



CITY OF ONTARIO ZONING ADMINISTRATOR AGENDA

December 21, 2020

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

SPECIAL AND URGENT NOTICE ELIMINATING IN-PERSON PUBLIC PARTICIPATION AT CITY OF ONTARIO ZONING ADMINISTRATOR MEETINGS

Due to the directives contained in the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Zoning Administrator for the City of Ontario is required to limit in-person attendance at the upcoming Zoning Administrator meeting. Members of the public may utilize alternative measures established by the City of Ontario to view the Zoning Administrator meeting and/or to communicate your opinions to the Zoning Administrator. To view the meeting, please go to <http://www.ontarioca.gov/agendas/zoning> and follow the link on that webpage to view the meeting.

Members of the public who wish to provide comment on an item may do so in one of the following manners:

1. **EMAIL:** You can email comments to planningdirector@ontarioca.gov no later than 12:00 PM on the day of the meeting. All comments received by the deadline will be printed for Zoning Administrator consideration before action is taken on that matter. Please identify the agenda item that you wish to address in your comments. All written comments will be included in the record.
2. **TELEPHONE BEFORE THE MEETING:** You can call (909) 395-2036 no later than 12:00 PM on the day of the meeting and let them know that you would like to make a comment on an agenda item.
3. **IN WRITING DURING THE MEETING:** The meeting will be broadcast utilizing software that allows members of the public to make written comments. Your written comments will be read by a staff member to the Zoning Administrator during their consideration of that item.

Any members of the public who require special assistance or a reasonable accommodation to participate in the meeting of the Zoning Administrator may contact Gwen Berendsen at (909) 395-2036 or planningdirector@ontarioca.gov at least 24 hours prior to the meeting.

All documents are available for public review at the City of Ontario Planning Department located at City Hall, 303 East "B" Street, Ontario, California by scheduling an appointment with the Planning Department by calling (909) 395-2036.

PUBLIC HEARING

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP20-004:** A Conditional Use Permit to establish an 8,566 square foot freestanding banquet facility, to operate in conjunction with an existing hotel (Sheraton Ontario Airport), along with ancillary alcoholic beverage sales for on-premises consumption, including beer, wine, and distilled spirits (Type 47 – On Sale General and Type 58 – Catering ABC licenses), on 1.76 acres of land located at 1801 East D Street, within the CCS (Convention Center Support Commercial) zoning district. 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. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0110-261-11) **submitted by Xi Min Yuan.**

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, Gwen Berendsen, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **December 17, 2020**, 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

December 21, 2020

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DECISION NO.: [insert #]

FILE NO.: PCUP20-004

DESCRIPTION: A Conditional Use Permit to establish an 8,566 square-foot freestanding banquet facility, to operate in conjunction with an existing hotel (Sheraton Ontario Airport), along with ancillary alcoholic beverage sales for on-premises consumption, including beer, wine, and distilled spirits (Type 47 – On Sale General and Type 58 – Catering ABC licenses), and ancillary live entertainment, on 1.76 acres of land located at 1801 East D Street, within the CCS (Convention Center Support Commercial) zoning district. (APN: 0110-261-11); **submitted by Xi Min Yuan.**

PART 1: BACKGROUND & ANALYSIS

XI MIN YUAN, (herein after referred to as “Applicant”) has filed an application requesting approval of a Conditional Use Permit, File No. PCUP20-004, as described in the subject of this Decision (herein after referred to as “Application” or “Project”).

PROJECT SETTING: The project site is comprised of 1.76 acres of land located at 1801 East D Street 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:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site:	Vacant Building	Hospitality (1.0 FAR)	Convention Center Support (CCS)	N/A
North:	Hotel (Sheraton)	Hospitality (1.0 FAR)	Convention Center Support (CCS)	N/A
South:	Industrial Retail	Business Park (0.6 FAR)	Business Park (BP)	N/A
East:	Medical/Personal Services and Retail	Hospitality (1.0 FAR)	Convention Center Support (CCS)	N/A
West:	Single-Family Residential	Low-Medium Density Residential (5.1-11 du/ac)	Medium-Density Residential 11 (MDR-11, 5.1-11 du/ac)	N/A

PROJECT ANALYSIS:

(1) Background— The project site (see Exhibit B: Site Plan) is located within an existing commercial and hospitality development that was constructed throughout the 1970s and 1980s. The project building previously served as a California Highway Patrol office as well as a church since its construction but has remained vacant since the church left in May 2019. In November 2019, the applicant submitted a tenant improvement plan to convert the church to a banquet facility; however, the change in land use necessitated a Conditional Use Permit application.

Prepared: AV 12/4/2020	Reviewed: EVH 12/10/2020	Decision: [enter initial/date]
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(2) Proposed Use — In January 2020, the applicant submitted a Conditional Use Permit to establish a banquet facility and ancillary alcoholic beverage sales for on-premises consumption (Type 47 – On Sale General and Type 58 – Catering ABC licenses) at the project site. The banquet facility would be operated in conjunction with the existing Sheraton Ontario Airport Hotel, located to the north of the project site, at 429 North Vineyard Avenue. The existing hotel would be slightly reconfigured to shift some of the administrative and conference space over to the new banquet facility to allow for the future construction of five new guest rooms (for a total of 170 guest rooms). Conversion of the building into banquet/conference/administrative space would provide the City's Convention Center region with additional conference capabilities and hotel capacity sited near the Ontario International Airport.

The 8,566 square-foot banquet facility would be divided as follows:

- Administrative office space: 1,201 square feet
- Conference space: 5,563 square feet
- Banquet dining room area: 1,802 square feet

The remainder of the building would include hallways, storage areas, kitchen space, and restrooms (see Exhibit C: Floor Plan).

(3) Parking and Circulation — The project site and adjacent hotel site have direct access from East D street to the south and Corona Avenue to the west. The remainder of the adjacent commercial center buildings also enjoy ingress and egress along Vineyard Avenue to the east. The applicant has proposed to reconfigure parking and access between the banquet facility and the hotel's parcels. The existing parking lot will be revised to provide for additional parking spaces and add a driveway at the northwest corner of the banquet parcel. Additionally, existing planters and curbs will be modified as needed and the parking lot will be resurfaced and restriped as required. Furthermore, a new walkway is proposed to provide for a pedestrian path of travel from the hotel to the banquet facility. Minimal changes to the existing landscaping and irrigation system will be required to accommodate the proposed improvements.

Due to the creation of new hotel rooms and conversion of the previous church to a banquet facility, the Development Code would require that the proposed project provide a total of 425 off-street parking spaces. A total of 270 reserved parking spaces will be provided for the existing hotel and proposed conference/banquet/administration facility, resulting in a deficiency of 155 spaces.

The Development Code allows for a reduction in the number of parking spaces when it can be shown that the involved uses can be operated and parked without conflict during business hours. The number of spaces may be reduced pursuant to the following conditions:

- (a) Approval of a shared parking agreement by the applicable Approving Authority.
- (b) Reasonable walking distance (no farther than 500 feet) from the uses they serve.
- (c) Shared parking agreement by and between the City, Applicant, and all other affected property owners, to be executed and recorded with the County Recorder, which ensures the availability of the number of parking spaces designated for joint use, for the duration of the uses subject to the shared parking arrangement.

(d) A parking analysis, prepared by an experienced person/firm, to assist the Zoning Administrator in determining the appropriate shared parking reduction. The parking demand analysis shall be prepared pursuant to the Urban Land Institute's *Shared Parking* publication.

Due to the deficiency in parking resulting from the proposed banquet facility and associated site updates, the applicant contracted Linscott, Law & Greenspan Engineers, to complete a shared parking analysis and parking agreement for the banquet facility and hotel parcels (see Attachment B: Shared Parking Analysis and Attachment C: Shared Parking Agreement). The parking study evaluated the parking needs based on a field study of existing peak parking demands at the site, application of City code, and further application of the Urban Land Institute's (ULI) *Shared Parking* methodology. The two parcels' parking needs (existing, proposed, and to remain) are outlined in the table below. The study conducted parking surveys on one weekday and one weekend day, through one-hour intervals between 6:00 AM and 12:00 AM on Thursday, October 24, 2019, and Saturday, October 26, 2019, for six zones located in or near the project site (see Exhibit D: Parking Study Zones), to account for any impacts to the immediately-adjacent medical office and observe the parking patterns of its clients, who the survey found tend to use parking spaces owned by the hotel.

Type of Use	Size	Parking Ratio	Spaces Required	Spaces Provided
Lodging Facilities (existing)	165 rooms	One space per sleeping room (no fewer than one space per 2 beds); plus, required parking for associated uses	165	
Lodging Facilities (proposed room addition)	5 rooms	One space per sleeping room (no fewer than one space per 2 beds); plus, required parking for associated uses	5	
Banquet Facilities (net existing conference/banquet space to remain in existing hotel)	2,650 SF	25 spaces per 1,000 SF of GFA	66	
Banquet Facilities (proposed)	7,365 SF	25 spaces per 1,000 SF of GFA	184	
Admin Offices (proposed)	1,201 SF	4 spaces per 1,000 SF	5	
TOTAL			425	270

The parking study made the following observations and findings:
 Busy.

- The hotel, whose parcel occupies parking study zones 1, 3, and 4, was 94 percent occupied during the weekday and 98 percent occupied during the weekend and experienced a weekday peak parking demand of 139 vehicles (84 percent) at 9:00 AM and weekend peak parking demand of 143 vehicles (86 percent utilization).
- The banquet facility parcel, located on parking zone 2, was not observed, as the parking is segregated from the rest of the center and there was no established use on site.
- The existing medical office, whose parking areas occupy zones 5 and 6 (zone 5 is within part of the hotel's parcel), experienced a weekday peak parking demand of 56 vehicles

(95 percent utilization and weekend peak parking demand of 7 vehicles (12 percent utilization). The medical office was analyzed for reference only, so as to consider the impacts of parking of and near the use.

- The study estimates that at least 10 percent of the parking demand for the banquet space is from hotel guests. In addition, the demand also includes an additional 5 percent reduction for carpooling/rideshare/shuttle use after 5:00 PM during the weekday and an additional 15 percent reduction for the same after 5:00 PM on the weekends.
- Based on discussions with the Applicant, it is expected that as much as 50 percent of the project guests will not create new on-site parking demand during nighttime events.
- The study concluded that the peak parking requirement for the hotel, inclusive of the proposed project, during a typical weekday totals 248 parking spaces, occurring at 9:00 AM. The peak parking requirement on a weekend totals 261 spaces and occurs at 5:00 PM. With a hotel reserved parking supply of 270 spaces, a minimum parking surplus of 9 spaces is forecast for the hotel.

Staff believes that, with the implementation of a shared parking agreement and per the findings of the parking study, the project as proposed will not impact the availability of parking beyond what currently exists at the site. Given the hotel's proximity to the Ontario International Airport and Convention Center, it is also anticipated that a large number of guests to the property will arrive via shuttle or rideshare, reducing the need for excess parking spaces. Furthermore, the proposed alcoholic beverage licenses will be ancillary in use to the hotel and banquet facilities and are thus not anticipated to generate any additional parking demand.

(4) ABC Concentration – The California Department of Alcoholic Beverage Control (ABC) is the State entity responsible for granting, renewing, and revoking ABC licenses. ABC determines how many on-sale and off-sale alcoholic beverage license types should be issued per census tract, based on their population. The project site is located within Census Tract 15.04, which is located entirely within the City of Ontario and according to ABC, is over-concentrated. ABC currently allows four on-sale licenses; however, there are currently nine active on-sale licenses (including the existing hotel) for a variety of restaurants and banquet/conference facilities within this Census Tract. Census Tract 15.04 encompasses a portion of the City's Convention Center neighborhood, which is regionally located near both the Ontario International Airport and the City's core Entertainment District (including the Ontario Mills Mall, Citizen's Business Bank Arena, and more). The proposed location will operate as a "Bona Fide Public Eating Place" during alcoholic beverage sales and service, which would occur as part of a banquet, conference, or catered event. Therefore, the Police Department does not object to allowing the proposed Type 47 and Type 58 ABC licenses, provided that all City and State Department of Alcoholic Beverage Control rules, regulations, and conditions of approval are met and followed. In addition, the project site is not located in a high crime area, and the property has no outstanding Building or Health Code Violations. As a result, staff has placed specific conditions of approval to ensure the safe operation of the business.

(5) Land Use Compatibility – Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. The project site is located within an existing hospitality and commercial retail and personal service development, within the Convention Center Support (CCS) zone. The CCS zone was established to accommodate development that predominantly serves the Ontario Convention Center, regional uses, and the special needs of leisure and business clientele who visit the City and surrounding region. Meeting and banquet events are compatible uses within the CCS zone, and it is anticipated that some live entertainment could be allowed provided that the activity is ancillary to the meeting and banquet events.

Staff believes that the recommended Conditions of Approval will sufficiently mitigate any potential impacts that may be associated with the proposed use. Additionally, the nearby businesses and residences surrounding the hospitality and commercial center will not be exposed to any impacts resulting from alcoholic beverage sales and consumption beyond those that would normally be associated with any other hotel or restaurant uses within the center and the surrounding area.

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 (ALUCP). Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

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.

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.

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 2: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part 1, above; and

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

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

WHEREAS, Ontario Development Code Table 2.01-1 (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 located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on December 21, 2020, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Alexis Vaughn, presented the staff report on the proposed use, indicating the staff recommendation of approval subject to 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 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the Zoning Administrator 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 Zoning Administrator, the Zoning Administrator finds as follows:

(1) 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, 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 (less than 10,000 square feet) or no expansion, and 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 is not located within an area that is environmentally sensitive.

(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 Zoning Administrator.

SECTION 2: Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Zoning Administrator 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 Zoning Administrator, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this Decision, [2] the oral information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes 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 City of Ontario Development Code and the Convention Center Support (CCS) zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed banquet facility, which may include live entertainment that is ancillary to meeting and banquet events, and alcoholic beverage sales land uses will be established and operated consistent with the objectives, purposes, and development standards and guidelines, of the Development Code. The proposed land uses will be located within existing buildings, and are appropriate for the type of surrounding development and for the CCS zoning designation, which serves predominantly to provide a variety of commercial and service uses to meet the needs of leisure and business clientele and the regional Ontario Convention Center; and

(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 banquet facility, which may include live entertainment that is ancillary to meeting and banquet events, and alcoholic beverage sales land uses will be located within the Hospitality (HOS) land use district of the Policy Plan Land Use Map, and the Convention Center Support (CCS) zoning district. The development standards, and the conditions of approval under which the proposed land uses will be established, operated, and maintained, are consistent with the goals,

policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan. The project site is located in an area specifically established to serve the Ontario Convention Center and other regional uses, and the needs of leisure and business clientele who visit the City and the surrounding region. The land uses will further the goals of The Ontario Plan and the Development Code by providing additional conveniences to visitors; and

(c) *The proposed uses at the proposed location, and the manner in which they will be operated and maintained, are consistent with the objectives and requirements of the Development Code.* The proposed banquet facility, which may include live entertainment that is ancillary to meeting and banquet events, and alcoholic beverage sales land uses are located with the Hospitality (HOS) land use district, and the Convention Center Support (CCS) zoning district, and have 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. With the project's conditions of approval, along with the project's shared parking agreement, the project will be consistent with the Development Code and provide added conveniences for visitors to the region and patrons of the hotel; and

(d) *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 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; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

(e) For On-Sale alcoholic beverage license types located within overconcentrated census tracts (high density of alcoholic beverage sales locations as defined by the Alcoholic Beverage Control Act (commencing with Business and Professions Code Section 23000 et Seq.), the Zoning Administrator hereby makes the following Public Convenience and Necessity ("PCN") findings:

- *The proposed retail alcohol license is not located within a high crime area, defined as an area characterized by a high ratio of Police Department calls for service to alcohol-related incidences, not to exceed 20 percent greater than the average number of alcohol-related incidences reported for the City as a whole.* The Police Department has reviewed the application and is recommending approval subject to the attached conditions of approval. The proposed uses are consistent with the purpose and objectives of the City's Convention Center region.
- *The property/building/use has no outstanding Building or Health Code violations or Code Enforcement activity.* Sheraton is in good operating condition and has no outstanding enforcement violations. Approval of the project would allow for Sheraton to move forward with a variety of site improvements, including pedestrian pathways and general updates to circulation and access, landscaping, a trash enclosure, and building improvements, which will improve upon the under-used site and vacant building.

- *The site is properly maintained, including building improvements, landscaping, and lighting.* Approval of the project would allow for Sheraton to move forward with a variety of site improvements, including pedestrian pathways and general updates circulation and access, landscaping, a trash enclosure, and building improvements, which will improve upon the under-used site and vacant building.

SECTION 4: Zoning Administrator Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator 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 5: 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 6: 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 _____ day of _____, 20__.

Rudy Zeledon
Zoning Administrator

Exhibit A: AERIAL PHOTOGRAPH



Exhibit B: SITE PLAN

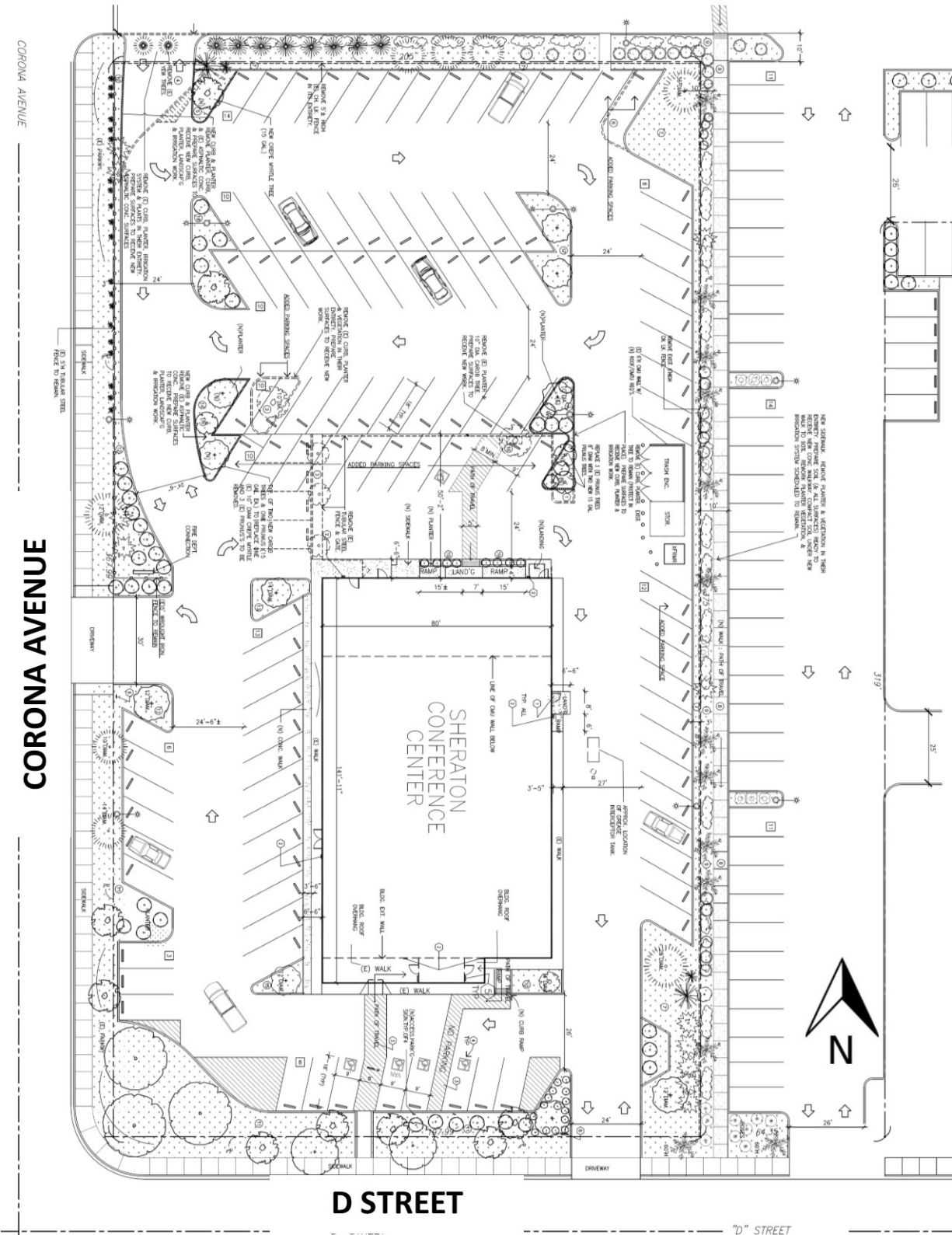


Exhibit C: FLOOR PLAN

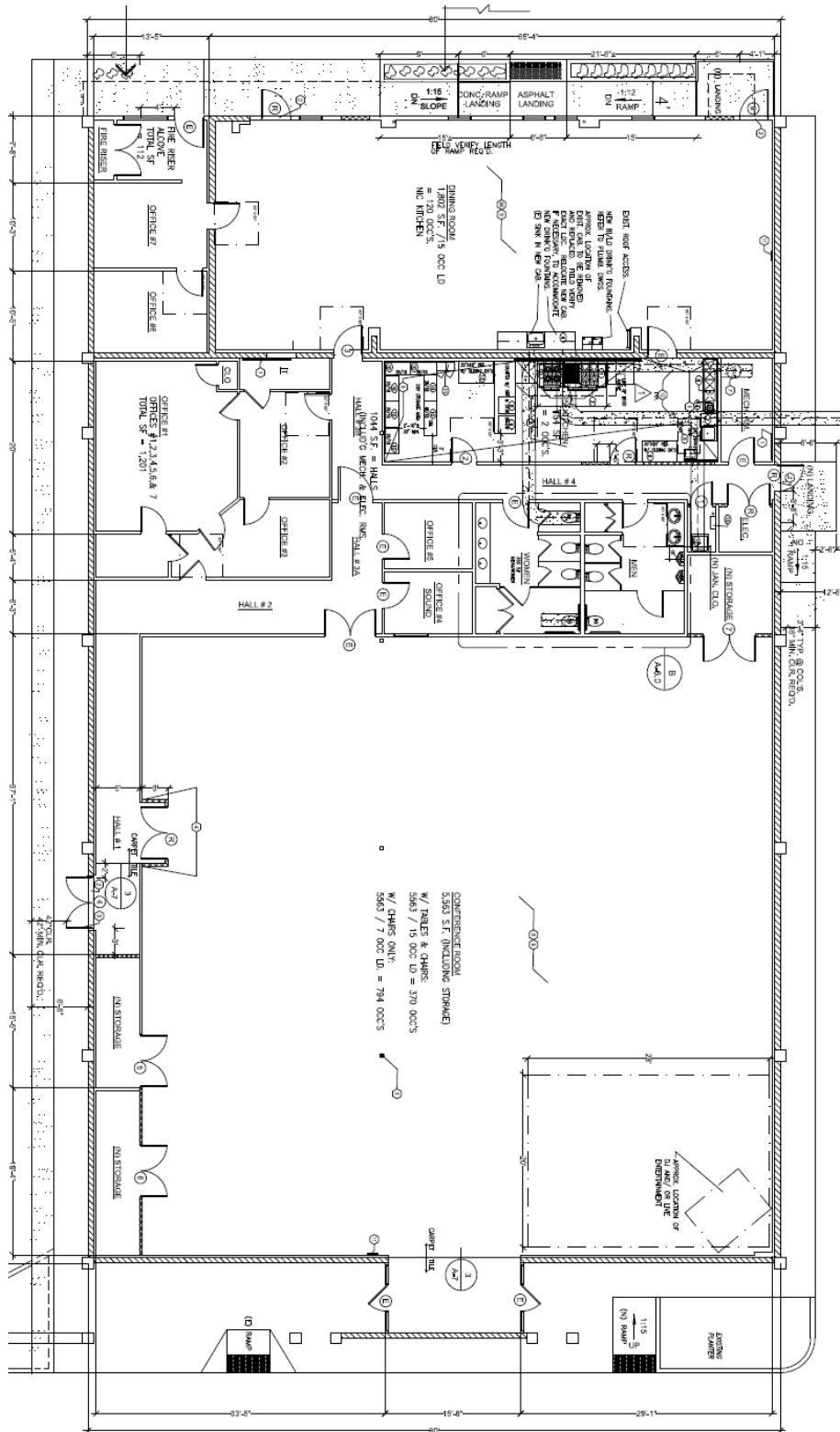


Exhibit D: PARKING STUDY ZONES



Attachment A: Department Reports (Conditions of Approval)

(Department Reports containing 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: December 21, 2020

File No: PCUP20-004

Project Description: A Conditional Use Permit (File No. PCUP20-004) to establish an 8,566 square-foot freestanding banquet facility, to operate in conjunction with an existing hotel (Sheraton Ontario Airport), along with ancillary alcoholic beverage sales for on-premises consumption, including beer, wine, and distilled spirits (Type 47 – On Sale General and Type 58 – Catering ABC licenses), and ancillary live entertainment, on 1.76 acres of land located at 1801 East D Street, within the CCS (Convention Center Support Commercial) zoning district. (APN: 0110-261-11); **submitted by Xi Min Yuan**

Prepared By: Alexis Vaughn, Assistant Planner
Phone: 909.395.2416 (direct)
Email: avaughn@ontarioca.gov

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

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

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

2.1 Time Limits.

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

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

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

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

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

2.3 Landscaping.

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

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

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

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

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

2.5 Parking, Circulation and Access.

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

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

(c) The required number of off-street parking spaces and/or loading spaces, as per the Parking Demand Analysis dated December 20, 2019, shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

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

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

(f) Reciprocal parking use, as per the Shared Parking Easement provided by the property owner of 1801 East D Street and 429 North Vineyard Avenue, shall be maintained in good condition for the duration of the buildings or uses.

2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking

areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

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

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

2.11 Alcoholic Beverage Sales—General.

(a) No upgrade/change of an alcoholic beverage license type may occur until a minimum one-year of operations under the approved license type has occurred.

(b) The business shall be operated in strict compliance with the rules, regulations and orders of the State of California Department of Alcoholic Beverage Control. Failure to comply with this requirement shall be deemed just cause for revocation of conditional use permit approval.

(c) Coinciding with the annual Police Department inspection, the Planning Department shall conduct a review of the approved use and shall prepare for Zoning Administrator consideration, a status report identifying impacts associated with the use and any non-compliance with the conditions of approval. In addition, such status report shall contain a police report regarding calls for service to the subject premises during the prior one year period. Nothing herein shall modify or limit the City's ability to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public health, safety and welfare.

(d) Signs shall comply with all City of Ontario sign regulations. No more than 25 percent of the total window area shall bear advertising or signs of any sort. Window signs shall be placed and maintained in a manner so that there is clear and unobstructed view of the interior of the premises from the building exterior.

(e) The rear doors shall be kept closed at all times during the operation of the premises, except in case of emergency or to permit deliveries.

(f) In the event that security problems occur as a result of the approved subject use and at the request of the Police Department, the permittee, at his/her own expense, shall provide a

California licensed, uniformed security guard(s) on the subject premises, during such hours and in such number as requested by the Police Department.

(g) The licensee shall attend a LEAD (Licensee Education on Alcohol and Drugs) training secession sponsored by the State of California Department of Alcoholic Beverage Control, within 6 months following commencement of the approved use.

(h) A clearly legible copy of the herein-listed conditions of approval shall be posted at all times at a prominent place in the interior of the premises.

(i) Live entertainment shall only be allowed in the meeting room/banquet room and when associated with a meeting or banquet event. Karaoke, DJs, live musical acts, and other similar forms of entertainment, are considered live entertainment. Stand-alone live entertainment events including, but not limited to, concerts, plays, shows, and performances, are prohibited unless a separate live entertainment conditional use permit is approved. The live entertainment area must be designated on a site plan. Any future request for additional live entertainment spaces shall require review and approval of a conditional use permit by the Zoning Administrator.

(j) Amplified prerecorded music may be permitted; however, the sound emitted from the premises shall not be audible outside the walls of the business establishment.

(k) Electronic arcade and amusement games shall be prohibited on-site, unless specifically permitted by the Police Department and shown on an approved site plan.

(l) No alcoholic beverage shall be consumed outside of the enclosed building, except within an approved outdoor eating area, which has been designed so as to be adequately separated from direct public access, and is subject to review and approval of a Temporary Use Permit ("TUP").

2.12 Environmental Review.

(a) The Project is categorically exempt from environmental review pursuant to **Section 15301 (Class 1, Existing Facilities)** of the 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 (less than 10,000 square feet) or no expansion, and is consistent with the following conditions:

(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.

2.13 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.

2.14 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.

2.15 Additional Requirements.

(a) The applicant shall submit revised plans to the Building Department for plan check, including but not limited to any and all site plan changes and trash enclosure, drainage, and landscaping updates.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Alexis Vaughn
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: January 23, 2020
SUBJECT: PCUP20-004

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

KS:lr

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP20-004
 Address: 1801 East D Street
 APN: 011-261-11
 Existing Land Use: Hotel
 Proposed Land Use: Establish an ancillary Type 47 and 48 ABC License and establish an 8,566 SF banquet facility within the existing building
 Site Acreage: 1.76 acres Proposed Structure Height: Existing Structure
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Alexis Vaughn
 Date: 12/17/2020
 CD No.: 2020-016
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> 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 checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>100 ft</u>	
<input type="radio"/> Zone 5			

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

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

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

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

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: December 21st, 2020

PROJECT: PCUP20-004, a Conditional Use Permit to establish an 8,566-square foot freestanding banquet facility to operate in conjunction with an existing hotel (Sheraton Ontario Airport) along with ancillary alcoholic beverage license on 1.76 acres of land.

APN: 0110-261-11

LOCATION: 1801 East 'D' Street

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

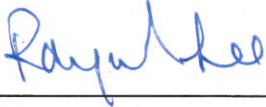
PROJECT PLANNER: Alexis Vaughn, Assistant Planner (909) 395-2416

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

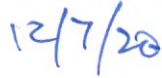
1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall install a separate domestic water service (for irrigation purposes only) to the existing 8-inch domestic water main in 'D' Street and equip a backflow device to the service behind the property line per the latest City Design Guidelines/Standard Drawings.
3. The applicant/developer or occupant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of the Wastewater Discharge Permit (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit.>)
 - a. Requirements of the Wastewater Discharge Permit may include, but not limited to: Installation of wastewater pretreatment equipment, such as a grease interceptor. For wastewater permit application questions, please contact:

Michael Birmelin, Environmental Programs Manager
omucenvironmental@ontarioca.gov
Phone: (909) 395-2687

4. As part of the precise grading plan and/or building plan submittal, provide the following:
 - a. Final Utilities Systems Map that shows all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems and clearly point out the proposed grease interceptor.
 - b. Final Solid Waste Handling Plan (SWHP) with the Precise Grading Plan for review and approval of Ontario Municipal Utility Company



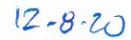
Raymond Lee, P.E.
Assistant City Engineer



Date



Khoi Do, P.E.
City Engineer



Date



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

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

DATE: February 12, 2020

SUBJECT: PCUP20-004 A Conditional Use Permit to establish a 8,566-square foot banquet facility to operate in conjunction with an existing hotel on 1.76 acres of land located at 1801 E D St, within the Convention Center Support Commercial (CCS) zoning district (APN(s): 110-261-11).

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

No comments

Report below.

1. Must comply with all A-occupancy type requirements, such as, occupant load, exiting, emergency lighting, decorative materials to be fire resistive, etc.
2. Any changes or modifications affecting the fire sprinkler system and/or fire alarm system will require a plans submittal prior to any work being conducted.

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 forms.



CITY OF ONTARIO POLICE DEPARTMENT MEMORANDUM



TO: Alexis Vaughn, Assistant Planner

FROM: Officer Erich Kemp, C.O.P.S.

DATE: March 9th, 2020

SUBJECT: FILE NO. PCUP20-004 SHERATON HOTEL
429 N. Vineyard Avenue

The Police Department is placing the following conditions:

MEETING ROOM/BANQUET ROOM CONDITIONS

1. An entertainment area must be designated on a plan check and that area will only be allowed for entertainment purposes in the meeting room/banquet room. (live entertainment)
2. Alcohol can be sold and served between the hours of 06:00 A.M. to 02:00 A.M.
3. Last call for alcohol will be no later than 45 minutes prior to closing, and not later than 01:15 A.M. Alcohol sales and service will stop at 01:30 A.M.
4. The caterer must have a copy of the license issued by ABC present at the event.
5. No sales of alcoholic beverages to minors.
6. No sales to obviously intoxicated patrons.
7. The service commonly known as "Bottle Service" is not allowed.
8. No alcohol shall be removed from the establishment for consumption.
9. Patrons are not allowed to supply their own alcohol.

10. No smoking inside of the establishment is permitted, including electronic nicotine delivery devices.
11. There will be no narcotic sales or usage on the premises at any time.
12. All employees serving alcohol must be 21 years or older.
13. Applicant, managers, and all employees serving alcohol must attend an Alcoholic Beverage Control (ABC) L.E.A.D. training class or a certified responsible beverage service class, which has been approved by the Ontario Police Department, within six months of this approved conditional use permit (CUP). Proof of re-certification is required every 3 years. This class is given free of charge by the Ontario Police Department.
14. Lighting within the Banquet Hall must be kept at a reasonable level for safe movement of patrons.
15. Back door must be alarmed and closed at all times.
16. Address to the establishment must be illuminated for easy identification of safety personnel.
17. Roof top numbers must be maintained every 3 years.
18. The parking lot will need adequate lighting (minimum 1 foot candle) from dusk to dawn.
19. No pool tables will be allowed in the premises without prior approval of the Ontario Police Department.
20. No arcade type video game machines will be allowed in the premises without prior approval of the Ontario Police Department.
21. All hallways must be kept clear from merchandise, storage, and patrons blocking pathway.
22. No loitering shall be permitted on any property adjacent to the licensed/labeled premise, which is under control of the applicant, signs must be posted reference the same.

Security Conditions

1. The establishment will provide a minimum of one employee, or representative of the Banquet Hall, not part of the alcohol serving operation staff, to control and proactively monitor patrons inside the establishment during hours of entertainment (ex. Lounge Host, Bounce, etc.).

2. In the event security problems occur as a result of the use, the Police Department may request a public hearing before the Zoning Administrator to consider modifications, including but not limited to, additional security guards, and additional hours for security guards, and replacement of security guards with Ontario Police Officers. The public hearing process shall be conducted in accordance with the requirements of the City's Development Code.
3. A Code of Conduct will be required to be used and posted at all public entrances of the establishment. The Code of Conduct will include a dress code and shall be utilized on days/nights of entertainment and special events.
4. Ontario Police Officers have the right to limit or reduce occupancy inside the establishment if situations arise that may compromise the safety of patrons and the officer. Any additional police resources requested to bring peace in the establishment may be charged to the business owner.
5. Security personnel will be required to follow Ontario Municipal Code Article 6, Title 3, Section 3-1.601-621 (security regulations), which states in part that the security guards used will be registered with the City.
6. The business shall maintain a security camera surveillance system in proper working order. A minimum of one camera will record the Patio area, a minimum of one camera will record the parking lot, and a minimum of one camera will record the interior. Each camera will record at least 640x480 recording resolution levels, and at least fifteen (15) frames per second. The field of view for each camera will be to maximize the coverage of patrons. Recorded video will be stored for a minimum of 30 days and made available to the Police Department upon request.
7. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.

Entertainment Conditions

1. The entertainment area must be designated on a plan check and that area will only be allowed for entertainment purposes. (Dance area, live entertainment, DJ)
2. The business shall not utilize promoters or allow "Flyer Parties." The venue may not be utilized for events open to the public, including ticket sales or general membership for reoccurring events. The intent of this establishment is to be used as a Banquet Hall for private events and not a club atmosphere or other type of business.

3. Karaoke will be permitted the same hours of the business, 7 days a week.
4. The DJ will only be allowed to set up on the area designated on the plan check as the Entertainment Area.
5. Tables shall not be removed or rearranged to increase occupancy.
6. Entertainment sounds must be confined within the restaurant/banquet hall and cannot expand outside to the parking lot. All entertainment noise will be in accordance with the Ontario Municipal Code Sections 5-29.03 through sections 5-29.05.
7. All entertainment will stop fifteen (15) minutes prior to closing.

Prior to opening inspection of the premises will be conducted by the Ontario Police Department and the Ontario Planning Department.

The Police Department will conduct a review in six months to determine whether additional conditions are needed.

A copy of the listed conditions of approval must be posted with your ABC license at all times in a prominent place in the interior of the premises.

Any special event outside the scope of the Conditional Use Permit will require a TUP (Temporary Use Permit) which will be processed by the Planning Department and conditioned by the Ontario Police Department. (For example a radio station promotion held at the hotel, or an outdoor event with alcoholic beverages would be a special event requiring Police or security personnel, but a community service organization breakfast meeting would not be considered a special event and therefore would not require additional security.)

If alcohol related crimes at this location are higher than other similar establishments in the overall City during any quarter, the CUP will automatically be referred to the Zoning Administrator for review and re-conditioning or revocation of the permit. The Police Department may, at their sole discretion, request a revocation hearing if they determine that the establishment is being operated in violation of this CUP or has violated the laws of the State or City are the intent of this action.

If you have any questions please call Officer Erich Kemp at (909) 408-1922.



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner

FROM: Emily Hernandez, Police Officer

DATE: March 11, 2020

SUBJECT: PCUP20-004- A CONDITIONAL USE PERMIT TO ESTABLISH AN 8,566 SQUARE FOOT BANQUET FACILITY TO AN EXISTING HOTEL. THE FACILITY WILL BE LOCATED AT 1801 E. D STREET.

The Applicant proposes to operate a banquet facility at the above address. The Ontario Police Department has no objection to the establishment of the facility provided the following conditions are met:

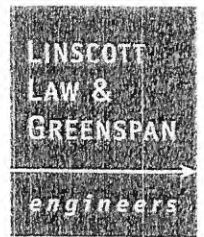
- No cash transactions.
- The business shall maintain a security camera surveillance system in proper working order, with at least one camera covering the lobby area and at least one camera covering each banquet room. Each camera shall record at a minimum resolution of 640x480 and a minimum of fifteen (15) frames per second. Rooms occupied by patrons shall be monitored in real time by staff. Recorded video will be stored for a minimum of 30 days and made available to the Police Department upon request.
- Light levels in banquet rooms shall be maintained at a level sufficient to ensure patron safety and freedom of movement.
- Exterior light levels shall meet the police department's minimum standards. The police department requires minimum 0.5 foot-candle for areas accessible to the public. These areas include walkways, drive aisles, and public access ways. Additionally, the police department requires minimum 1.0 foot-candle for parking lots. After a building permit has been issued, photometric plans reflecting the minimum standards shall be submitted to the Ontario Police Department for approval.
- Alcohol shall only be permitted upon approval of an ABC license and must follow the conditions of approval set by the Ontario Police Department
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.

Any special event outside the scope of the Conditional Use Permit will require a TUP (Temporary Use Permit) which will be processed by the Planning Department and conditioned by the Ontario Police Department. It is at the discretion of the Ontario Police Department to periodically review calls for service requests related to the location to determine if any additional conditions may be required.

The applicant is invited to contact Officer Emily Hernandez at (909)408-1755 with any questions or concerns related to these conditions.

Attachment B: Shared Parking Analysis

(Attachment follows this page)



December 20, 2019

Mr. Chase Tang
Sheraton Ontario Airport Hotel
429 N. Vineyard Avenue
Ontario, CA 91764

LLG Reference No. 2.19.4203.1

Subject: **Parking Demand Analysis – Sheraton Ontario Airport Hotel Project**
Ontario, California

Dear Mr. Tang:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for the proposed Sheraton Ontario Airport Hotel Project (herein after referred to as Project) located at 429 N. Vineyard Avenue in the City of Ontario, California.

Based on our understanding, a parking study is required by the City of Ontario to determine the parking demand for the proposed Project and ensure that adequate parking is provided for the proposed Project and the existing Sheraton Ontario Airport Hotel. The proposed Project will consist of converting the former church building, which is located south of the existing hotel at 1801 E. D Street, into conference/banquet space and administration offices for the Sheraton Ontario Airport Hotel. The administration office space will consist of 1,201 square-feet (SF) and the conference/banquet space will consist of 7,365 SF (i.e. 5,563 SF of conference/banquet space and 1,802 SF of dining room space) for a total development of 8,566 SF. The proposed Project will also consist of the conversion of existing office/conference space within the existing hotel (i.e. 1,950 SF) to five (5) additional hotel rooms for a total of 170 hotel rooms. At completion of the proposed Project, a total of 270 reserved parking spaces will be provided for the existing hotel and the proposed Project.

This report evaluates those needs based on an actual field study of existing peak parking demands at the site, application of City code, and further application of the Urban Land Institute's (ULI) *Shared Parking* methodology. Our method of analysis, findings, and recommendations are detailed in the following sections of this report.

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law &
Greenspan, Engineers
2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175
949.825.6173
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boorman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

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PROJECT LOCATION AND DESCRIPTION

The Sheraton Ontario Airport Hotel is located at 429 N. Vineyard Avenue in the City of Ontario, California. Specifically, the project site is the former church located on the northeast corner of the intersection of N. Corona Avenue and E. D Street (i.e. 1801 E. D Street), immediately south of the existing hotel. The existing hotel has 165 rooms and 8,000 SF of administration office/conference/meeting space with the following breakdown as provided by hotel administration staff.

- Orchid Ballroom = 3,025 SF
- Orchid Room = 1,760 SF
- Orchid Grill = 1,265 SF
- Blossom Room = 572 SF
- Joshua Room = 616 SF
- Executive Boardroom = 312 SF
- Administration Office = 450 SF

Figure 1, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the Project site in the context of the surrounding street system. *Figure 2* presents an aerial depiction of the existing site.

The proposed Project will consist of converting the former church building into conference/banquet space and administration offices for the Sheraton Ontario Airport Hotel. The administration office space will consist of 1,201 SF and the conference/banquet space will consist of 7,365 SF (i.e. 5,563 SF of conference/banquet space and 1,802 SF of dining room space) for a total development of 8,566 SF. The proposed Project will also consist of the conversion of existing office/conference space within the existing hotel (i.e. Blossom Room, Joshua Room, Executive Boardroom and Administration Office totaling 1,950 SF) to five (5) additional hotel rooms for a total of 170 hotel rooms. At completion of the proposed Project, a total of 270 reserved parking spaces will be provided for the existing hotel and the proposed Project. *Figure 3* presents the site plan for the proposed Project.

PARKING SUPPLY-DEMAND ANALYSIS

The parking analysis for the proposed Project involves determining the expected parking needs based on the size and type of the proposed development components versus the parking supply. In general, there are several methods that can be used to estimate the project site's peak parking needs. The methods used in this analysis include the following:

- Application of City code requirements for the proposed Project (which typically treats each tenancy type as a “stand alone” use at maximum demand).
- Existing parking demand surveys to determine the aggregate parking demand of current tenants, combined with application of shared parking evaluation methodologies for the proposed Project.

CITY CODE PARKING REQUIREMENTS

The code parking calculation for the proposed Project is based on the City’s requirements as outlined in the *City of Ontario Municipal Code; Division 6.03; Off-Street Parking and Loading*. The City specifies the following parking ratios:

- *Lodging Facilities*: one (1) space per sleeping room; however provide no fewer than one (1) space per 2 beds plus required parking for associated uses.
- *Banquet Facilities (inclusive of conference space)*: twenty-five (25) spaces per 1,000 SF of gross floor area (GFA).
- *Professional, Scientific and Technical Services*: four (4) spaces per 1,000 SF of GFA.

Table 1 presents the code parking requirements for the existing uses, the existing uses to be converted and the proposed Project. As shown, application of the above-referenced parking code ratios to the development totals results in a code-parking requirement of **425 spaces**. With a proposed parking supply of 270 reserved spaces, a theoretical parking deficiency of 155 spaces is forecast.

However, the specific tenancy mix of the existing uses and the proposed Project provides an opportunity to share parking spaces based on the utilization profile of each included land use component. The following section evaluates the combined parking demands of the existing uses (i.e. Sheraton Ontario Airport Hotel) and the proposed Project utilizing existing parking surveys for the existing uses (i.e. Sheraton Ontario Airport Hotel) combined with the shared parking methodology for the proposed Project.

PARKING SURVEY DATA ANALYSIS

To determine the current parking demand of the existing Sheraton Ontario Airport Hotel, parking surveys were conducted on one weekday and one weekend day by Transportation Studies, Inc. (TSI). The parking surveys were performed at one-hour

intervals between 6:00 AM and 12:00 AM on Thursday October 24, 2019 and Saturday October 26, 2019. The parking surveys consisted of counting the number of parked vehicles within six zones. **Figure 4** shows the location of the six parking zones. As shown in **Figure 4**, Zones 1 through 4 consist of the reserved parking spaces for the Sheraton Ontario Airport Hotel (inclusive of the project site – Zone 2, which was included to capture any hotel parking on that site). Zones 5 and 6 consist of the reserved parking spaces for the Prime Health Care Services building. It should be noted that the parking spaces in Zones 5 and 6 were counted/observed to get an understanding of the existing utilization of these reserved office parking spaces. It should be further noted that during the parking surveys, no hotel patrons were observed to park in the office reserved spaces and no office patrons were observed to park in the hotel reserved spaces. Based on information provided by hotel management, the Sheraton Ontario Airport Hotel was 94% occupied during the weekday (Thursday) parking surveys and 98% occupied during the weekend (Saturday) parking surveys.

The results of the weekday (Thursday) and weekend day (Saturday) parking surveys are summarized in **Tables 2** and **3**, respectively. As shown in **Table 2**, the existing hotel (i.e. Zones 1 through 4) experienced a weekday (Thursday) peak parking demand of *139 vehicles (84% utilization)* at 9:00 AM, which excludes Zone 2, since there was no existing parking demand in the zone. The existing office (i.e. Zones 5 and 6) experienced a weekday (Thursday) peak parking demand of *56 vehicles (95% utilization)* at 12:00 PM. As shown in **Table 3**, the existing hotel (i.e. Zones 1 through 4) experienced a weekend day (Saturday) peak parking demand of *143 vehicles (86% utilization)* at 7:00 AM, which excludes Zone 2, since there was no existing parking demand in the zone. The existing office (i.e. Zones 5 and 6) experienced a weekend day (Saturday) peak parking demand of *7 vehicles (12% utilization)* at 3:00 PM. It should be noted that the office parking demand is provided for informational purposes only, since these parking spaces cannot be shared with the hotel.

Survey Data Shared Parking Demand Analysis and Results

In order to determine the most appropriate peak-parking requirement for the proposed Project, utilization of the survey data for the existing hotel is combined with the parking demand within the ULI shared parking model for the proposed Project (i.e. 1,201 SF of administration office space, 7,365 SF of conference/banquet space and five additional hotel rooms). This methodology reflects the most accurate peak parking demand for this development because the hotel was over 94% occupied (weekday) and 98% occupied (weekend day) during the parking surveys, such that the current peak parking demand can be easily measured by conducting parking

surveys while the parking demand for the proposed uses can be forecasted using the *ULI Shared Parking* methodology. It should be noted that no parking credit was taken for the conversion of existing office/conference space within the existing hotel to five (5) additional hotel rooms in order to provide a conservative analysis.

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this study and applied to the proposed Project (i.e. hotel rooms, conference center/banquet space and office space) are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*. These factors present a profile of parking demand over time and have been used directly in the analysis of the proposed uses. The following ULI profiles were utilized and their characteristics are described below.

- The *ULI* profile for a business hotel was utilized for the hotel component of the proposed Project. Business hotel land uses are shown to experience a peak demand between 11:00 PM and 1:00 AM on weekdays and weekends. The City's hotel parking ratio of 1 space per room was utilized.
- The *ULI* profile for conference center/banquet (business hotel) was utilized for the conference center/banquet space component of the proposed Project. The City's banquet facilities parking ratio of 25 spaces per 1,000 SF was utilized. It should be noted that the parking demand for the conference center/banquet space assumes a 10% hotel capture reduction (i.e. 10% of the demand is from the hotel guests). In addition, the demand also includes an additional 5% reduction for carpooling/rideshare/shuttle use after 5:00 PM during the weekday and an additional 15% reduction for carpooling/rideshare/shuttle use after 5:00 PM during the weekend day. It should be noted that based on discussions with the applicant, it is expected that as much as 50% of the Project guests will not create new on-site parking demand during nighttime events.
- The *ULI* profile for office was utilized for the proposed administration office space. Office land uses are shown to experience a peak demand between 10:00 AM to 11:00 AM and 2:00 PM to 3:00 PM on weekdays and a peak demand between 11:00 AM and 12:00 PM on weekends. The City's parking code of 4 spaces per 1,000 SF was utilized.

Table 4 presents an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the proposed Project for the weekday (Thursday) time frame while directly applying the parking survey data results as a time of day parking profile for the existing Sheraton Ontario Airport Hotel. In addition, *Table 5* presents an approach, which applies the City code parking requirement and site-specific time of day parking profiles to the proposed Project for

the weekend day (Saturday) time frame while directly applying the parking survey data results as a time of day parking profile for the existing Sheraton Ontario Airport Hotel.

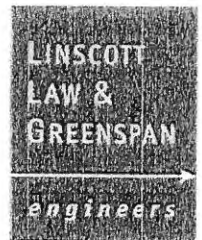
Appendix A contains the weekday and weekend day shared parking analysis calculation worksheets for the proposed Project.

As shown in *Table 4*, the peak parking requirement for the hotel (inclusive of the proposed Project) during a typical weekday (Thursday) totals *248 parking spaces* and occurs at 9:00 AM. In addition, as shown in *Table 5*, the peak parking requirement for the hotel (inclusive of the proposed Project) during a weekend day (Saturday) totals *261 parking spaces* and occurs at 5:00 PM.

As a result, based on a review of *Tables 4* and *5*, the peak parking survey data shared parking demand for the Sheraton Ontario Airport Hotel (inclusive of the proposed Project) is *261 parking spaces* and occurs at 5:00 PM on a Saturday. With a hotel reserved parking supply of 270 parking spaces, a minimum *parking surplus of 9 spaces* is forecast for the hotel. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate the expected peak parking demand needs of the existing Sheraton Ontario Airport Hotel and the proposed Project.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. The Sheraton Ontario Airport Hotel is located at 429 N. Vineyard Avenue in the City of Ontario, California. Specifically, the project site is the former church located on the northeast corner of the intersection of N. Corona Avenue and E. D Street (i.e. 1801 E. D Street), immediately south of the existing hotel. The existing hotel has 165 rooms and 8,000 SF of administration office/conference/meeting space. The proposed Project will consist of converting the former church building into conference/banquet space and administration offices for the Sheraton Ontario Airport Hotel. The administration office space will consist of 1,201 SF and the conference/banquet space will consist of 7,365 SF (i.e. 5,563 SF of conference/banquet space and 1,802 SF of dining room space) for a total development of 8,566 SF. The proposed Project will also consist of the conversion of existing office/conference space within the existing hotel (i.e. Blossom Room, Joshua Room, Executive Boardroom and Administration Office totaling 1,950 SF) to five (5) additional hotel rooms for a total of 170 hotel rooms. At completion of the proposed Project, a total of 270 reserved parking spaces will be provided for the existing hotel and the proposed Project.



2. Direct application of City parking codes to the development totals results in a code-parking requirement of **425 spaces**. With a proposed parking supply of 270 reserved spaces, a theoretical parking deficiency of 155 spaces is forecast.
3. The peak parking survey data shared parking demand for the Sheraton Ontario Airport Hotel (inclusive of the proposed Project) is **261 parking spaces** and occurs at 5:00 PM on a Saturday. With a hotel reserved parking supply of 270 parking spaces, a minimum **parking surplus of 9 spaces** is forecast for the hotel. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking to accommodate the expected peak parking demand needs of the existing Sheraton Ontario Airport Hotel and the proposed Project.

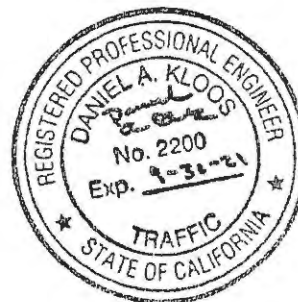
We appreciate the opportunity to prepare this parking analysis for the Sheraton Ontario Airport Hotel Project. Should you have any questions or need additional assistance, please do not hesitate to call us at (949) 825-6175.

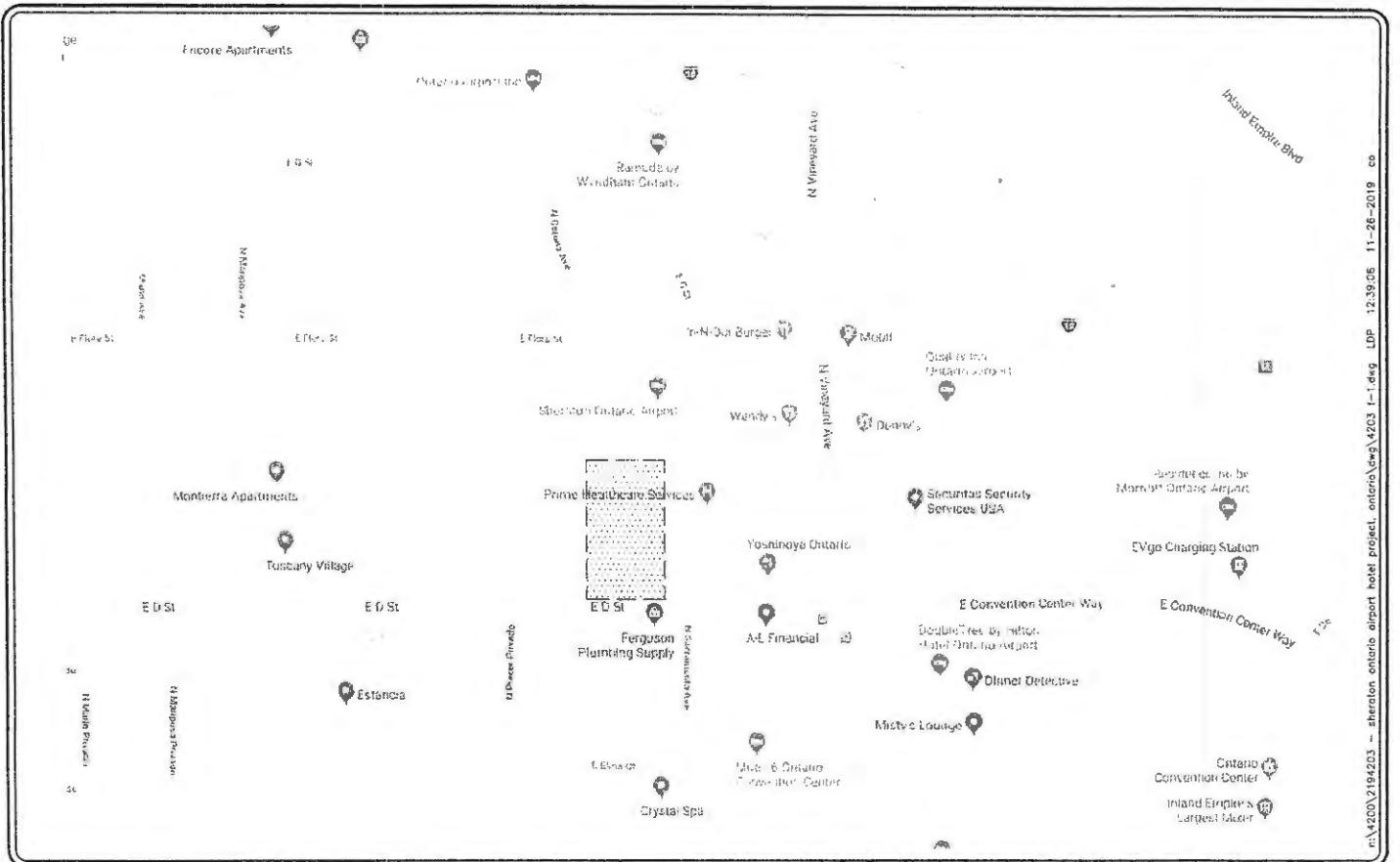
Very truly yours,
Linscott, Law & Greenspan, Engineers

A handwritten signature in black ink, appearing to read "Daniel A. Kloos".

Daniel A. Kloos, P.E.
Associate Principal

Attachments





m:\4200\2194203 - Sheraton Ontario Airport Hotel Project_ontario.dwg 11-26-2019 12:39:05 LDP

SOURCE: GOOGLE


KEY

[Hatched Box] = PROJECT SITE


FIGURE 1

VICINITY MAP

SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO



NO SCALE







n:\4200\3194203 - alteration ontario airport hotel project_ontario.dwg V203 (1-2.dwg LDP 12-5-31 11-26-2019 60

SOURCE: GOOGLE

KEY

[White Box with Black Outline] = PROJECT SITE

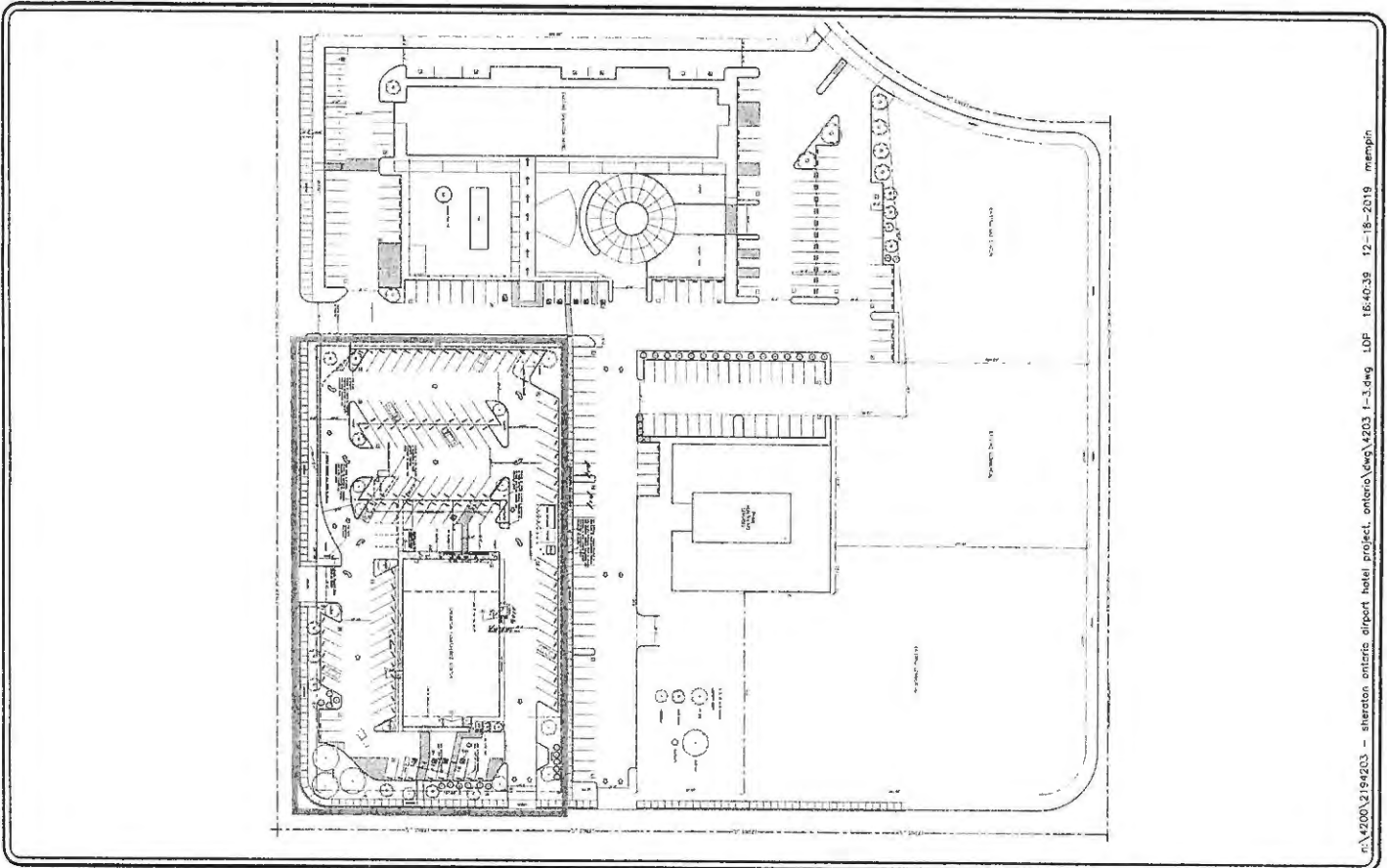




NO SCALE

FIGURE 2

EXISTING SITE AERIAL
SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO



n:\4200\2194203 - sheraton ontario airport hotel project_ontario\dwg\4203_1-3.dwg LDF 16:40:39 12-18-2019 mempin



 NO SCALE

SOURCE: HELMAN ARCHITECTS, INC.


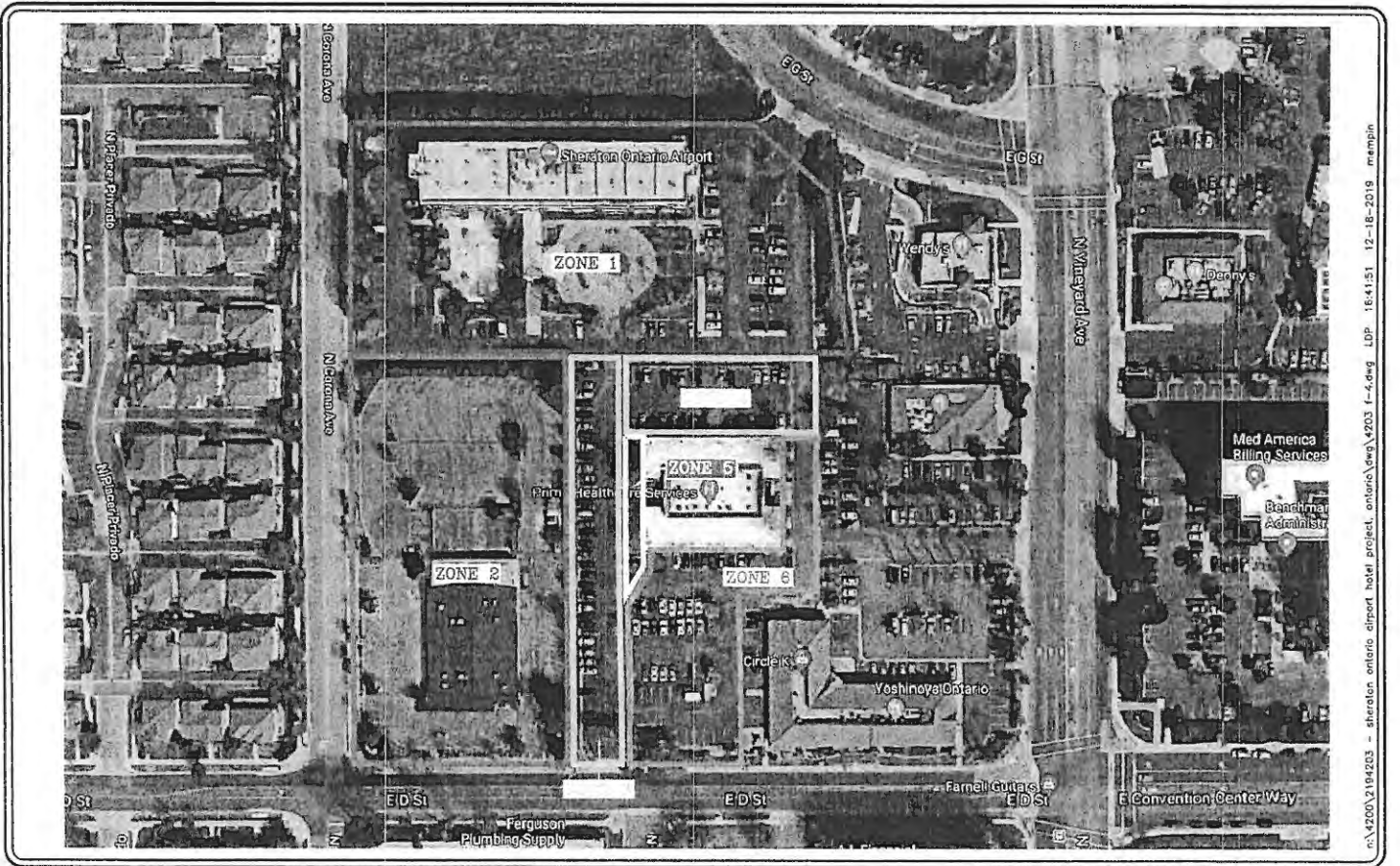

KEY
 = PROJECT SITE

FIGURE 3

SITE PLAN
 SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO



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SOURCE: GOOGLE

HOTEL PARKING			
ZONE 1	98	ZONE 4 NORTHSIDE	17
ZONE 2	104	ZONE 4 SOUTHSIDE	15
ZONE 3	36		
<i>TOTAL = 270 SPACES</i>			

PRIME HEALTHCARE SERVICES PARKING	
ZONE 5	6
ZONE 6	53
<i>TOTAL = 59 SPACES</i>	

FIGURE 4

PARKING AREAS

SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO

TABLE 1
CITY CODE PARKING REQUIREMENTS¹
SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO

Land Use	ULI Profile	Size	City of Ontario Code Parking Ratio	Spaces Required
▪ Existing Hotel	Business Hotel	165 Rooms	1 space per room	165
▪ Net Existing Conference/Banquet Space to remain	Conference Center/Banquet	6,050 SF ²	25 spaces per 1,000 SF	66
▪ Proposed Hotel Rooms (conversion of existing conference/office space)	Business Hotel	5 Rooms	1 space per room	5
▪ Proposed Administration Offices	Office	1,201 SF	4 spaces per 1,000 SF	5
▪ Proposed Conference/Banquet Space	Conference Center/Banquet	7,365 SF	25 spaces per 1,000 SF	184
Code Parking Requirement				425
Parking Supply				270
Parking Surplus/Deficiency (+/-)				-155

¹ Source: *City of Ontario Municipal Code; Division 6.03; Off-Street Parking and Loading.*

² The Orchid Ballroom (3,025 SF), the Orchid Room (1,760 SF) and the Orchid Grill (1,265 SF), which totals 6,050 SF will remain within the existing hotel. It should be noted that the parking demand for the hotel conference/banquet space only includes 2,650 SF of the 6,050 SF per ULI. ULI has concluded that at an equivalent provision ratio of 20 SF or less per guest room, the meeting space is incidental to the hotel function and does not on its own create parking demand (i.e. 170 rooms * 20 SF per room = 3,400 SF).



TABLE 2
EXISTING PARKING COUNTS SUMMARY - THURSDAY OCTOBER 24, 2019
SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO

Time	Hotel Parking Zone 1		Hotel Parking Zone 2		Hotel Parking Zone 3		Hotel Parking Zone 4				Total Hotel Parking (Zones 1 - 4)		Prime Healthcare Services Zone 5		Prime Healthcare Services Zone 6		Total Prime Healthcare (Zones 5 - 6)	
	98		104		36		17		15		166		6		53		59	
	Parking Demand	Percent Occupied	Parking Demand	Percent Occupied	Parking Demand	Percent Occupied	Northside		Southside		Parking Demand	Percent Occupied	Parking Demand	Percent Occupied	Parking Demand	Percent Occupied	Parking Demand	Percent Occupied
							Parking Demand	% Occupied	Parking Demand	% Occupied								
6:00 AM	64	65%	0	0%	25	69%	11	65%	9	60%	109	66%	0	0%	14	26%	14	24%
7:00 AM	71	72%	0	0%	24	67%	12	71%	10	67%	117	70%	1	17%	30	57%	31	53%
8:00 AM	72	73%	0	0%	30	83%	14	82%	11	73%	127	77%	3	50%	46	87%	49	83%
9:00 AM	77	79%	0	0%	32	89%	16	94%	14	93%	139	84%	6	100%	45	85%	51	86%
10:00 AM	75	77%	0	0%	32	89%	12	71%	12	80%	131	79%	6	100%	47	89%	53	90%
11:00 AM	69	70%	0	0%	27	75%	12	71%	12	80%	120	72%	6	100%	45	85%	51	86%
12:00 PM	60	61%	0	0%	31	86%	9	53%	10	67%	110	66%	6	100%	50	94%	56	95%
1:00 PM	68	69%	0	0%	30	83%	9	53%	8	53%	115	69%	5	83%	50	94%	55	93%
2:00 PM	65	66%	0	0%	29	81%	9	53%	11	73%	114	69%	5	83%	49	92%	54	92%
3:00 PM	67	68%	0	0%	18	50%	7	41%	9	60%	101	61%	5	83%	38	72%	43	73%
4:00 PM	70	71%	0	0%	13	36%	10	59%	9	60%	102	61%	5	83%	20	38%	25	42%
5:00 PM	40	41%	0	0%	7	19%	7	41%	3	20%	57	34%	4	67%	5	9%	9	15%
6:00 PM	41	42%	0	0%	6	17%	7	41%	3	20%	57	34%	0	0%	3	6%	3	5%
7:00 PM	34	35%	0	0%	5	14%	3	18%	3	20%	45	27%	0	0%	2	4%	2	3%
8:00 PM	39	40%	0	0%	5	14%	4	24%	3	20%	51	31%	0	0%	1	2%	1	2%
9:00 PM	51	52%	0	0%	7	19%	6	35%	2	13%	66	40%	1	17%	2	4%	3	5%
10:00 PM	53	54%	0	0%	9	25%	6	35%	3	20%	71	43%	0	0%	1	2%	1	2%
11:00 PM	57	58%	0	0%	8	22%	9	53%	4	27%	78	47%	0	0%	1	2%	1	2%
12:00 AM	60	61%	0	0%	7	19%	6	35%	4	27%	77	46%	0	0%	1	2%	1	2%

Note:
[a] - The total parking supply for Zones 1 through 4 includes the Zone 2 parking supply since no hotel patrons parked in Zone 2.



TABLE 3
 EXISTING PARKING COUNTS SUMMARY - SATURDAY OCTOBER 26, 2019
 SHERATON ONTARIO AIRPORT HOTEL PROJECT, ONTARIO

Time	Hotel Parking		Hotel Parking		Hotel Parking		Hotel Parking				Total Hotel Parking		Prime Healthcare Services		Prime Healthcare Services		Total Prime Healthcare	
	Zone 1		Zone 2		Zone 3		Zone 4		Zone 4		Zone 1 - 4		Zone 5		Zone 6		Zone 5 - 6	
	Parking Supply	98	Parking Supply	164	Parking Supply	26	Parking Supply	17	Parking Supply	15	Parking Supply (a)	166	Parking Supply	6	Parking Supply	53	Parking Supply	59
	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Northside		Southside		Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied	Demand	Percent Occupied
6:00 AM	91	93%	0	0%	20	56%	16	94%	15	100%	142	86%	0	0%	4	8%	4	7%
7:00 AM	91	93%	0	0%	21	58%	16	94%	15	100%	143	86%	1	17%	2	4%	3	5%
8:00 AM	91	93%	0	0%	21	58%	16	94%	14	93%	142	86%	1	17%	4	8%	5	8%
9:00 AM	86	88%	0	0%	19	53%	16	94%	15	100%	136	82%	1	17%	4	8%	5	8%
10:00 AM	79	81%	0	0%	17	47%	16	94%	14	93%	126	76%	1	17%	4	8%	5	8%
11:00 AM	70	71%	0	0%	12	33%	13	76%	12	80%	107	64%	1	17%	3	6%	4	7%
12:00 PM	68	69%	0	0%	12	33%	9	53%	8	53%	97	58%	3	50%	3	6%	6	10%
1:00 PM	65	66%	0	0%	11	31%	11	65%	11	73%	98	59%	2	33%	3	6%	5	8%
2:00 PM	75	77%	0	0%	8	22%	12	71%	10	67%	105	63%	0	0%	5	9%	5	8%
3:00 PM	73	74%	0	0%	11	31%	13	76%	11	73%	108	65%	0	0%	7	13%	7	12%
4:00 PM	79	81%	0	0%	13	36%	15	88%	13	87%	120	72%	0	0%	5	9%	5	8%
5:00 PM	84	86%	0	0%	11	31%	13	76%	12	80%	120	72%	0	0%	6	11%	6	10%
6:00 PM	82	84%	0	0%	9	25%	15	88%	11	73%	117	70%	0	0%	4	8%	4	7%
7:00 PM	82	84%	0	0%	9	25%	14	82%	11	73%	116	70%	0	0%	2	4%	2	3%
8:00 PM	79	81%	0	0%	9	25%	14	82%	10	67%	112	67%	0	0%	1	2%	1	2%
9:00 PM	80	82%	0	0%	11	31%	15	88%	11	73%	117	70%	0	0%	3	6%	3	5%
10:00 PM	81	83%	0	0%	12	33%	16	94%	12	80%	121	73%	0	0%	3	6%	3	5%
11:00 PM	86	88%	0	0%	10	28%	16	94%	12	80%	124	75%	0	0%	2	4%	2	3%
12:00 AM	84	86%	0	0%	11	31%	16	94%	11	73%	122	73%	0	0%	3	6%	3	5%

Note:
 (a) - This total parking supply for Zones 1 through 4 excludes the Zone 2 parking supply since no hotel guests parked in Zone 2.

TABLE 4
WEEKDAY (THURSDAY) SURVEY PLUS SHARED PARKING DEMAND ANALYSIS [1]
Sheraton Ontario Airport Hotel Project, Ontario

Land Use	Existing Hotel	Business Hotel	Conference Ctr /Banquet	Office	Existing Plus Shared Parking Demand	Comparison w/ Parking Supply 270 Spaces Surplus (Deficiency)
Size Pkg Rate	Actual Observed Hourly Parking Demand [2]	5 Rms 1 /Rm	7.365 KSF 25 /KSF	1.201 KSF 4 /KSF		
Gross Spaces		5 Spc.	166 Spc. [3]	5 Spc.		
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	109	4	0	0	113	157
7:00 AM	117	4	0	2	123	147
8:00 AM	127	4	50	4	185	85
9:00 AM	139	4	100	5	248	22
10:00 AM	131	3	100	5	239	31
11:00 AM	120	3	100	5	228	42
12:00 PM	110	3	108	5	226	44
1:00 PM	115	3	108	5	231	39
2:00 PM	114	3	108	5	230	40
3:00 PM	101	3	108	5	217	53
4:00 PM	102	4	108	5	219	51
5:00 PM	57	4	156	3	220	50
6:00 PM	57	3	156	1	217	53
7:00 PM	45	3	156	1	205	65
8:00 PM	51	3	156	0	210	60
9:00 PM	66	3	156	0	225	45
10:00 PM	71	4	78	0	153	117
11:00 PM	78	4	0	0	82	188
12:00 AM	77	4	0	0	81	189

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] On-site parking surveys conducted by Transportation Studies, Inc. on Thursday October 24, 2019.

[3] The conference center/banquet parking demand includes a 10% hotel capture adjustment and a 5% carpooling/rideshare/shuttle adjustment (15% total after 5:00 PM).

TABLE 5
WEEKEND (SATURDAY) SURVEY PLUS SHARED PARKING DEMAND ANALYSIS [1]
Sheraton Ontario Airport Hotel Project, Ontario

Land Use	Existing Hotel	Business Hotel	Conference Ctr /Banquet	Office	Existing Plus Shared Parking Demand	Comparison w/ Parking Supply 270 Spaces Surplus (Deficiency)
Size Pkg Rate	Actual Observed Hourly Parking Demand [2]	5 Rms 1 /Rm	7.365 KSF 25 /KSF	1.201 KSF 4 /KSF		
Gross Spaces		5 Spc.	166 Spc. [3]	5 Spc.		
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces		
6:00 AM	142	3	0	0	145	125
7:00 AM	143	3	0	0	146	124
8:00 AM	142	4	50	0	196	74
9:00 AM	136	3	100	0	239	31
10:00 AM	126	3	100	0	229	41
11:00 AM	107	3	100	1	211	59
12:00 PM	97	3	108	0	208	62
1:00 PM	98	3	108	0	209	61
2:00 PM	105	3	108	0	216	54
3:00 PM	108	3	108	0	219	51
4:00 PM	120	3	108	0	231	39
5:00 PM	120	3	138	0	261	9
6:00 PM	117	4	138	0	259	11
7:00 PM	116	3	138	0	257	13
8:00 PM	112	3	138	0	253	17
9:00 PM	117	3	138	0	258	12
10:00 PM	121	3	69	0	193	77
11:00 PM	124	3	0	0	127	143
12:00 AM	122	3	0	0	125	145

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] On-site parking surveys conducted by Transportation Studies, Inc. on Saturday October 26, 2019.

[3] The conference center/banquet parking demand includes a 10% hotel capture adjustment and a 15% carpooling/rideshare/shuttle adjustment (25% total after 5:00 PM).

APPENDIX A

ULI SHARED PARKING CALCULATION WORKSHEETS

Appendix Table A-1

BUSINESS HOTEL
 WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
 Sheraton Ontario Airport Hotel Project, Ontario

Land Use	Business Hotel				Conference Center/Banquet		Shared Parking Demand
	5 Rooms 1 /Room				7.365 KSF 25 /KSF		
Gross Spaces	5 Spaces				166 Spc.		
	4 Guest Spc.		1 Emp. Spc.				
Time of Day	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	95%	4	5%	0	0%	0	4
7:00 AM	90%	4	30%	0	0%	0	4
8:00 AM	80%	3	90%	1	30%	50	54
9:00 AM	70%	3	90%	1	60%	100	104
10:00 AM	60%	2	100%	1	60%	100	103
11:00 AM	60%	2	100%	1	60%	100	103
12:00 PM	55%	2	100%	1	65%	108	111
1:00 PM	55%	2	100%	1	65%	108	111
2:00 PM	60%	2	100%	1	65%	108	111
3:00 PM	60%	2	100%	1	65%	108	111
4:00 PM	65%	3	90%	1	65%	108	112
5:00 PM	70%	3	70%	1	100%	156	160
6:00 PM	75%	3	40%	0	100%	156	159
7:00 PM	75%	3	20%	0	100%	156	159
8:00 PM	80%	3	20%	0	100%	156	159
9:00 PM	85%	3	20%	0	100%	156	159
10:00 PM	95%	4	20%	0	50%	78	82
11:00 PM	100%	4	10%	0	0%	0	4
12:00 AM	100%	4	5%	0	0%	0	4

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code, unless otherwise noted.

Appendix Table A-2

BUSINESS HOTEL
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
Sheraton Ontario Airport Hotel Project, Ontario

Land Use	Business Hotel				Conference Center/Banquet		Shared Parking Demand
	5 Rooms 1 /Room				7,365 KSF 25 /KSF		
Gross Spaces	5 Spaces				166 Spc.		
	4 Guest Spc.		1 Emp. Spc.				
Time of Day	% Of Peak [4]	# Of Spaces	% Of Peak [4]	# Of Spaces	% Of Peak	# Of Spaces	
6:00 AM	82%	3	4%	0	0%	0	3
7:00 AM	78%	3	26%	0	0%	0	3
8:00 AM	69%	3	78%	1	30%	50	54
9:00 AM	60%	2	78%	1	60%	100	103
10:00 AM	52%	2	86%	1	60%	100	103
11:00 AM	52%	2	86%	1	60%	100	103
12:00 PM	48%	2	86%	1	65%	108	111
1:00 PM	48%	2	86%	1	65%	108	111
2:00 PM	52%	2	86%	1	65%	108	111
3:00 PM	52%	2	86%	1	65%	108	111
4:00 PM	56%	2	78%	1	65%	108	111
5:00 PM	60%	2	65%	1	100%	138	141
6:00 PM	65%	3	52%	1	100%	138	142
7:00 PM	65%	3	48%	0	100%	138	141
8:00 PM	69%	3	48%	0	100%	138	141
9:00 PM	73%	3	48%	0	100%	138	141
10:00 PM	82%	3	39%	0	50%	69	72
11:00 PM	86%	3	39%	0	0%	0	3
12:00 AM	86%	3	26%	0	0%	0	3

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code, unless otherwise noted.

Appendix Table A-3

OFFICE
 WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
 Sheraton Ontario Airport Hotel Project, Ontario

Land Use	Office				
Size	1.201 KSF				Shared Parking Demand
Pkg Rate[2]	4 /KSF				
Gross Spaces	5 Spaces				
	0 Visitor Spc.		5 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	3%	0	0
7:00 AM	1%	0	30%	2	2
8:00 AM	20%	0	75%	4	4
9:00 AM	60%	0	95%	5	5
10:00 AM	100%	0	100%	5	5
11:00 AM	45%	0	100%	5	5
12:00 PM	15%	0	90%	5	5
1:00 PM	45%	0	90%	5	5
2:00 PM	100%	0	100%	5	5
3:00 PM	45%	0	100%	5	5
4:00 PM	15%	0	90%	5	5
5:00 PM	10%	0	50%	3	3
6:00 PM	5%	0	25%	1	1
7:00 PM	2%	0	10%	1	1
8:00 PM	1%	0	7%	0	0
9:00 PM	0%	0	3%	0	0
10:00 PM	0%	0	1%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code, unless otherwise noted.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-4

OFFICE
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
Sheraton Ontario Airport Hotel Project, Ontario

Land Use	Office				
Size	1,201 KSF				Shared Parking Demand
Pkg Rate[2]	4 /KSF				
Gross Spaces	5 Spaces				
Time of Day	0 Visitor Spc.		5 Emp. Spc.		
	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	0%	0	0%	0	0
7:00 AM	2%	0	2%	0	0
8:00 AM	6%	0	6%	0	0
9:00 AM	8%	0	8%	0	0
10:00 AM	9%	0	9%	0	0
11:00 AM	10%	0	10%	1	1
12:00 PM	9%	0	9%	0	0
1:00 PM	8%	0	8%	0	0
2:00 PM	6%	0	6%	0	0
3:00 PM	4%	0	4%	0	0
4:00 PM	2%	0	2%	0	0
5:00 PM	1%	0	1%	0	0
6:00 PM	1%	0	1%	0	0
7:00 PM	0%	0	0%	0	0
8:00 PM	0%	0	0%	0	0
9:00 PM	0%	0	0%	0	0
10:00 PM	0%	0	0%	0	0
11:00 PM	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on City Code, unless otherwise noted.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Attachment C: Shared Parking Agreement

(Attachment follows this page)

SHARED PARKING EASEMENT

WHEREAS, LYT AUTTUN LLC, hereafter, "Grantor" is the owner of the following contiguous tracts located in the City of Ontario, San Bernardino County, State of California.

TRACT A: APN#0110-261-11-0000, commonly known as 1801 East D Street, Ontario, CA, 91764, with legal description: Dist:07 City:Ontario TR#:C Parcel Map 2183 Parcel 1 San Bernardino County.

TRACT B: APN#0110-261-13-0000, commonly known as 429 N. Vineyard Ave., Ontario, CA 91764, with legal description: Dist:07 City:Ontario Parcel Map 10311 Parcel 1 San Bernardino County.

WHEREAS, there exists on said tract A and tract B that certain driveway and parking lot more particularly described and shown on the surveys attached hereto as Exhibits A and B respectively, and

WHEREAS, Grantor desires to impress upon the said properties certain covenants, rights-of-way and restrictions regarding the use, access and maintenance which shall inure to the benefit of and be binding upon the successors and assigns of Grantor.

THEREFORE, the undersigned Manager of LYT Auttun LLC does hereby impress upon the above described properties the following covenants, rights-of-way and restrictions, which shall hereafter be covenants which run with the land and shall inure to the benefit of and be binding upon the grantees, successors and assigns of each of said separate tracts:

1. The driveway and parking lot shown on exhibits A and B shall be a perpetual easement in favor of the successors in title of Grantor for parking of vehicular traffic and for ingress and egress to and from the said properties. Accordingly, Tract A shall be burdened by said easement in favor of the Grantor's

successors in title to Tract B and likewise Tract B shall be burdened by said easement in favor of the Grantor's successors in title to Tract A.

2. The successors in title to each tract shall not obstruct or restrict the use of any portion of the said parking lot and driveway.
3. The easement shall be maintained in a serviceable, neat and acceptable manner and in a manner so that the overall appearance of said driveway and parking lot shall be uniform.
4. Each of Grantor's successors in title to Tracts A and B shall be charged with the repair and maintenance thereof and shall cooperate with each other in the performance of routine and necessary repairs, overlay and sealing of the said driveway and parking lot.
5. The successor in title to either tract may perform such repairs and maintenance as may be necessary without the consent of the other upon giving written notice of intent to perform such repairs and the estimated cost thereof. Notice may be delivered by U.S. Mail, certified, return receipt requested or other personal service not less than thirty (30) days prior to beginning such repairs or maintenance.
6. The party that performs said repairs/maintenance shall be entitled to a lien upon the property of the dissenting party equal to one-half of the actual cost of said repairs/maintenance plus fifteen per cent (15%). Said lienholder shall have the same remedies as holders of materialmen in accordance with the Materialmen Lien laws of the State of California.

Witness the due execution hereof on this the _____ day of July, 2020.

By: _____

Manager

LYT Auttun LLC

Ptn. Orange Park Tract, M.B. 17/55

City of Ontario
Tax Rate Area
4002

0110 - 2

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ex. A.

03



02

Tract No. 16581, M.B. 304/34-35, Condo Plan 2005-0093078, 2005-0093079, 2005-0093080
Parcel Map No. 10311, P.M. 120/14-16
Parcel Map No. 2183, P.M. 20/43
Parcel Map No. 609, P.M. 7/45

October 2004

Ptn. S.E.1/4, Sec.21
T.1S.,R.7W.

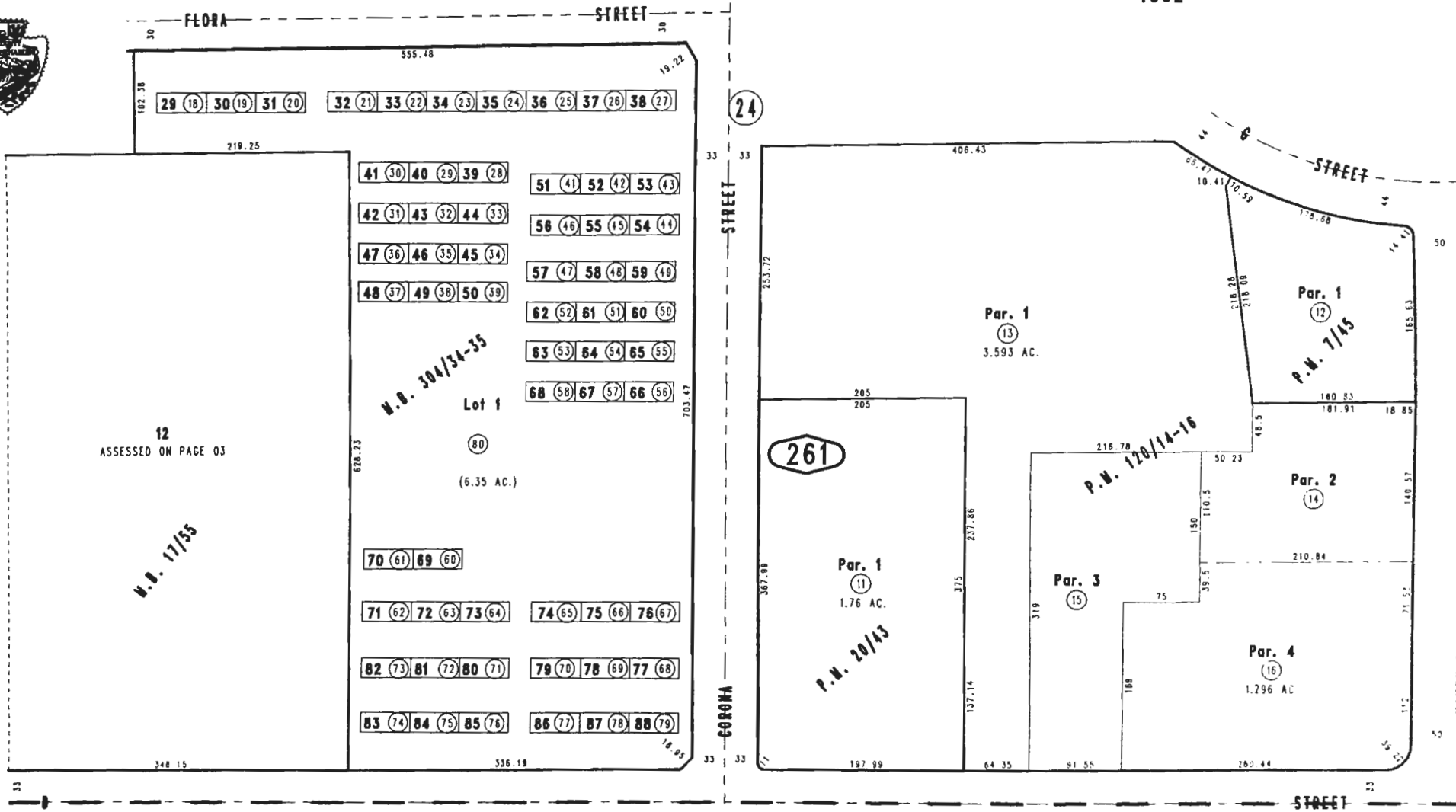
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Ptn. Orange Park Tract, M.B. 17/55

City of Ontario
Tax Rate Area
4002

0110 - 2

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



EX. B.

Tract No 16581, M.B. 304/34-35, Condo Plan 2005-0093078, 2005-0093079, 2005-0093080
 Parcel Map No. 10311, P.M. 120/14-16
 Parcel Map No 2183, P.M. 20/43
 Parcel Map No 609, P.M. 7/45

October 2004

Ptn. S.E.1/4, Sec.21
T.1S.,R.7W.

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