



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

June 17, 2019

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

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

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP19-006:** A Conditional Use Permit to establish a 24,345-square foot fitness center (Planet Fitness) on 2.75 acres of land located at 1670 East Fourth Street, within the CC (Community 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. 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: 0110-181-15) **submitted by Saber Fitness.**

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

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

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **June 13, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

June 17, 2019

DECISION NO.: [insert #]

FILE NO.: PCUP19-006

DESCRIPTION: A Conditional Use Permit to establish a 24,345-square foot fitness center (Planet Fitness) on 2.75 acres of land located at 1670 East Fourth Street, within the CC (Community Commercial) zoning district. APN: 0110-181-15; **submitted by Saber Fitness.**

PART I: BACKGROUND & ANALYSIS

SABER FITNESS, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP19-006, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 2.75 acres of land located at 1670 East Fourth 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:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant (former K-Mart Shopping Center)	GC (General Commercial)	CC (Community Commercial)	n/a
<i>North</i>	Commercial	HDR (High Density Residential)	HDR-45 (High Density Residential) / ICC (Interim Community Commercial)	n/a
<i>South</i>	Interstate 10	Interstate 10	Interstate 10	n/a
<i>East</i>	Residential	LDR (Low Density Residential)	LDR-5 (Low Density Residential)	n/a
<i>West</i>	Retail / Commercial	GC (General Commercial)	CC (Community Commercial)	n/a

(2) Project Analysis:

(a) Background — The project site is within an existing 14.2-acre commercial shopping center that was developed in the early 1990's, located at the southeast corner of Fourth Street and the Interstate 10 Freeway. The commercial

Prepared: JA 06/03/19	Reviewed: CM 06/10/2019	Decision: [enter initial/date]
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shopping center consists of five stand-alone buildings totaling 151,949 square feet, which is occupied with a variety of retail, office and restaurant uses. The proposed use (Planet Fitness) will be located within an existing 94,444 square foot building previously occupied by K-Mart, which is located along the eastern portion of the shopping center. The commercial building (K-Mart) will be subdivided into three tenant spaces to accommodate the proposed fitness center that will occupy 24,345 square feet of the building. The additional two tenant spaces will be 37,790 and 32,309 square feet in size. The project site is located within the CC zoning district, which requires the approval a Conditional Use Permit (CUP) for Fitness Centers exceeding 10,000 square feet in area.

Planet Fitness has over 1,800 locations nationwide and currently has one facility in Ontario, located at 2446 South Vineyard Avenue, within a commercial shopping center at the southeast corner of the SR 60 Freeway and Vineyard Avenue, and is seeking to open a second location within the northern portion of the City.

(b) Proposed Use —Planet Fitness is a simple no-frills gym that is focused on creating a judgement and stress-free environment for its members. In addition to the fitness activities, the applicant is proposing Beauty Angels, a tanning and massage area within the fitness facility. Tanning beds and automated massage chairs are provided for members. No massage services involving physical contact are proposed on-site.

The proposed hours of operation is 24 hours per day, 7 days per week. The facility will have two to six employees for each shift, with a total of 14 fully trained employees that are all CPR and Tanning Certified. The fitness facility's peak times are in the early morning and in the evening on weekdays, and from 7:00 a.m. to 10:00 am on weekends.

All common areas will be visible to patrons and employees, both by direct observation and via high definition surveillance cameras. A total of 32 high definition cameras are proposed to cover the entire gym and the facing parking lot, with a minimum recording and storage time of 30 days. In addition, access to the building for customers will be limited to the front entrance, while employees will have a key to access the rear entrance. All entryways of the building will be monitored with cameras.

The proposed facility is divided into four general areas that include:

- The fitness gym floor (16,988 square feet), containing cardio and strength training machines;
- The women's and men's locker rooms (2,239 square feet), containing lockers, bathrooms and showers;
- The Beauty Angels area (630 square feet), containing tanning booths, massage chairs and hydromassage beds; and
- The remaining 4,538 square feet consists of the reception area, storage and electrical rooms, and hallways.

(c) **Parking** — The Ontario Development Code parking requirement for fitness centers is 5 spaces for each 1,000 square feet of gross floor area. The use proposes to occupy 24,345 square feet, requiring a total of 122 parking spaces. The total on-site parking requirement for the existing and proposed land uses in the commercial center, as required by the Ontario Development Code, is 739 parking spaces. A total of 741 parking spaces are provided. Consequently, staff believes that the proposed use will not adversely affect parking demand within the shopping center.

(d) **Land Use Compatibility** – A 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 subject site is located in the CC (Community Commercial) zoning district. Fitness center uses provide a much-needed amenity to area residents and visitors. The proposed fitness facility use is located on Fourth Street, which is developed with various retail, office, banks and residential uses. It is staff's belief that the proposed fitness center is compatible with surrounding land uses and will help to attract people to support uses in the project area.

(3) **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.

(4) **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.

(5) **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.

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

PART II: RECITALS

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

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

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

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

WHEREAS, on June 17, 2019, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Jeanie Irene Aguilo, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

PART III: THE DECISION

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed fitness center will be located at 1670 East Fourth Street, which is designated for the CC (Community Commercial) zoning district. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the CC (Community Commercial) zoning district.

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed fitness center will be located at 1670 East Fourth Street, which the Policy Plan Master Land Use Plan designates for General Commercial land use. The proposed land use is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which promotes the establishment and intensification of fitness center land uses in the area of the project site.

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The proposed land use will be operated in accordance with the applicable requirements of the Ontario Development Code, and is consistent with the objectives and purposes of the CC (Community Commercial) zoning district. Projects within the CC (Community Commercial) zoning district are intended to accommodate retail, office, and services for the area.

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The proposed project is located outside the noise and safety zones of the Ontario International Airport Land Use Compatibility Plan (ALUCP), and is consistent with the policies and criteria of the ALUCP.

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The project site is located within the CC (Community Commercial) zoning district, in which a fitness center is a conditionally permitted use. The project will be conditioned to ensure that it will operate and be properly maintained, therefore the project will not be detrimental or injurious to surrounding property and improvements.

(3) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Existing facilities consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within an existing building and does not include any negligible building additions and, therefore, is categorically exempt.

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

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP19-006, subject to the conditions of approval attached hereto and incorporated herein by this reference.

APPROVED AND ADOPTED this 17th day of June 2019.

Cathy Wahlstrom
Zoning Administrator

Exhibit A: Aerial Photograph

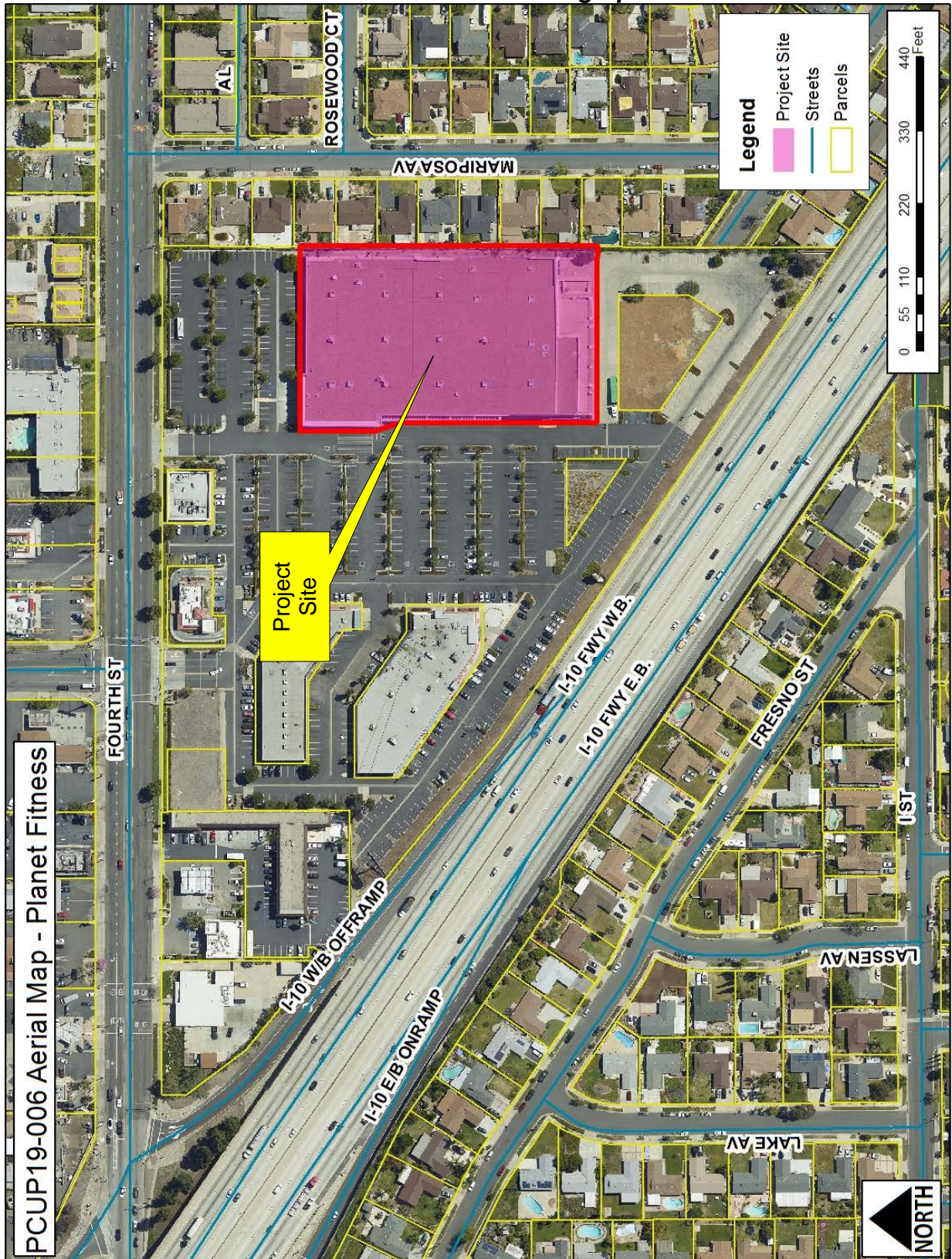


Exhibit B: Site Plan

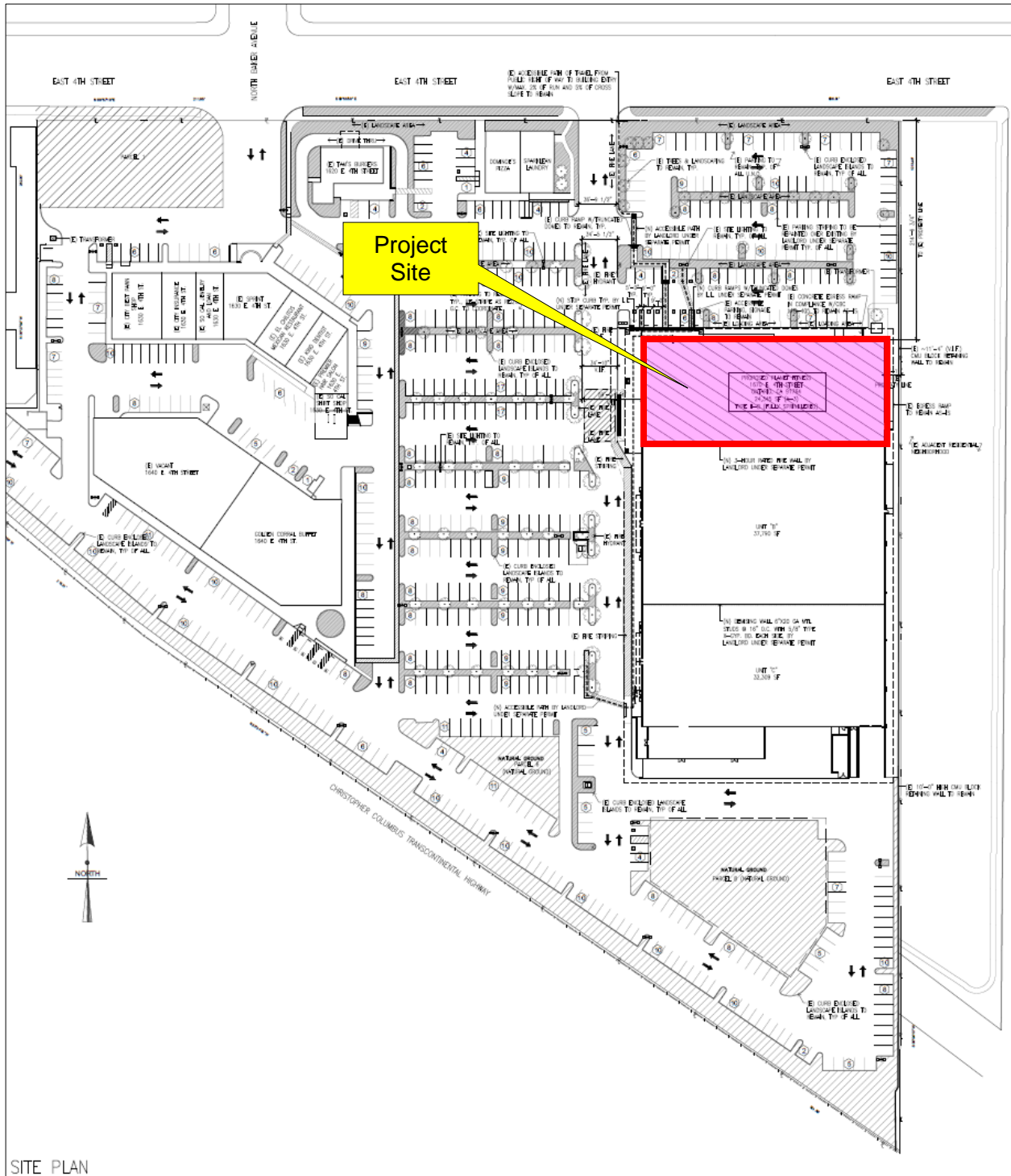


Exhibit C: Floor Plan

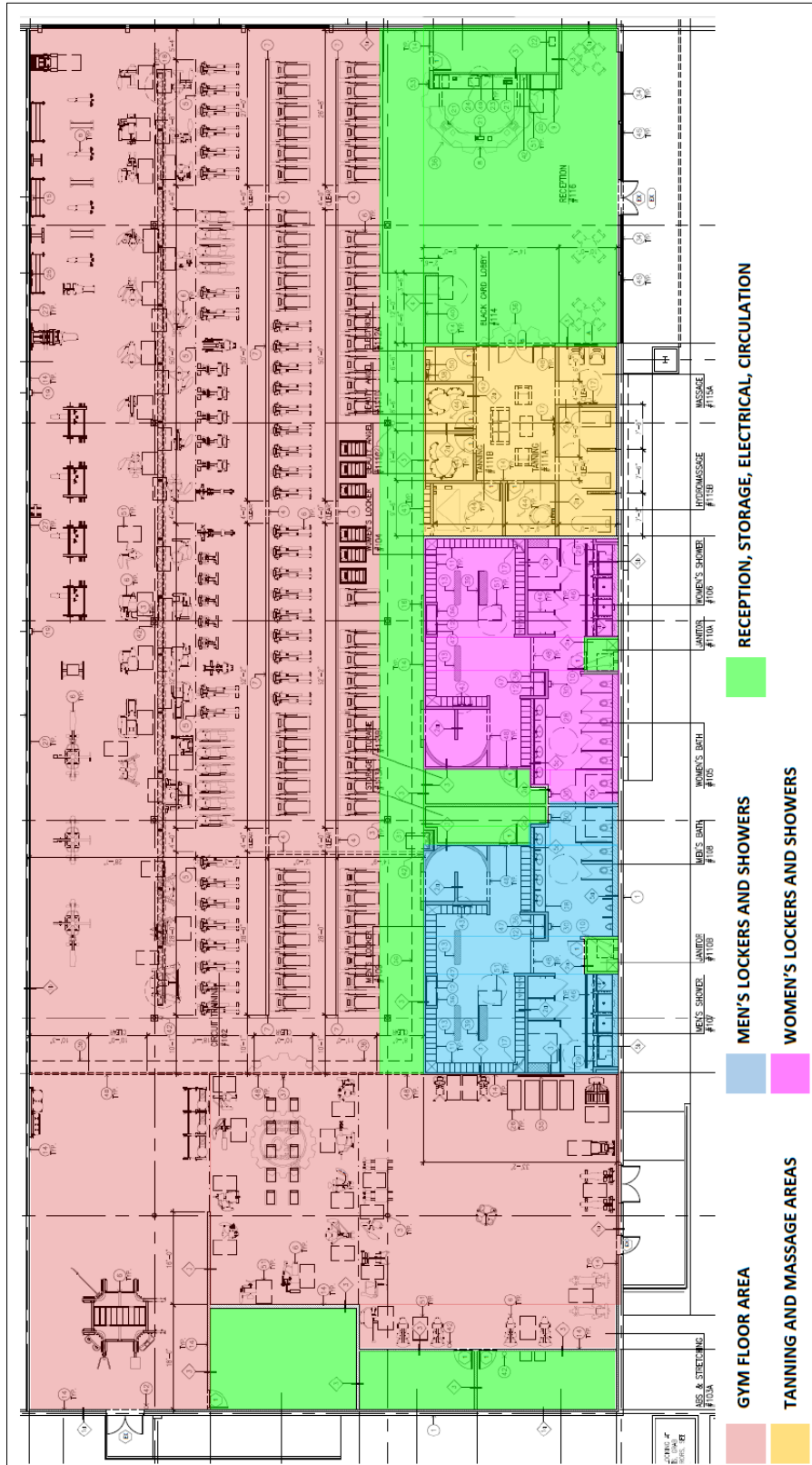
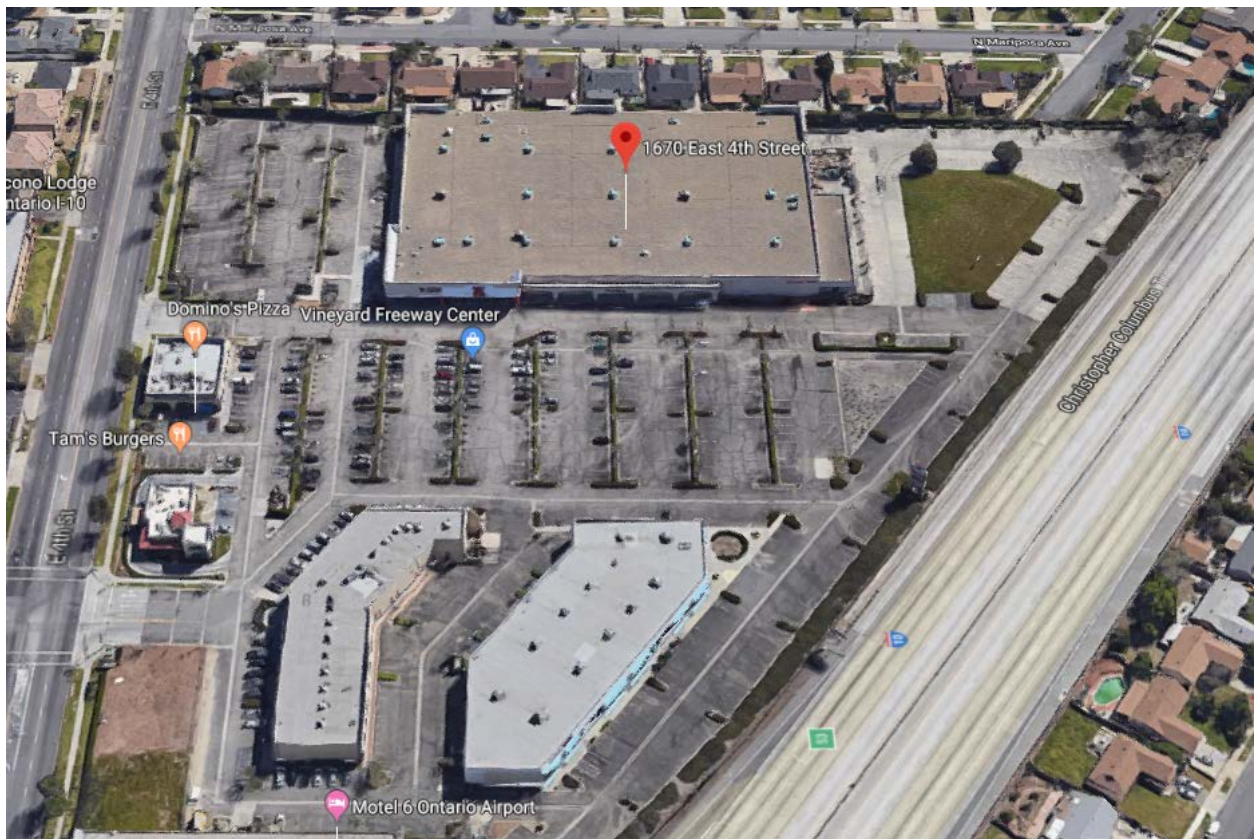


Exhibit E: Site Photos



Northeast corner of existing commercial building (former K-Mart)



Birdseye view of existing shopping center looking east



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

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: June 17, 2019

File No: PCUP19-006

Project Description: A Conditional Use Permit to establish a 24,345-square foot fitness center (Planet Fitness) on 2.75 acres of land located at 1670 East Fourth Street, within the CC (Community Commercial) zoning district. APN: 0110-181-15; **submitted by Saber Fitness.**

Prepared By: Jeanie Irene Aguilo, Associate Planner
Phone: 909.395.2418 (direct)
Email: jaguilo@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, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. 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 Parking, Circulation and Access.

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

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

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

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

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

2.5 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.

2.6 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.

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

(a) Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations), PSGP94-020 Vineyard Freeway Center, and PSGP06-010 K-Mart Amendment Sign Programs.

2.8 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).

2.9 Environmental Review. 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:

(a) 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

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

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

2.11 Additional Fees.

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

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

2.12 Additional Requirements. All tenant/site improvements shall be completed prior to operating the proposed fitness center use.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Planning Department

FROM: Douglas Sorel, Police Department

DATE: March 27, 2019

SUBJECT: PCUP19-006: A CONDITIONAL USE PERMIT TO ESTABLISH A GYM AT 1670 EAST FOURTH STREET

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the building 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.

In addition, the Ontario Police Department places the following conditions on the project:

- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry and exit doors and all cash registers. Cameras shall be positioned so as to maximize the coverage of patrons entering and exiting the premises. Cameras shall record at least 15 frames per second and at a minimum of 640x480 lines of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- 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.

- Outdoor services and activities are prohibited in the absence of a Temporary Use Permit.

The Applicant is invited to contact Douglas Sorel at (909) 408-1873 regarding any questions or concerns.

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i>	4/12/19
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PCUP19-006	Related Files:	Case Planner: Jeanie Aguilo
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Project Name and Location: Planet Fitness Facility 1670 East Fourth St
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Applicant/Representative: Andrew Davies 4 Hutton Center Dr. Ste 670 Santa Ana, CA 92707

<input checked="" type="checkbox"/>	A site plan (dated 6/11/18) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

1. Contact property management to replace dead or missing parking lot island trees: 24" box size trees, type shall match existing or consider low water trees for this climate such as: Brachychiton populneus, Bottle Tree; or Quercus ilex, Holly Oak; or Ulmus 'True Green' Elm; or Pistachia chinensis, Chinese Pistache or similar. Repair or replace tree irrigation tree bubblers to wet the entire root system until established.
2. Landscape renovations shall include a weather based controller with weather sensor for water conservation and irrigation system tune up to prevent any overspray or run off.
3. Repair or replace broken or leaking irrigation components.
4. Existing trees shall be protected in place. Provide tree protection notes on construction plans.
5. Landscape and irrigation plans shall be submitted for review and approval if any on-site construction, staging or storage occurs within landscape areas.
6. Contact this department for inspection when construction is completed.
7. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>



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: June 17th, 2019

PROJECT: PCUP19-006, a Conditional Use Permit to establish a 24,345-square foot fitness facility on 2.75 acres of land.

APN: 0110-181-15

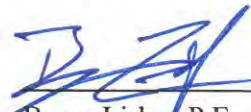
LOCATION: 1670 East Fourth Street

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

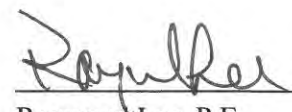
PROJECT PLANNER: Jeanie I. Aguilo, Associate Planner (909) 395-2418

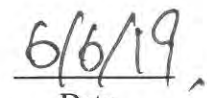
The following items are the Conditions of Approval for the subject project:

1. No Conditions.


Bryan Lirley, P.E.
Principal Engineer


Date


Raymond Lee, P.E.
Assistant City Engineer


Date

Jeanie Irene T. Aguilo

From: Raymond Chavez
Sent: Friday, April 05, 2019 1:59 PM
To: Antonio Alejos
Cc: Ahmed Aly; Raymond Chavez; Jeanie Irene T. Aguilo
Subject: PCUP19-006 – DPR #1 – 1670 E. Fourth St. – Utilities Comments (#5931)

Hello Antonio,

OMUC has No Comments on this submittal.

Note: if there are any changes and a resubmittal of the plans, please send OMUC a copy for review.

Let me know if you have any questions.

Thank you,

Raymond C.



1425 South Bon View Avenue
Ontario, CA 91761
Ph: 909-395-2603
Fx: 909-395-2608

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Irene Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 26, 2019
SUBJECT: PCUP19-006

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

KS:lm



CITY OF ONTARIO MEMORANDUM

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

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: March 20, 2019

SUBJECT: FILE #: PCUP19-006 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, April 3, 2019**.

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

PROJECT DESCRIPTION: A Conditional Use Permit to establish a 24,345-square foot fitness facility on 2.75 acres of land located at 1670 East Fourth Street, within the CC (Community Commercial) zoning district (APN: 0110-181-15).

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

Broadband Operations	<i>Anna Vaca</i>	Sr. Systems Analyst	04/15/2019
Department	Signature	Title	Date



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: April 8, 2019

SUBJECT: PCUP19-006 A Conditional Use Permit to establish a 24,345-square foot fitness facility on 2.75 acrea of land located at 1670 East Fourth Street, within the CC (Community Commercial) zoning district (APN: 0110-181-15).

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

No comments

Report below.

1. Occupant load to be determined and posted.
2. Occupant loads 50 or more must comply with all requirements of an A type occupancy. (Ex. Panic Hardware, Exiting, Emergency Lighting, etc.)
3. Any additions/modifications to the fire protection or detection systems will require plans submittals.

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.