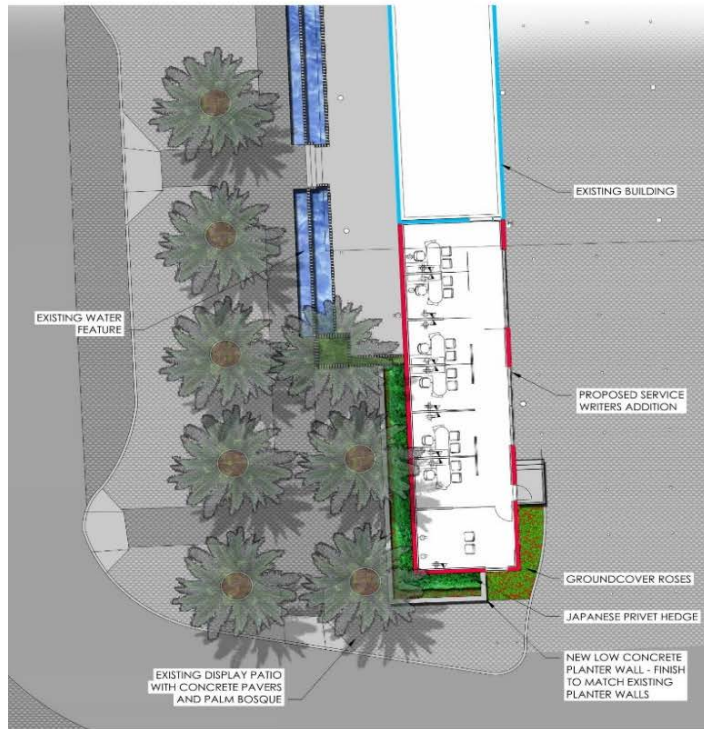


**4 3D VIEW 4 - OVERHEAD - DUE NORTHWEST**



**2 3D VIEW 2 - DUE SOUTH**

**Exhibit D—LANDSCAPE PLAN**



**PLANTING AND IRRIGATION NOTES:**

- PLANTING:**
- ALL AREAS INCLUDING PARKWAYS AND DETERMINED STRIPS NOT DESIGNATED FOR PAVING, SIDEWALKS OR BUILDING SHALL BE LANDSCAPED AND PERMANENTLY MAINTAINED. THE DEVELOPER / OWNER IS RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AND MAINTENANCE COSTS AND MUST ENSURE THAT CONSTANT LANDSCAPE MAINTENANCE IS ESTABLISHED FOR THE LIFE OF THE PROJECT.
  - ALL TREES SHALL BE MINIMUM DOUBLE-STEMMED, WEAKER AND/OR SLOW-GROWING TREES SHALL BE TRIPLE-STEMMED.
  - STREETSCAPE TREES SHALL BE PLANTED AT MIN. 30' FEET O.C. - MIN. 24" BOX SIZE
  - ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL PER CITY OF ONTARIO REQUIREMENTS.
  - ALL PARKWAYS, LANDSCAPING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
  - ALL PROPOSED PLANTING IS AROUND 70% LOW TO MODERATE (E.G. SUPPLEMENTAL WATER NEEDS AS NOTED IN "LANDSCAPE PLANTS FOR WETTER SUMMER" BY BOB FERRY OR LOW TO VERY LOW WATER USE PLANTS AS NOTED IN "WILDCOOL").
  - ALL TREES WITHIN 5' OF HARDSCAPE, SIDEWALK OR CURBS SHALL BE INSTALLED WITH A BREAK ROOT BARRIER 12" DEEP MAXIMUM.

- IRRIGATION:**
- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. ALL IRRIGATION SHALL BE DRIP SYSTEM.
  - THE IRRIGATION SYSTEM COPY WITH ORDINANCE 2689 AND USE RECYCLED WATER FOR ALL LANDSCAPE AREAS.
  - A REDUCED PRESSURE DEVICE (RPD) WILL BE REQUIRED FOR THE IRRIGATION SERVICE AS PER CITY STANDARD DRAWING #4206 & #4207.
  - ON-SITE PLUMBING FOR ALL RECYCLED WATER USES SHALL MEET ALL APPLICABLE STANDARDS INCLUDING DHS AND BUILDING/PLUMBING CODES.

- NOTES:**
1. COMPACTION IN PLANTING AREAS TO BE NO GREATER THAN 8:8.
  2. ALL PLANTING AREAS TO BE 1.5" BELOW FINISHED SURFACES.
  3. SLOPES TO BE MAXIMUM 3:1.
  4. LANDSCAPE CONSTRUCTION PLANS TO PROVIDE SOILS REPORT.



EXISTING CONDITIONS



NEW LANDSCAPE AREAS:	372 SQ. FT.
EXISTING LANDSCAPE AREAS:	37,219 SQ. FT.
TOTAL LANDSCAPE AREA	37,591 SQ. FT.

**NOTE:**  
 TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS. A MINIMUM OF 10' AWAY FROM LIGHT STANDARDS AND POWER POLES, AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.



SOUTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

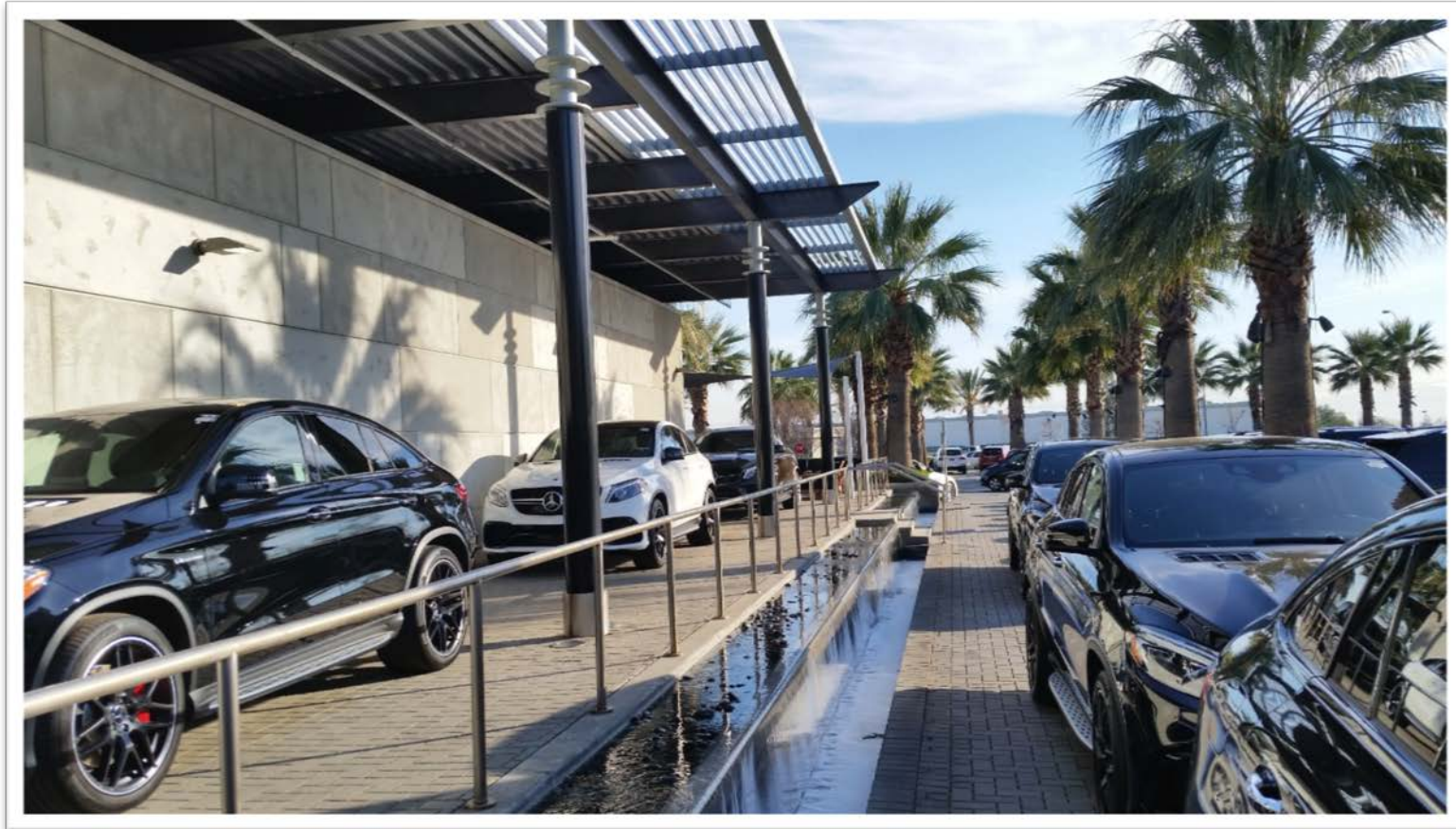


**Exhibit D—SITE PHOTO**



***View of Front (South Elevation) of Existing Service Drive Canopy***

**Exhibit E—SITE PHOTO**



**Side View (West Elevation) of Existing Service Writer's Office Area**



**Exhibit E—SITE PHOTO**



***South Views of Existing Service Writer's Office and Shade Canopy***

## Attachment A—Departmental Conditions of Approval

*(Departmental conditions of approval 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:** March 5, 2018

**File No:** PDEV18-002

**Related Files:** N/A

**Project Description:** A Development Plan (File No. PDEV18-002) to add a 1,500 square foot building addition and a 55' by 55' service drive shade canopy to an existing 82,347 square foot auto dealership (Fletcher Jones Mercedes Benz) on 8.17 acres at 3787 E. Guasti Road, within the auto land use designation of the Ontario Gateway Specific Plan. APN: 210-212-55; **submitted by Mr. Fletcher Jones III.**

**Prepared By:** Luis E. Batres, Senior Planner   
**Phone:** 909.395.2431 (direct)  
**Email:** Lbatres@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.

(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** 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.

(b) 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**    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).

**2.11**    Environmental Review.

(a)     The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-005, a Specific Plan for which an Environmental Impact Report (State Clearance house No. 2006091039) was certified by City Council on June 19, 2007. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval, and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, 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.

**2.12**    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.

**2.13**    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.

**2.14** Additional Requirements.

(a) The proposed southernmost row of canopy columns shall be designed and finished to be similar in look as the existing Mercedes-Benz branded columns located along the west side of the dealership.

(b) The height of the canopy post shall not be taller than those of the existing service drive metal canopy posts.

(c) The height of the canopy sail(s) shall not be taller than the height of the existing metal service drive canopy roof.

(d) The Project shall be developed per the plans received by the Planning Department on January 4, 2018.

(e) A final from the Planning Department is required prior to the occupancy and use of the proposed new office and canopy.



# 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:** March 5<sup>th</sup>, 2018

**PROJECT:** PDEV18-002, a Development Plan to add a 1,500 square foot service writers addition and a 55' by 55' service drive shade canopy to an existing 82,347 square foot auto dealership (Mercedes Benz).

**APN:** 0210-212-55

**LOCATION:** 3787 East Guasti Road

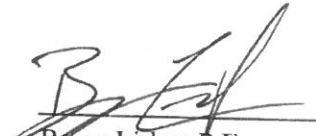
**PROJECT ENGINEER:** Antonio Alejos, Engineering Assistant *A.A.* (909) 395-2384

**PROJECT PLANNER:** Luis Batres, Senior Planner (909) 395-2431


**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 convert the existing High Pressure Sodium street lights along the project frontage of Guasti Road with LED cobra heads in accordance with the City of Ontario Traffic and Transportation Design Guidelines.
3. The Applicant/Developer shall amend the existing Water Quality Management Plan (WQMP) filed under development project number PDEV10-012.
  - a. The amended WQMP shall include the design detail on a new pervious paved area or equivalent design added to the existing site to replace the pervious pavers covered by the proposed canopy and rendered unusable by the addition of the outside permanent canopy cover, in order to satisfy the City's Environmental Section.
4. The Applicant/Developer shall pay all Development Impact Fees (DIF) to the Building Department.

Project File No. PDEV18-002  
Project Engineer: Antonio Alejos  
DAB Date: 03/05/18

  
Bryan Lirley, P.E.  
Principal Engineer

2/16/18  
Date

  
Khoi Do, P.E.  
Assistant City Engineer

2-20-18  
Date



# AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV18-002  
 Address: 3787 East Guasti Road  
 APN: 0210-212-55  
 Existing Land Use: Auto Dealership (Mercedes Benz)  
 Proposed Land Use: Ancillary Accessory Structures - 1,500 SF Service Canopy  
 Site Acreage: 8.17 ac Proposed Structure Height: 15 FT  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Luis Batres  
 Date: 2/20/18  
 CD No.: 2018-001  
 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 checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 115 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 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: Luis Batres, Senior Planner

DATE: January 08, 2018

SUBJECT: FILE #: PDEV18-002 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 **Monday, January 22, 2018**.

- 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 add a 1,500 square foot service writers addition and a 55' by 55' service drive shade canopy to an existing 82,347 square foot auto dealership (Mercedes Benz) at 3787 E. Guasti Road, within the Auto Land Use designation of the Ontario Gateway Specific Plan. (APN: 0210-212-55)

- 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.

POUCE  
Department

DOUGLAS SOREL  
Signature

MANAGEMENT  
ANALYST  
Title

1/23/18  
Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Luis Batres, Senior Planner  
Planning Department

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

**DATE:** January 15, 2018

**SUBJECT:** PDEV18-002 - A Development Plan to add a 1,500 square foot service writers addition and a 55' by 55' service drive shade canopy to an existing 82,347 square foot auto dealership (Mercedes Benz) at 3787 E. Guasti Road, within the Auto Land Use designation of the Ontario Gateway Specific Plan. (APN: 0210-212-55)

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
-



# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Luis Batres  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** January 12, 2018  
**SUBJECT:** PDEV18-002

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

KS:lm

