



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

September 4, 2019

Ontario City Council Chambers, 2 PM
303 East "B" Street, Ontario

All documents for public review are on file with the Planning Department located at
City Hall, 303 East "B" Street, Ontario, CA 91764

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP19-016:** A Conditional Use Permit (File No. PCUP19-016) request to establish a private college (San Joaquin Valley College) consisting of 12,700 square feet within an existing 2-story (26,000 square foot) office building on a 1.75 acre property located at 4550 Ontario Mills Parkway, within the Commercial/Office land use district of California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1-Existing Facilities) of the CEQA guidelines. The 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: 0238-041-37) **submitted by Kimberly Boone Associates on behalf of San Joaquin Valley College**

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

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, 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 **August 30, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

September 4, 2019

DECISION NO.: ZA19-

FILE NO.: PCUP19-016

DESCRIPTION: A Conditional Use Permit to establish a private college (San Joaquin Valley College) consisting of 12,700 square feet within an existing 2-story (26,000 square foot) office building on a 1.75-acre property located at 4550 Ontario Mills Parkway, within the Commercial/Office land use district of California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan; (APN: 23804137) **submitted by Kimberly Boone Associates on behalf of San Joaquin Valley College.**

PART I: BACKGROUND & ANALYSIS

SAN JOAQUIN VALLEY COLLEGE, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP19-016, 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 1.75 acres of land located on the south side of Ontario Mills Parkway, west of Rochester Avenue, at 4550 East Ontario Mills Parkway, 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>	Multi-Tenant	MU Ontario Mills (CCCN)	Ontario Mills (CCCN) SP	Commercial / Office
<i>North</i>	Multi-Tenant Center	MU Ontario Mills (CCCN)	Ontario Mills (CCCN) SP	Regional Commercial
<i>South</i>	SJVC College	MU Ontario Mills (CCCN)	Ontario Mills (CCCN) SP	Commercial / Office
<i>East</i>	Hotel	MU Ontario Mills (CCCN)	Ontario Mills (CCCN) SP	Commercial / Office
<i>West</i>	Multi-Tenant Center	MU Ontario Mills (CCCN)	Ontario Mills (CCCN) SP	Commercial / Office

<i>Prepared:</i> NL 8/19/19	<i>Reviewed:</i> CM 8/26/19	<i>Decision:</i>
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(2) Project Analysis:

(a) Background — The Applicant is a private Junior College offering Associate of Science degrees and continuing education opportunities in Health, Business, and Technology, and has an existing Conditional Use Permit (File No. PCUP12-015) granting the utilization of an adjacent building to the south (at 4580 East Ontario Mills Parkway) as their main campus (see Exhibits A: Aerial Photograph and B: Site Plan, attached). The application requests approval of a Conditional Use Permit (File No. PCUP19-016), thereby expanding their campus to include an additional 12,700 square feet on the second floor of the proposed location (see Exhibit C: Floor Plan, attached). This existing 26,000-square foot multi-tenant building contains business and medical offices on the first floor and is located within the Commercial/Office land use district of Ontario Mills (California Commerce Center North) Specific Plan.

(b) Proposed Use — The Applicant is proposing to occupy the second floor of a multi-tenant building to provide a larger lab setting and testing area for their Respiratory Therapy and Nursing programs. As part of the proposed use, the applicant has projected a student enrollment of 178 students and 24 staff. Proposed hours of operation are:

- Monday through Thursday, 6:30 AM to 5:30 PM; and
- Friday, 6:30 AM to 4:00 PM.

(c) Parking — The Ontario Mills (CCCN) Specific Plan Parking Requirements refers to current Development Code Parking Standards (Table V-2, Section 11) to establish parking for the proposed use. Colleges and universities require 0.5 spaces per student, based upon maximum enrollment, plus one space per employee or staff during the largest shift. Based on projected student enrollment of 178 and 24 staff, a total of 113 parking spaces are required. There are 112 parking spaces provided on the project site: however, given that the project is located within a multi-tenant building with business and medical offices on the first floor, and 44 parking spaces utilized by existing tenants, there is a deficiency of 45 parking spaces for the proposed project. To meet parking standards for the project, the implementation of a reciprocal parking agreement with the main campus parcel will be provided to accommodate the parking discrepancy.

The SJVC main campus parcel and proposed expansion parcel share CC&R's that allows for reciprocal access, but not for reciprocal parking. The main campus provides students and staff a total of 425 parking spaces, leaving a surplus of 180 parking spaces that can be shared with the proposed college expansion. SJVC's main campus accommodates 330 students and 80 staff. The proposed college expansion will have additional 178 students and 24 staff. Together, both college sites will have a total of 508 students and 104 staff members.

Below, is a breakdown of parking requirements for the proposed use and existing uses:

Type of Use	Building Area	(Max)Number of Students & Staff	Parking Ratio	Spaces Required	Spaces Provided	Parking Deficiency	Parking Surplus
4550 East Ontario Mills Parkway (Project Site)							
General Business Offices (Existing)	6,694 SF		4 spaces per 1,000 SF (0.004/SF) of GFA	26			
Medical Offices (Existing)	3,246 SF		5.7 spaces per 1,000 SF (0.0057/SF) of GFA	18			
College/University (Proposed)		178 Students 24 Staff	0.5 spaces per student, based upon maximum enrollment; plus one space per employee or staff during the largest shift	113	112	45	-
TOTAL	9,940SF	178 Students 24 Staff		157	112	45	
4580 East Ontario Mills Parkway (Main Campus)							
College/University (Existing)		330 Students 80 Staff	0.5 spaces per student, based upon maximum enrollment; plus one space per employee or staff during the largest shift	245	425 (Based on application)	-	180
TOTAL	9,940 SF	508 Students 104 Staff		402	537		135

(d) Land Use Compatibility - The proposed use for San Joaquin Valley College requires a conditional use permit for Vocational and Trade Schools per the Ontario Mills (California Commerce Center North) Specific Plan to ensure compatibility between adjacent land uses and proposed use. The project site is surrounded by commercial and office uses. The main campus for San Joaquin Valley College is located south of the project site, within the Commercial/Office land use district. A Conditional Use Permit was approved to allow the main campus. The proposed use, occupying 12,000 square feet within the 26,000-square foot multi-tenant building, will be compatible with the surrounding uses.

(e) Airport Land Use Compatibility Plan - This 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 (hereinafter referred to as "ALUCP"). Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

(f) Departmental Review - Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions

of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

(g) Public Notification - The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

(h) Correspondence - As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

PART II: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part I, above; and

WHEREAS, Ontario Development Code Table 2.01-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, on September 4, 2019, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Norma Lopez, Planning Intern, presented the staff report on the proposed use, indicating the staff recommendation of approval with conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.

(2) [insert speaker's name], the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(3) [insert additional speaker info]

(4) [insert additional speaker info]

(5) There being no one else to offer testimony regarding the application, the Zoning Administrator closed the public hearing.

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

PART III: THE DECISION

NOW, THEREFORE, it is hereby found, determined and resolved by the Zoning Administrator of the City of Ontario as follows:

(1) All facts set forth in this Zoning Administrator Report and Decision are true and correct.

(2) Based upon the evidence presented to the Zoning Administrator during the above-referenced public hearing, the Zoning Administrator hereby finds as follows:

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed San Joaquin Valley College will occupy 12,700 square feet of an existing 26,000-square foot multi-tenant office building located at 4550 East Ontario Mills Parkway, is within the Commercial/Office land use district of the Ontario Mills (California Commerce Center North) Specific Plan. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the Ontario Mills (California Commerce Center North) Specific Plan zoning district.

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed San Joaquin Valley College, occupying 12,700 square feet of an existing 26,000-square foot multi-tenant office building will be located at 4550 East Ontario Mills Parkway, which the Policy Plan Master Land Use Plan designates for Commercial and Office land uses. The proposed land use 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, which promotes the establishment and intensification of college and university land uses in the area of the project site.

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The proposed private college land use is located with the Ontario Mills Mixed Use District of the Policy Plan Land Use Plan, and the Commercial/Office land use district of the Ontario Mills (California Commerce Center North) Specific Plan, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code and the Ontario Mills (California Commerce Center North) Specific Plan.

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The proposed use 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). The ALUCP applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project was evaluated and found to be consistent with the policies and criteria of the ALUCP.

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The Zoning Administrator has required certain safeguards and has imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code and the Ontario Mills (California Commerce Center North) 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; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

(f) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Class 1, Existing Facilities) of the State CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

(g) The Zoning Administrator hereby finds and determines that 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.

(h) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP19-016, subject to the conditions of approval attached hereto and incorporated herein by this reference.

APPROVED AND ADOPTED this 4th day of September, 2019.

Cathy Wahlstrom
Zoning Administrator

Exhibit E: Site Photos



North Elevation



East Elevation



South Elevation



West Elevation

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: September 4, 2019

File No: PCUP19-016

Related Files: N/A

Project Description: A Conditional Use Permit (File No. PCUP19-016) request to establish a private college (San Joaquin Valley College) consisting of 12,700 square feet within an existing 2-story (26,000 square foot) office building on a 1.75 acre property located at 4550 Ontario Mills Parkway, within the Commercial/Office land use district of California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan (APN(s): 23804137); **submitted by Kimberly Boone Associates on behalf of San Joaquin Valley College.**

Prepared By: Karen Thompson, Associate Planner / Norma Lopez, Planning Intern
Phone: 909.395.2459 (direct)
Email: kthompson@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 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.

2.2 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.

2.3 Parking, Circulation and Access.

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

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

(c) A shared parking agreement must be submitted by the applicant for review prior to issuance of permits.

1. Reasonable Walking Distance Required to Shared Parking Facilities. Shared off-street parking facilities shall be provided within a reasonable walking distance from the uses they serve, and shall be located no further than 500 FT from the uses served, measured from the nearest point of the parking facility to the entrance of each use served via the shortest pedestrian route.
2. A Shared Parking Agreement by and between the City, the applicant, and all other affected property owners, shall be executed and recorded with the County Recorder, which shall ensure the availability of the number of parking spaces designated for joint use, during the hours specified in the Agreement, for the duration of the uses subject to the shared parking arrangement.
3. The Agreement shall be subject to City Attorney review and approval, as to form and content.
4. Parking Analysis. The Approving Authority may require the applicant to submit a parking demand analysis, prepared by a person/firm experienced in preparing such analyses, to assist the Zoning Administrator in determining the appropriate shared parking reduction. A parking demand analysis shall be prepared pursuant to the Urban Land Institute's Shared Parking publication. The methodology of the Shared Parking publication may be used as a guide in reviewing a shared parking proposal.

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

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

2.6 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).

2.7 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 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

(i) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

(ii) The area in which the project is located is not environmentally sensitive.

(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.

2.8 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.

2.9 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.

2.10 Additional Requirements.

- (a)** See attached for additional department conditions of approval



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

ZA MEETING DATE: September 4th, 2019

PROJECT: PCUP19-016, a Conditional Use Permit to establish a 12,700-square foot private school (San Joaquin Valley College) on 1.75 acres of land.

APN: 0238-041-37

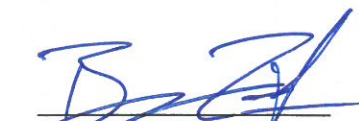
LOCATION: 4550 East Ontario Mills Parkway

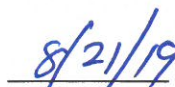
PROJECT ENGINEER: Antonio Alejos, Assistant Engineer *X.A.* (909) 395-2384

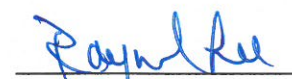
PROJECT PLANNER: Karen S. Thompson, Associate Planner (909) 395-2459

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 replace existing streetlight fixtures along property frontage of Ontario Mills Parkway with City-approved LED equivalent fixtures. Please refer to the Traffic and Transportation Design Guidelines for LED fixture requirements.
3. The applicant/developer shall install truncated domes to the shared driveway approach, located west of the project site, to meet current ADA requirements.
4. The applicant/developer shall apply for an Encroachment Permit for any work proposed in the public right-of-way.


Bryan Lirley, P.E.
Principal Engineer


Date


Raymond Lee, P.E.
Assistant City Engineer


Date



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Emily Hernandez, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Karen Thompson, Associate Planner

DATE: July 15, 2019

SUBJECT: FILE #: PCUP19-016 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, July 29, 2019**.

- 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 Conditional Use Permit to establish a 12,700-square foot private school (San Joaquin Valley College) on 1.75 acres of land located at 4550 East Ontario Mills Parkway, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN(s): 0238-041-37).

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.

Landscape Planning Division
Signature: *J. Richardson* Title: *Landscape Planner* Date: *8/8/19*

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

CONDITIONS OF APPROVAL	
Sign Off	
	08/08/2019
Jamie Richardson, Sr. Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Planner	Phone: (909) 395-2615
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D.A.B. File No.: PCUP19-016	Related Files:	Case Planner: Karen Thompson
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Project Name and Location: San Joaquin Valley College 4550 East Ontario Mills Parkway

Applicant/Representative: San Joaquin Valley College – Kimberly Boone Associates kimberly@kba-designs.com 30583 Greenway Circle Temecula, CA 92592

<input checked="" type="checkbox"/>	A site plan (dated 07/15/2019) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

1. Note: Landscapes shall be maintained by the property management association or maintenance personnel.
2. Contact property management to replace missing parking lot island trees: 1 at each parking island or row end. 24" box size trees type shall match existing or consider low water trees for this climate such as : Eucalyptus Microtheca – Coolibah Tree, Brachychiton populneus, Bottle Tree, or Quercus ilex, Holly Oak, Ulmus 'True Green' Elm, Pistachia chinensis or similar. Provide, repair or replace tree irrigation tree bubblers to wet the entire root system until established.
3. Repair or replace broken or leaking irrigation components.
4. If damage occurs and landscape renovations are necessary a weather based controller with weather sensor and system tune up to prevent any overspray or run off is required.
5. Existing trees shall be protected in place. If tree removal is requested a landscape plan and tree inventory shall be submitted to this department for review and approval.
6. Landscape and irrigation plans shall be submitted for review and approval if any on-site construction, staging or storage occurs requiring landscape or irrigation replaceent
7. Contact this department for inspection when construction is completed.
8. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>



CITY OF ONTARIO

MEMORANDUM

DEVELOPMENT PLAN REVIEW COMMENTS **Engineering Department/Land Development Section**

DATE: August 5th, 2019 (1st Review)

PROJECT: PCUP19-016, a Conditional Use Permit to establish a 12,700-square foot private school (San Joaquin Valley College) on 1.75 acres of land.

APN: 0238-041-37

LOCATION: 4550 East Ontario Mills Parkway

PROJECT ENGINEER: Antonio Alejos, Assistant Engineer (909) 395-2384

PROJECT PLANNER: Karen S. Thompson, Associate Planner (909) 395-2459

ENGINEERING DEPARTMENT'S CONDITIONS OF APPROVAL TO BE PROVIDED UPON THE FOLLOWING COMMENTS BEING SATISFACTORILY ADDRESSED PRIOR TO THE DEVELOPMENT ADVISORY BOARD AND/OR ZONING ADMINISTRATOR HEARING.

A. General Comments:

1. The applicant/developer shall respond to these comments as well as the comments provided by the Traffic & Transportation Division, Ontario Municipal Utilities Company (OMUC) & Environmental Section and address all of them prior to the next submittal.
2. The Land Development Section has no additional comments; however, the conditions listed below shall be accepted by the applicant/developer.

B. The following items will be incorporated in the Conditions of Approval Report prior to the Development Advisory Board and/or Zoning Administrator Hearing:

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 replace existing streetlight fixtures along property frontage of Ontario Mills Parkway with City-approved LED equivalent fixtures. Please refer to the Traffic and Transportation Design Guidelines for LED fixture requirements.

3. The applicant/developer shall install truncated domes to the shared driveway approach, located west of the project site, to meet current ADA requirements.
4. The applicant/developer shall apply for an Encroachment Permit for any work proposed in the public right-of-way.



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, City Engineer
 Jamie Richardson, Landscape Planning Division
 Ahmed Aly, Municipal Utility Company
 Emily Hernandez, Police Department
 Paul Ehrman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

FROM: Karen Thompson, Associate Planner

DATE: July 15, 2019

SUBJECT: FILE #: PCUP19-016

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, July 29, 2019**.

- 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 Conditional Use Permit to establish a 12,700-square foot private school (San Joaquin Valley College) on 1.75 acres of land located at 4550 East Ontario Mills Parkway, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN(s): 0238-041-37).

- 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.

ENCT
TRAFFIC

SENIOR ASSOCIATE
CUL ENGINEER

7/30/19

Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

Development Plan Review

Project: PCUP19-016

Date: July 30, 2019

Location: 4550 E Ontario Mills Parkway

By: David Tan

The Transportation Division recommends that the following be incorporated into the Project's Conditions-of-Approval.

Conditions:

1. The Applicant/Developer shall replace existing streetlight fixtures along property frontage of Ontario Mills Parkway with City-approved LED equivalent fixtures. Please refer to the Traffic and Transportation Design Guidelines for LED fixture requirements.

dt;

Norma Lopez - Planning

From: Peter Tuan M. Tran
Sent: Thursday, July 25, 2019 3:45 PM
To: Miguel Sotomayor; Antonio Alejos
Cc: Danielle D. Guevara; Christopher T. Quach; Karen S. Thompson
Subject: PCUP19-016 DPR#1(#6179)

Miguel/Antonio,

OMUC has no subject comments. Thank you.

Sincerely,

Peter Tran

**Associate Engineer/Project Manager
Ontario Municipal Utilities Company
Utilities Engineering and Operation Department**



1425 South Bon View Avenue
Ontario, CA 91761
Ph: 909-395-2677
Fx: 909-395-2608



environment before printing this e-mail.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Karen Thompson
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: July 16, 2019
SUBJECT: PCUP19-016

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lr



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, City Engineer
 Jamie Richardson, Landscape Planning Division
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 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

FROM: Karen Thompson, Associate Planner

DATE: July 15, 2019

SUBJECT: FILE #: PCUP19-016

Finance Acct#:

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

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

The plan does not adequately address the departmental concerns.

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

POLICE DEPARTMENT
Department

Signature

Emily Hernandez
#80501

POLICE OFFICER
Title

7/22/19
Date



CITY OF ONTARIO

MEMORANDUM

TO: Karen Thompson, Associate Planner
Planning Department

FROM: Michelle Starkey, Deputy Fire Marshal
Bureau of Fire Prevention

DATE: July 25, 2019

SUBJECT: PCUP19-016 A Conditional Use Permit to establish a 12,700-square foot private school (San Joaquin Valley College) on 1.75 acres of land located at 4550 East Ontario Mills Parkway, within the Commercial/Office land use district of the Ontario Mills Specific Plan (APN(s): 0238-041-37).

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

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontario.ca.gov , click on Fire Department and then on forms.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
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Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Karen Thompson, Associate Planner

DATE: July 15, 2019

SUBJECT: FILE #: PCUP19-016 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, July 29, 2019**.

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Broadband Operations Anna Vaca Sr. Systems Analyst 7/29/2019
Department Signature Title Date