



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

June 4, 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
Scott Murphy, Development Director
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Cathy Wahlstrom, Planning Director
Louis Abi-Younes, City Engineer
Chief Derek Williams, 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 May 21, 2018, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-050:** A Development Plan to construct a 36,469 square foot addition to an existing 27,402 square foot industrial building on 5 acres of land located at 1175 South Dupont Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan. 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). (APN: 0211-232-60); **submitted by Shlemmer + Algaze & Associates**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. File No. PDEV17-050 (Development Plan)

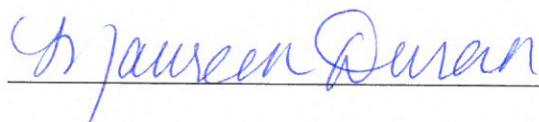
Motion to Approve / Deny

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 **June 18, 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 **May 31, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

May 21, 2018

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Kevin Shear, Building Department
Charity Hernandez, Economic Development Agency
Lora Gearhart, Fire Department, arrived at 1:33 PM
Joe De Sousa, Housing and Municipal Services Agency
Jeff Krizek, Municipal Utilities Company
Chuck Mercier, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Rudy Zeledon, Planning Department
Ahmed Aly, Municipal Utilities Company
Paul Ehrman, Fire Department

STAFF MEMBERS PRESENT

Jeanie Aguilo, Planning Department
Antonio Alejos, Engineering Department
Gwen Berendsen, Planning Department
Denny Chen, Planning Department
Maureen Duran, Planning Department
Naiim Khoury, Engineering Department
Lorena Mejia, 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 May 7, 2018, meeting of the Development Advisory Board was made by Mr. De Sousa; seconded by Mr. Shear; and approved unanimously by those present (7-0).

Ms. Gearhart arrived at 1:33 PM.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-011**: A Development Plan to construct an 8-unit apartment project on 0.29 acres of land, located at 214 North Vine Avenue and 422 West B Street, within the MU-1 (Downtown Mixed Use) 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. 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: 1048-572-13 and 1048-572-11) **submitted by AB Holdings, LLC. Planning Commission action required.**

Representative Brad Robertson of AB Holdings, LLC., was present and informed the board he had reviewed the conditions of approval and had no questions or concerns.

Motion recommending approval of **File No. PDEV17-011** 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, CONDITIONAL USE PERMIT FOR FILE NO. PCUP18-015, AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-051**: A Conditional Use Permit (File No. PCUP18-015) to establish three (3) drive-thru restaurants (1,800 square-foot, 3,000 square-foot and 3,320 square-foot) in conjunction with a Development Plan (File No. PDEV17-051) to construct a 94,782 square-foot commercial development on 10.06 acres of land located within the Retail district of Planning Area 10B of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and Haven Avenue. The environmental impacts of this project were previously analyzed in The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. 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: 0218-412-02) **submitted by Frontier Real Estate Investments. Planning Commission Action is required.**

Representative Alex Osinski of Frontier Real Estate Investments was present and agreed to the conditions of approval. He had no questions or concerns.

Motion recommending approval of **File Nos. PCUP18-015 and PDEV17-051** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Shear; and approved unanimously by those present (8-0).

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-059:** A Development Plan (File No. PDEV17-059) to construct a 27,593 square foot industrial building on 1.57 acres of land within the IG (General Industrial) zoning district, located at southeast corner of Taylor Avenue and Sunkist Street. 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: 1049-212-05, 1049-212-06, 1049-212-07, 1049-212-08, 1049-212-09, 1049-212-10, 1049-212-11 & 1049-212-12) **submitted by Harrie Cohen.**

Representative Michael Cardoso of Cardoso Consulting was present and agreed to the conditions of approval. There were no questions or concerns.

Motion to approve **File No. PDEV17-059** subject to conditions was made by Mr. Mercier; seconded by Mr. Sorel; and approved unanimously by those present (8-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran
Recording Secretary



Development Advisory Board Decision

June 4, 2018

DECISION NO.: [Insert Decision #]

FILE NO.: PDEV17-050

RELATED FILE: None

DESCRIPTION: A Development Plan to construct a 36,469 square foot addition to an existing 27,402 square foot industrial building on 5 acres of land located at 1175 South Dupont Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0211-232-60); submitted by Shlemmer + Agaze & Associates (SAA)

Part I—BACKGROUND & ANALYSIS

SHLEMMER + AGAZE & ASSOCIATES, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-050, 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 5 acres of vacant land, generally located on the northeast corner of Lowell Street and Dupont Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. 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>	Vacant Land	Industrial	California Commerce Center Specific Plan	Light Industrial
<i>North:</i>	Industrial Warehouse	Industrial	California Commerce Center Specific Plan	Light Industrial
<i>South:</i>	BMW Training Facility	Industrial	California Commerce Center Specific Plan	Light Industrial
<i>East:</i>	Industrial Warehouse	Industrial	California Commerce Center Specific Plan	Light Industrial
<i>West:</i>	Industrial Warehouse	Industrial	California Commerce Center Specific Plan	Rail Industrial

(2) **Project Description:** The applicant is proposing to construct a 36,469 square foot industrial building addition along the north side of an existing 27,402 square foot industrial building currently occupied by BMW Regional Training Facility. The project site is a vacant parcel that slopes from north to south at approximately 2%. The site is surrounded by industrial warehouses to the west, north, and east.

The unimproved 5 acre parcel was previously used for off-roading and test drives of BMW and Land Rover vehicles, when the existing BMW industrial training facility was constructed in 1999 (File No. 98-089-S). The proposed 36,469 square foot addition, including the parking lot and landscaped areas, will be developed on approximately 3.7 acres and the remaining portion (1.5 acres) will remain vacant (**Exhibit B:**

Site Plan). The BMW regional training facility is looking to expand its existing 27,402 square foot building in order to add more training workshop rooms, paint and body workshops, offices, and break rooms for full time personnel.

The proposed 36,469 square foot building addition will be oriented north and south, with the front of the building facing west, along Dupont Avenue. The Building will be setback 309-foot along the north property line, 106-foot along the east property line and 130-foot along the west property line (**Exhibit B1: Enlarged New Building Addition & Parking Area**).

The project will provide 11.5% landscape coverage and meet all required landscape setbacks, consistent with the landscape requirements of the Light Industrial land use designation of the California Commerce Center Specific Plan. A 41-foot landscape setback will be provided along Dupont Avenue. In addition, the building will provide a 35-foot wide landscape buffer from the parking lot the north, 46-foot landscape buffer to the parking lot on the west and a 10 foot landscape buffer to the drive aisle on the east. The landscape pallet for the project site incorporates a combination of 15 gallon, 24 and 36-inch box accent and shade trees, such as Coast Live Oak, California Sycamore, and Italian Stone Pine. A variety of shrubs and groundcovers that are low water usage and drought tolerant will also be provided (**Exhibit E: Landscape Plans**).

The proposed addition will have vehicular access from Dupont Avenue, through a new single 26-foot wide driveway located on the northwest portion of the site. The existing building currently has vehicular access through an existing 26-foot wide driveway along the southwest corner of Lowell Street and Dupont Avenue (**Exhibit B: Site Plan**) and a secondary entrance from Lowell Street, located at the southeast corner of the site. The new parking lot will be used by employees and visitors. Visitors will enter the building through the new main entrance area, located on the building's west side (**Exhibit B1: Enlarged Building Addition & Parking Area**). Seven parking spaces will be reserved for persons with disabilities and a path of travel will be provided for handicap access in front of the building's new entrance area.

The building's existing floor plan has approximately seven workshop training rooms and a building entrance located on the south side of the building. The new floor plan will be adding new offices, a breakroom, restrooms, and an additional eight workshop training rooms and one paint and body room, for a total of nine (9) workshop rooms (**Exhibit D: Overall Building Floor Plan**). Once the new 36,469 square foot building addition is completed, the building will have two entrances. The entrance on the south side of the building will be used by BMW training facility trainees and staff, and the entrance located on the west side of the building will be used for visitors' entrance.

Parking requirements for the project are consistent with the parking standards for motor vehicle repair and maintenance workshop rooms, with ancillary office use, as specified within the Development Code and consistent with the parking standards of the Light Industrial land use designation of the California Commerce Center Specific Plan. Parking was calculated per the Summary of Parking Analysis Chart, below. The proposed addition will require 97 parking spaces and 140 spaces will be provided with the new development.

When the existing training facility was approved in May of 1999, the parking requirements were calculated based on industrial standards at one (1) space per 1,000 square feet of Gross Floor Area (GFA) and one space for two trainees. It was determined that 89 spaces were required in 1999. The existing training facility has 90 parking spaces, which when combined with the new 140 spaces, will provide a total of 230 parking spaces. Therefore, no parking issues are anticipated.

Summary of Parking Analysis Chart				
Land Use	Gross Floor Area (SF)	Parking Ratio	Required Parking	Total Parking Provided
Motor Vehicle repair & Maintenance Workshop Rooms* (*Within New Addition)	32,605	2.5 spaces per 1,000 SF (0.0025/SF) of GFA	82	132
Office* (*Within New Addition)	3,864	4 spaces per 1,000 SF of GFA	15	8
Existing BMW Training Facility	(Existing: 27,402)	1 space per 1,000 of GFA and 1 space per 2 trainees	(89 – Required in 1999)	90
	36,469 SF		97	230

The proposed building will incorporate a modern architecture design (**Exhibit C: Elevations**) and complementary with the design of the existing building. The building footprint has been articulated by incorporating a tower element and popped-out wall areas. To accent the building design, the following materials, finishes, and fixtures have been incorporated into the design of the building:

- A 22.5 foot tall tower with an aluminum clad cornice will be provided along the west side of building addition;
- New alucabond top and bottom blades around the top & bottom of new windows;
- Exterior aluminum storefront glazing with exterior vertical metal fins;
- New energy efficient exterior glazing;
- Plaster finish reveals to match existing building;
- Incorporation of multiple Horizontal reveal lines along the building's west, north & east elevations to match existing building; and
- Extensive use of glazing along the main entry tower & windows (west & north elevations).

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 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 Development Advisory Board ("DAB") the responsibility and authority to review and make recommendation to the Planning Commission 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 June 4, 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 recommending body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Project) of the CEQA Guidelines, which consists of projects characterized as infill development, meeting the following conditions:

- 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;
- The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The Project site can be adequately served by all required utilities and public services.

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

(3) The determination of CEQA exemption 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 recommending 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 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 recommending 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 4: 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 Industrial land use district of the Policy Plan Land Use Map, and the Light Industrial land use designation of the California Commerce Center 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; 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 Light Industrial land use designation of the California Commerce Center 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. Approval of the project will result in the addition of 36,469 square feet to an existing 27,402 square foot industrial building, consistent with the development standards of the Light Industrial land use designation of the California Commerce Center Specific Plan. The design of the building and site improvements will enhance the surrounding neighborhood and add value to the current project site; 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 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. In addition, during the environmental review of the project, staff 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. Additional

conditions of approval have been placed on the project to mitigate any negative impacts that the project may have; 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 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 development standards of the Light Industrial land use designation of the California Commerce Center Specific Plan. The applicant is proposing a 36,469 square foot building addition to an existing 27,402 square foot industrial building, consistent with the development standards of the Light Industrial land use designation of the California Commerce Center Specific Plan. As a result of this review, staff has found the project to be consistent with the applicable Development Code requirements.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, 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 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. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 4TH day of June 2018.

Development Advisory Board Chair

Exhibit A—PROJECT LOCATION



Exhibit B—SITE PLAN

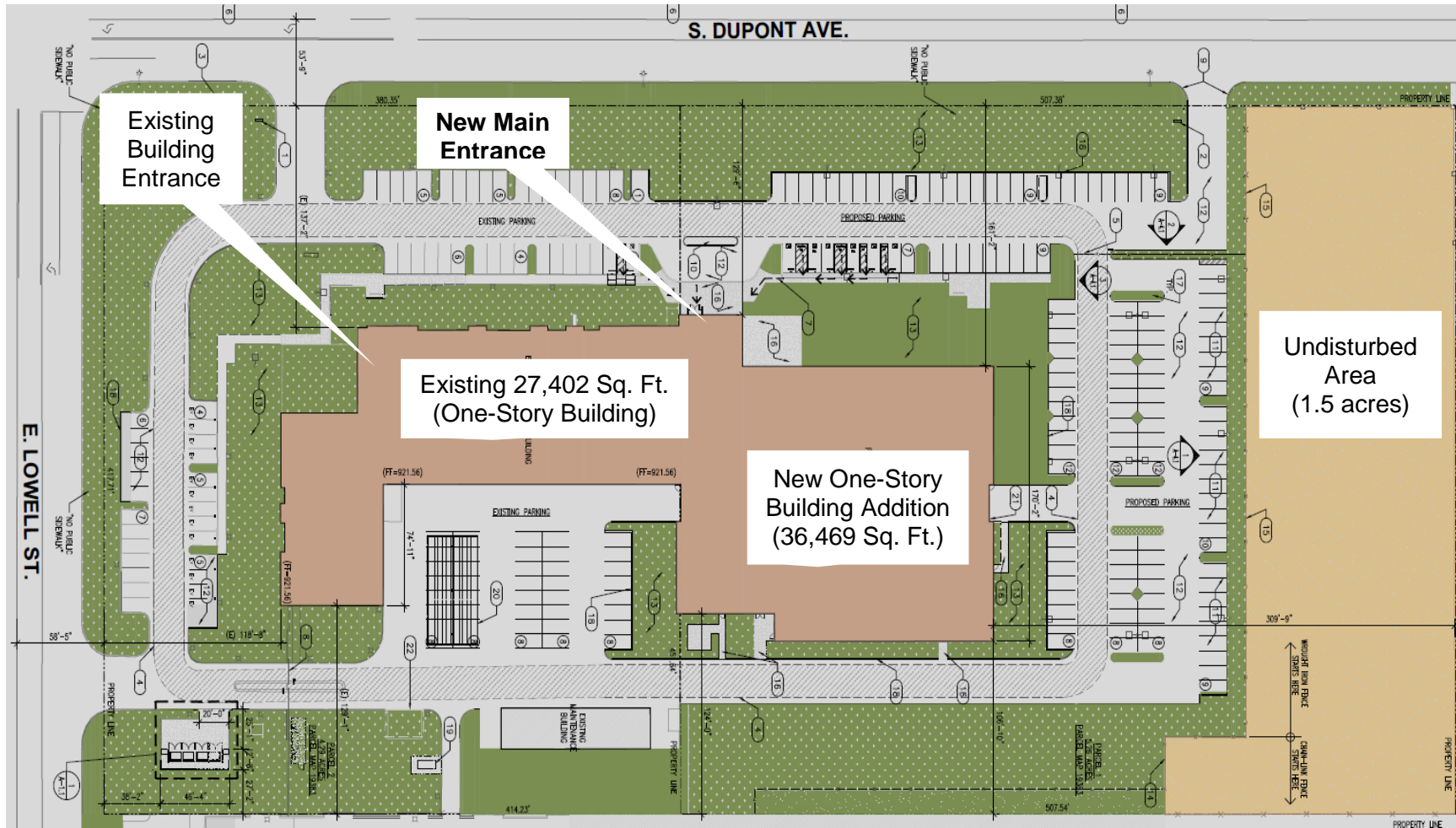


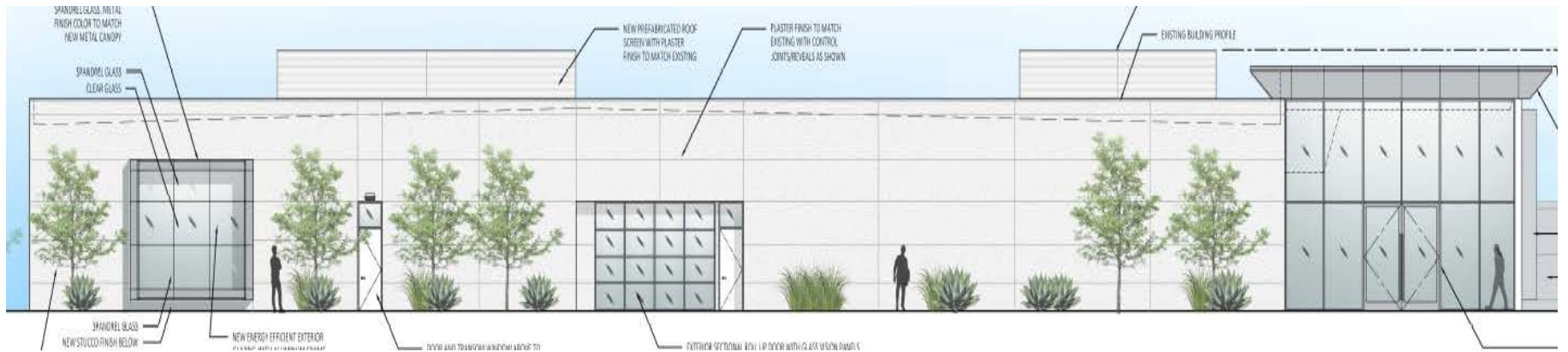
Exhibit B1—ENLARGED NEW BUILDING ADDITION & PARKING AREA



Exhibit C: ELEVATIONS



Proposed West Elevation & Main Building Entrance



Proposed North Elevation

Exhibit C—ELEVATIONS Continued

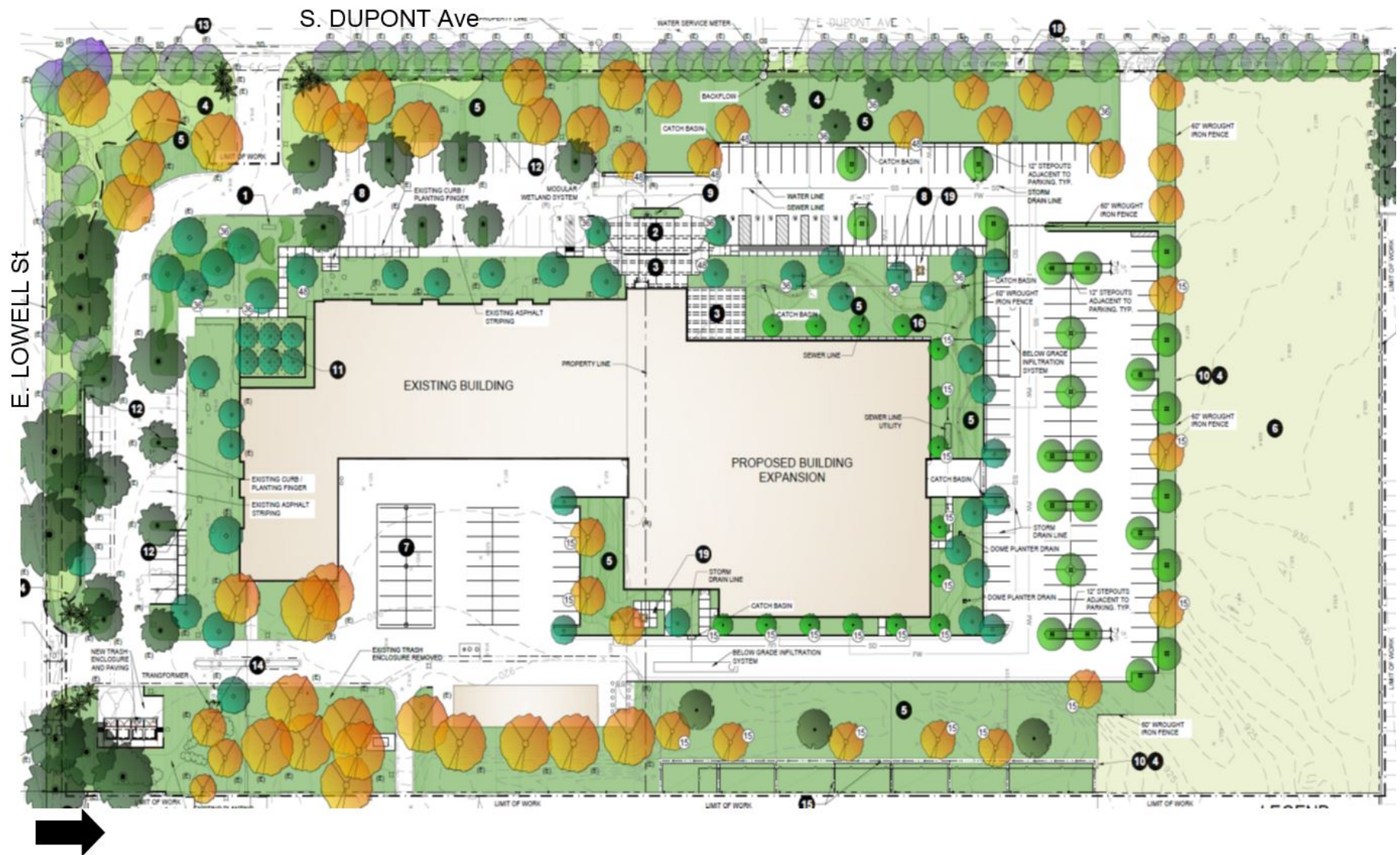


Proposed East Elevation



Proposed South Elevation

Exhibit E—LANDSCAPE PLAN



Attachment 1—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: June 4, 2018

File No: PDEV17-050

Related Files: None

Project Description: A Development Plan to construct a 36,469 square foot addition to an existing 27,402 square foot industrial building on 5 acres of land located at 1175 South Dupont Avenue, within the Light Industrial land use district of the California Commerce Center Specific Plan; (APN: 0211-232-60); **submitted by Shlemmer + Algaze & Associates**

Prepared By: Denny D. Chen, Associate Planner
Phone: 909.395.2424 (direct)
Email: dchen@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) 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.

(c) 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.

(d) Vacant remaining area shall be hydro seeded.

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) All drive approaches shall be provided with an enhanced color pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) 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.

(d) 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.

(e) 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).

(f) 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.

(c) Wall packs will not be allowed within the public view areas. All fixtures shall be decorative. Cut sheets shall be submitted to Planning during plan check review.

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 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.

2.12 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 trash enclosure area shall be moved by a minimum of 44.5-feet north of the property line and 10-feet from the existing tree trunk.

(b) The proposed 5-foot decorative wrought iron fence and wrought iron posts located along the north side of the parking area shall be powder coated to prevent rust.

(c) Prior to project approval, applicant shall provide staff with a material board showing the building's colors and materials in order to ensure that the building will provide a unique and modern architecture design. Building's material board must match the conceptual building elevation colors and materials.

(d) Project is located within Safety Zone 2 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed. The project is also required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy (Refer to Airport Land Use Compatibility Planning – Project Conditions report).




CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division and Ontario Municipal Utilities Company)

DATE: **June 4, 2018**

PROJECT ENGINEER: **Dean A. Williams, Associate Engineer** 

PROJECT PLANNER: **Denny Chen, Associate Planner**

PROJECT: **BMW West Regional Training Center; PDEV17-050; a 36,127 s.f. addition to an existing industrial building totaling 63,529 s.f. on 9.5 acres within the Light Industrial land use designation of the California Commerce Center South Specific Plan**

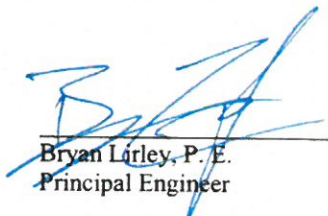
LOCATION: **1175 S. Dupont Avenue; NEC of S. Dupont Avenue and E. Lowell Street**

This project shall comply with the requirements set forth in the General Standard Conditions of Approval adopted by the City Council (Resolution No. 2017-027) as they pertain to this site and the Project Specific Conditions of Approval specified herein. The developer/applicant shall be responsible for the completion of all conditions of approval prior to issuance of permits and/or occupancy clearance.

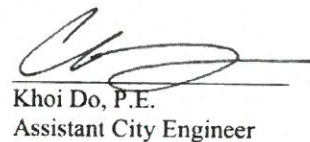
- 1) Developer/applicant shall pay a Storm Drain Development Impact Fee (DIF) to the Building Department, along with all other DIF fees, prior to issuance of a building permit. The Storm Drain DIF fee is currently estimated to be \$117,062.00.
- 2) Developer/applicant shall process a lot line adjustment to either remove the existing property line between parcels 2 and 3 of Parcel Map No. 19383, or relocate said property line such that the proposed building addition is not constructed over it. If developer/applicant opts to relocate the property line, then an agreement for reciprocal access, cross lot utilities and cross lot drainage between parcels 2 and 3 shall be recorded with the County Recorder. The lot line adjustment and/or the cross lot agreement shall be recorded prior to issuance of a building permit.
- 3) Developer/applicant shall design and construct all street frontage improvements (i.e. utility services, trench repair, fixture up-grades, drive approaches, etc.) in accordance with current City of Ontario standards and guidelines. All landscaping, block walls and other potential site obstructions shall be compatible with the stopping site distance requirements per City Standard Drawing No. 1309.
- 4) The project frontages along S. Dupont Avenue and E. Lowell Street shall be signed "No Parking Anytime".
- 5) Developer/applicant shall replace all existing street light fixture along the property frontages with the current, City approved, LED equivalent fixture. Please refer to the City's 'Traffic and Transportation Design Guidelines', Section 1.4-Street Light Plans.

- 6) Project gates shall remain open at all times during business hours.
- 7) Developer/applicant shall up-grade all existing fire hydrants on the property frontages to the City's most current standard.
- 8) Developer/applicant shall construct a sewer monitoring manhole on site in accordance with current City standards.
- 9) Developer/applicant shall design and construct an on-site recycled water ready system on-site for the immediate use of recycled water. This shall include the submittal of two (2) hard copies and one (1) electronic copy, in .pdf format, of the Engineering Report (ER) for the use of recycled water, to the Ontario Municipal Utilities Company (OMUC) for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.
 Note: The OMUC and CDPH review and approval process will be approximately three (3) months. Contact OMUC at (909) 395-2647 regarding this requirement.
- 10) Developer/applicant shall apply for a Wastewater Discharge Permit for this establishment and shall comply with all of the requirements of the Wastewater Discharge Permit. Contact OMUC at (909) 395-2661 regarding this requirement.
- 11) Developer/applicant shall submit a Water Quality Management Plan (WQMP) for this project for review and approval by the Engineering Department. Contact the Environmental Division at (909) 395-2134 regarding this requirement. Detailed Best Management Practices (BMPs) per preliminary review comments shall be incorporated into the plans and addressed by City staff during the plan review process.
- 12) Developer/applicant shall submit a security deposit to the Engineering Department to guarantee construction of the public improvements required of the project, valued at 100% of the approved engineering cost estimate. The security deposit shall be in accordance with the Ontario Municipal Code. Said deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of the improvements.
 Developer/applicant shall also pay encroachment permit, plan checking, traffic control and permit fees to the Engineering Department at the appropriate time prior to permit issuance.

Developer /applicant shall contact Inland Empire Utilities Agency (IEUA) for fees associated with their facilities at (909) 313-9604.


 Bryan Lirley, P. E.
 Principal Engineer

5/24/18
 Date


 Khoi Do, P.E.
 Assistant City Engineer

5-24-18
 Date

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

4/2/18
 Date

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

Phone:
(909) 395-2237

D.A.B. File No.:
 PDEV17-050 Rev 2

Case Planner:
 Denny Chen

Project Name and Location:
 BMW – West Regional Training Center Industrial Building Addition
 1175 S Dupont St

Applicant/Representative:
 Antonio Lopex/Shlemmer + Algaze & Associates
 18201 Von Karman #120
 Irvine Ca 92612

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan dated (4/17/18) 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. |
| <input type="checkbox"/> | 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. Dimension backflows and transformers, with 5' set back from paving for landscape screening.
2. Move utilities to be clear of required tree locations: Move Sewer Line Utility out of north planter area. Remove Modular Wetlands detail and expand stormwater chamber units. Show #16 splash wall on plan, sections and terrace drain detail include limit of footing.
3. Dimension parking spaces to be min 5' wide inside dimension. Show and call out 12" wide curbs where parking spaces are adjacent to planters.
4. 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.

Landscape plans

5. Remove existing gravel areas from existing planting to remain and replace with native or low water groundcovers such as Ice plant, Lonicera, Cistus, Senecio, Juniper Blue Rug or Wiltonii.
6. Remove existing turf areas and replace with low water using groundcovers, if water use for existing landscape area is greater than existing landscape formula water budget.
7. Provide an appropriate hydroseed plant mix for water quality basins and swales. Change Juncus (3-5' high) for a low grass or groundcover under 2' high.
8. Add a planter to the NW end of the north parking row.
9. 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.

Plan Check—5 or more acres	\$2,326.00
Inspection—Construction (up to 3 inspections per phase)	<u>\$278.00</u>
	<u>\$2,604.00</u>

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

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-050
 Address: Northeast corner Lowell Street & Dupont Street
 APN: 0211-232-60
 Existing Land Use: Vacant
 Proposed Land Use: 36,127 SF Industrial building auto repair training facility for BMW
 Site Acreage: 5.26 Proposed Structure Height: 24 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 11/28/17
 CD No.: 2017-075
 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 checked="" type="checkbox"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 95 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 provided the following conditions are met:

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2017-075

PALU No.: _____

PROJECT CONDITIONS

1. Project is located within Safety Zone 2 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed consistent with ALUCP Policy S4b (Hazardous Material Storage).
2. This project is located within Safety Zone 2 and is required to file and record an Avigation Easement with the City of Ontario prior to obtaining a Certificate of Occupancy.
3. The Land Use Intensity calculations proposed for this building have been met and are attached to this report. Future land uses that deviate from what is currently proposed must meet the policies and criteria of the Ontario Airport Land Use Compatibility Plan.
4. New development located within any of the Ontario International Airport Safety Zones are required to have a "Property Located within Ontario International Airport Safety Zone Notification appearing on the Property Deed and Title incorporating the following language:

(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.) The property is presently located in a Safety Zone which limits land uses and the number of people on site. Land uses are required to meet the policies and criteria of the LA/Ontario International Airport Land Use Compatibility Plan.

5. The maximum height limit for the project site is 95 feet and as such, any construction equipment such as cranes or any other equipment exceeding 95 feet in height will need a determination of "No Hazard" from the FAA. An FAA Form 7460-1 for any temporary objects will need be filed and approved by the FAA prior to operating such equipment on the project site during construction.

Intensity Calculations for PDEV17-050

CD No. 2017-075

Proposed Land Use	Land Use SF	Acreage	Safety Zone	Load Factors ALUCP Load Factor	Sitewide Average Calculations (Zone 2 = 60 P/AC max) ALUCP Load Factor	Single Acre SF Calculations (Zone 2 = 120 P/AC max)	Single Acre Intensity Calculations (Zone 2 = 120 P/AC max)
Warehouse	6,680		2	1,000	7	5,200	5
Light Industrial (Auto Repair)	29,447		2	350	84	38,360	110
Totals	36,127	5.26			17		115
				Sitewide Average Calculation			
				17			
				Single Acre Intensity Calculation			
				115			
<p>Site Wide Average Calculation is for Zone 2. ONT criteria for Zone 2 allows a maximum of 60 people. The proposed project would generate a site wide average of 17 people as indicated in the calculations above.</p>							
<p>Single Acre Intensity Calculation is for Zone 2. ONT single acre criteria for Zone 2 allows a maximum of 120 people. The proposed project would generate a single acre intensity of 115 people as indicated in the above calculations.</p>							



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Associate Planner
Planning Department

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

DATE: October 16, 2017

SUBJECT: PDEV17-050 - A Development Plan to construct a 36,127 square foot addition to an existing industrial building totaling 63,529 square feet on 9.5 acres of land located on the northeast corner of Lowell St and Dupont Ave, at 1175 South Dupont Avenue, within the Light Industrial land use designation of the California Commerce Center Specific Plan (APNs: 0211-232-60 and 0211-232-61).

-
- 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: III - B
- B. Type of Roof Materials: Ordinary / Flat
- C. Ground Floor Area(s): 36,127 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 36,127 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): B, F-1, 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, 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 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.
- ☒ 3.4 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 final) 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.
- ☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. 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.
- ☒ 4.7 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.

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.
- ☒ 5.6 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.

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: Denny Chen, Planning Department

FROM: Douglas Sorel, Police Department

DATE: October 25, 2017

SUBJECT: PDEV17-050 – A DEVELOPMENT PLAN TO AN ADDITION TO AN EXISTING INDUSTRIAL BUILDING AT 1175 SOUTH DUPONT AVENUE

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for walkways, driveways, doorways, parking lots, hallways, stairwells, and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Douglas Sorel at (909) 395-2873 with any questions or concerns regarding these conditions.

CITY OF ONTARIO MEMORANDUM

TO: PLANNING DEPARTMENT,
FROM: BUILDING DEPARTMENT, Pedro Rico
DATE: October 18, 2017
SUBJECT: PDEV17-050

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

Conditions of Approval

1. Standard Conditions of Approval apply.

PR : kb



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: Denny Chen, Associate Planner

DATE: October 04, 2017

SUBJECT: FILE #: PDEV17-050 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, October 18, 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 36,127 square foot addition to an existing industrial buildings totaling 63,529 square feet on 9.6 acres of land located at 1175 South Dupont Street, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN(s): 0211-232-61 and 0211-232-60).

- 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 De Sousa Supervisor 10/4/17
Department Signature Title Date