



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

June 19, 2023

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 and on the City website at www.ontarioca.gov/agendas/zoning

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP23-001:** A public hearing to consider a Conditional Use Permit to establish a 3,856 square-foot church (Praise Chapel) on 5.17 acres of land, located at 1609 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan. 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; (APN: 0113-361-08) **submitted by Praise Chapel.**

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 **June 15, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Administrative Assistant



ZONING ADMINISTRATOR DECISION: CONDITIONAL USE PERMIT

June 19, 2023

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

DECISION NO.: [insert #]

FILE NO.: PCUP23-001

DESCRIPTION: A public hearing to consider a Conditional Use Permit to establish a 3,856 square-foot religious assembly use (Praise Chapel) on 5.17 acres of land, located at 1609 South Grove Avenue, Units 106 and 107, within the Business Park land use district of the Grove Avenue Specific Plan. (APN: 0113-361-08) **submitted by Praise Chapel.**

PART 1: BACKGROUND & ANALYSIS

PRAISE CHAPEL, (herein after referred to as "Applicant") has filed an application requesting approval of a Conditional Use Permit, File No. PCUP23-001, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The Project site is comprised of 5.17 acres of land located at 1609 South Grove Avenue, Units 106 and 107, 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:	Business Park and Light Industrial	BP (Business Park)	Grove Avenue Specific Plan	Business Park
North:	Bank and Warehousing	BP (Business Park)	Grove Avenue Specific Plan	Business Park
South:	Auto Repair	BP (Business Park)	Grove Avenue Specific Plan	Business Park
East:	Business Park and Light Industrial	BP (Business Park)	Grove Avenue Specific Plan	Business Park
West:	Business Park and Light Industrial	BP (Business Park)	Grove Avenue Specific Plan	Business Park

PROJECT ANALYSIS:

(1) Background— In 2003, the Zoning Administrator approved a Determination of Use, (File No. PDET02-011) allowing religious assembly uses to be established within the Business Park land use district of the Grove Avenue Specific Plan with an approved Conditional Use Permit. On January 5, 2023, the Applicant submitted a Conditional Use Permit application requesting to establish a 3,856 square-foot religious assembly use (Praise Chapel).

Prepared: JA – 06/06/2023

Reviewed: LM – 06/09/2023

Praise Chapel originated from Praise Chapel Christian Fellowship in the early 1980s. Praise Chapel was founded by John and Patti Dorris on April 20, 1980 with their first location in Ontario at the corner of Euclid Avenue and Nevada Street. In 1982, the church relocated to 316 West B Street for over 30 years until they sold their building in 2013 and moved their congregation to the City of Upland. Praise Chapel has been holding services for their 50 parishioners at Pacific Christian Center (800 West Arrow Highway) within the City of Upland, for 10 years and is seeking to re-establish within the City of Ontario.

The Project site is located within an existing business park (Pepper Grove Business Center) comprised of three buildings that were developed in 1989, as shown on Exhibit B: Site Plan. The business park is currently occupied by a variety of businesses, mainly consisting of offices, light manufacturing, and wholesale and distribution warehouses. Building 1 (1609 South Grove Avenue) is a 34,179 square-foot multi-tenant building that occupies the western portion of the business park, Building 2 (1240 East Locust Street) is a 16,281 square-foot multi-tenant building that is centrally located within the business park, and Building 3 (1260 East Locust Street) is a 34,111 square-foot multi-tenant building that occupies the eastern portion of the business park. The proposed religious assembly use (Praise Chapel) will occupy two tenant suites totaling 3,856 square feet within the northwest corner of Building 1.

(2) Proposed Use/Operation— Praise Chapel is proposing to establish and operate a religious assembly use at 1609 South Grove Avenue, Units 106 and 107, that will include the following operations:

- **Pastor Office Hours** – The Pastor office hours would be held Monday through Friday, from 8:00 a.m. to 5:00 p.m. The Pastor office hours are utilized to study and prepare for church services. Two employees, Patricia Dorris (Senior Pastor) and Alex Lenkovsky (Worship Leader) are expected on-site during office hour for service preparation and to organize events.
- **Worship Team and Music Ministry Rehearsal** – The Worship Team and Music Ministry will hold practices on Monday evenings from 7:00 p.m. to 9:00 p.m. A group of 4 volunteers (worship team members and musicians) utilize this time to prepare for the week's services and conduct band rehearsals.
- **Thursday Service** – Thursday service will be held from 7:00 p.m. to 9:00 p.m. Thursday service will consist of a smaller assembly of parishioners, with 30 people in attendance.
- **Sunday Service** – Sunday service will be held in the morning from 10:00 a.m. to 12:00 p.m. Sunday service will consist of the largest assembly of parishioners, with 50 people in attendance.
- **Men's and Women's Ministries** – Praise Chapel will have quarterly men's and women's events on Saturdays, from 9:00 a.m. to 12:00 p.m., for men's and women's ministries which will consist of bible study and prayer meetings.

The proposed 3,856-square-foot religious assembly use is divided into five main areas, as shown in Exhibit C: Floor Plan and as further described below:

- **Sanctuary** – The Sanctuary is centrally located within the suite and will be an open assembly area facing the pulpit/stage. This open area will be utilized for Thursday and

Sunday services. In addition, this space will be used for worship team rehearsals and the quarterly ministry event for bible study and prayer meetings.

- **Entry/Hallway** – The main entrance is centrally located on west side of the building's tenant space. The main entry connects to the main interior hallway located north of the sanctuary providing access to the offices, children's ministry rooms, restrooms, and service rooms.
- **Offices** – There are two office spaces for staff to prepare church and ministry services, and clerical tasks.
- **Children's Ministry Rooms** – There are two ministry rooms for children, a toddler's room for ages 2-5 years old and the children's room for ages 6-12 years old. The toddler room will be available during Thursday and Sunday services to serve as a childcare room for parents that attend church services. The children's room will be utilized for children's bible study, singing, and art and crafts activities during Thursday and Sunday services. Each room will have an average of one to two adult leaders overseeing the children's activities.
- **Miscellaneous and Service Rooms** – The balance of the facility will include a break room, storage rooms, restrooms, and service areas, including an audio/video booth and maintenance rooms.

(3) Parking— The Project has provided off-street parking pursuant to the "Religious Assembly and Wedding Chapels" and "General Business Office" parking standards specified in the Development Code. The number of off-street parking spaces provided meets the minimum parking requirement for the Project. The off-street parking calculations for the Project are summarized in the table below:

Parking Summary

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
<i>Religious Assembly (Sanctuary Area)</i>	644 SF	0.33 spaces per fixed seat or 25 spaces per 1,000 SF (0.025/SF) of GFA	16	16
<i>General Business Office</i>	3,212 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	13	13
TOTAL	3,856 SF		29	29

The Pepper Grove Business Center was developed with a total of 213 parking spaces which included a surplus of 28 parking spaces. The existing tenant spaces totaling 3,856 square feet currently require a total of 12 parking spaces pursuant to the "Multi-tenant Business Park" parking standards (3 spaces per 1,000 square feet). Staff believes that there is a sufficient amount of parking being provided on-site, although the proposed religious assembly use would require an additional 17 parking spaces. The majority of businesses within the center operate Monday through Friday 8:00 a.m. to 5:00 p.m. and the proposed use operates during the business parks off-peak hours. Furthermore, the Pepper Grove Business Center would still maintain a surplus of 11 parking spaces with the proposed assembly use.

(4) Land Use Compatibility – The Conditional Use Permit review is required to ensure that the proposed use will be consistent with all local regulations and will not be detrimental to

the public health, safety, or welfare, or be materially injurious to uses, properties or improvements in the vicinity. Pursuant to the Grove Avenue Specific Plan, a Conditional Use Permit is required to establish a religious assembly use within the Business Park land use district. Staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Additionally, businesses within the surrounding area will not be exposed to any impacts beyond those that would normally be associated with any other use similarly allowed within the Business Park land use designation of the Grove Avenue Specific Plan.

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 ("ONT 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 I, 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 ONT 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 June 19, 2023, 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 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 Zoning Administrator hereby finds and determines that the project identified in this Decision 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.

(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: ONT 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 ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, 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 ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Zoning Administrator, therefore, finds and determines that the Project, is consistent with the policies and criteria set forth within the ONT 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 Business Park land use district of the Grove Avenue Specific Plan, 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 religious assembly land use will be established and operated consistent with the objectives and purposes, and development standards and guidelines, of the Business Park land use district of the Grove Avenue Specific Plan; 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 religious assembly land use will be located within the Business Park land use district of the Policy Plan Land Use Map, and the Business Park land use district of the Grove Avenue Specific Plan. The development standards, and the conditions of approval under which the proposed land

use 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; and

(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 religious assembly land use is located with the Business Park land use district, and the Business Park land use district of the Grove Avenue Specific Plan, and has been reviewed and conditioned to ensure the establishment, operation, and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code and Grove Avenue Specific Plan; 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 Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Grove Avenue Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

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 19th day of June 2023.

Rudy Zeledon
Zoning Administrator

Exhibit A: PROJECT LOCATION MAP



Exhibit B: SITE PLAN

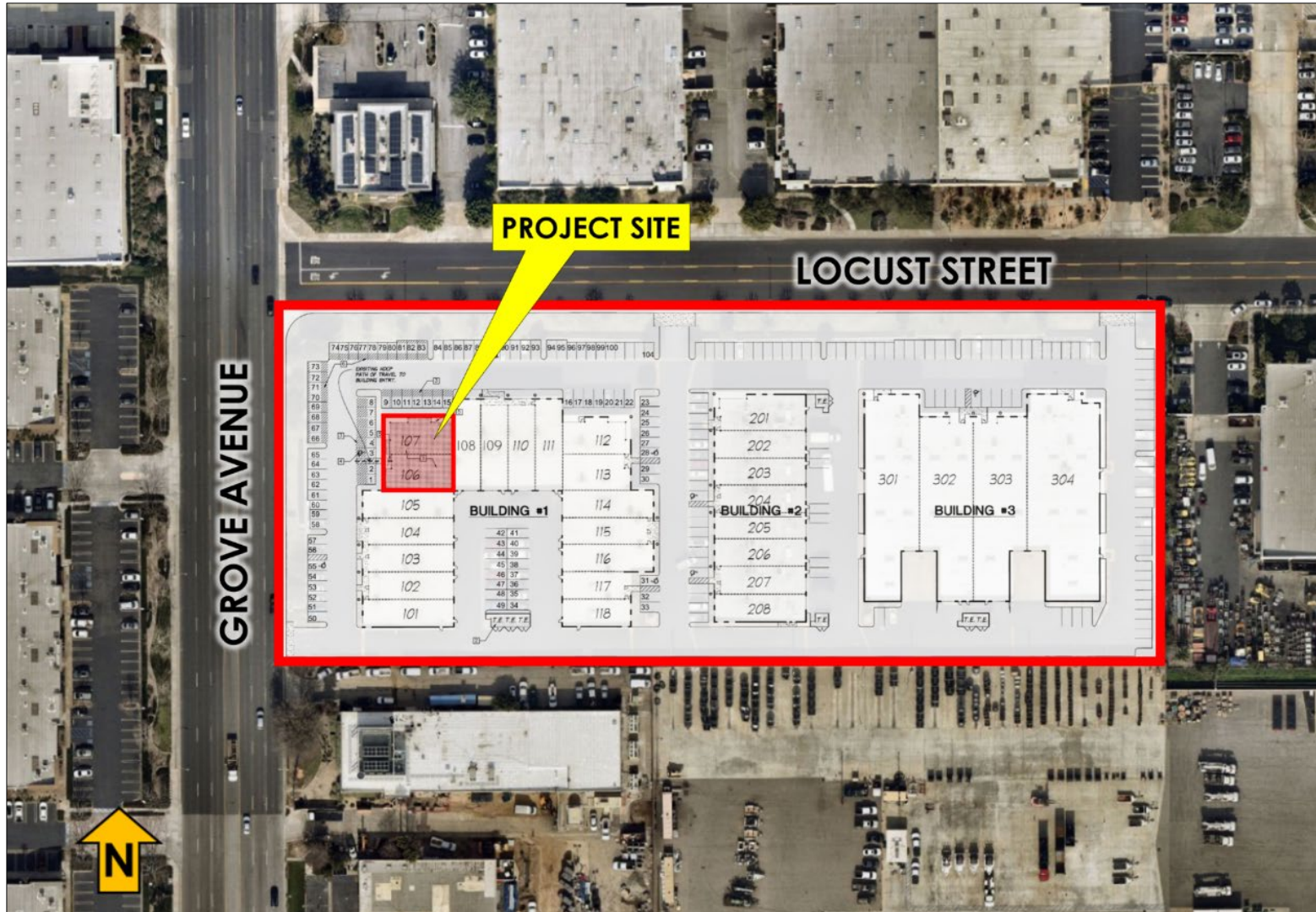


Exhibit C: FLOOR PLAN

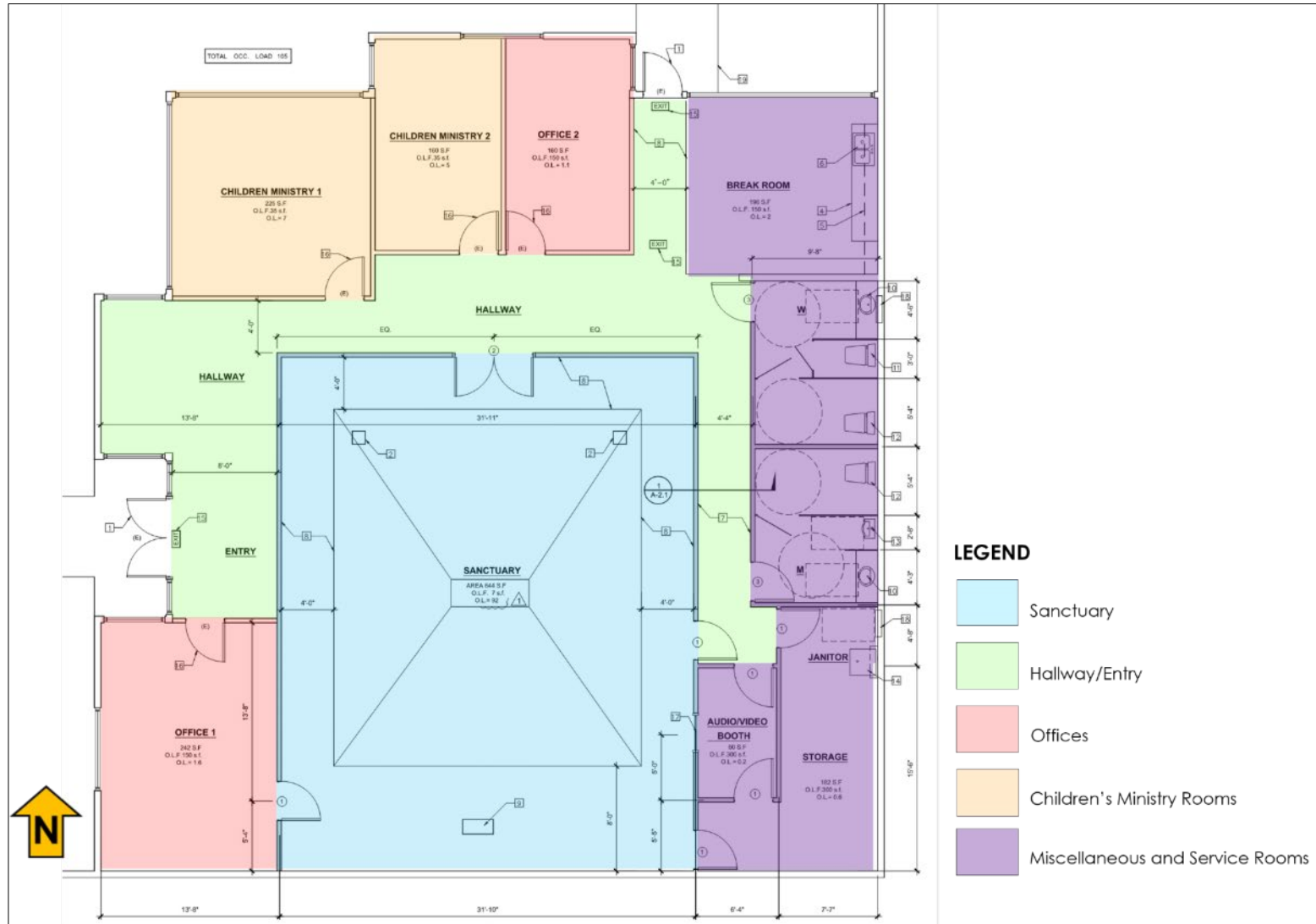


Exhibit D: SITE PHOTOS



West elevation of project suite (Units 106 and 107) facing Grove Avenue.



North elevation of project suite (Units 106 and 107) facing Locust Street.

Attachment A: Department Reports (Conditions of Approval)

(Department Reports containing conditions of approval follow this page)



LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

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

Date Prepared: 6/8/2023

File No: PCUP23-001

Project Description: A public hearing to consider a Conditional Use Permit to establish a 3,856 square-foot religious assembly use (Praise Chapel) on 5.17 acres of land, located at 1609 South Grove Avenue, Units 106 and 107, within the Business Park land use district of the Grove Avenue Specific Plan. (APN: 0113-361-08) **submitted by Praise Chapel.**

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:

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

2.5 Parking, Circulation and Access.

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

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

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

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

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

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

(g) Use shall provide a minimum of 16 off-street parking spaces.

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

2.7 Signs.

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

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

2.9 Environmental Requirements.

(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.

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 Exemption ("NOE") 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"). The filing of a NOE is voluntary; however, failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(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 Final Occupancy. The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy. After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner's Representative and Contractor shall be present.

2.13 Additional Requirements.

(a) All applicable Conditions of Approval from other City departments shall be met and addressed by the applicant.

(b) All tenant/site improvements shall be completed prior to operating the proposed religious assembly use.

(c) The occupancy change of the building to accommodate an assembly use shall be completed and all applicable permits shall be finalized prior to commencement of use.

(d) Any changes in the hours of operation shall require Planning Department review and approval.

(i) Pastor Office Hours – Mondays through Fridays from 8:00 a.m. to 5:00 p.m.

(ii) Worship Team and Music Ministry Rehearsal – Mondays from 7:00 p.m. to 9:00 p.m.

(iii) Thursday Service – Thursdays from 7:00 p.m. to 9:00 p.m.


(iv) Sunday Service – Sundays from 10:00 a.m. to 12:00 p.m.

(v) Men's and Women's Ministries – Quarterly events on Saturdays from 9:00 a.m. to 12:00 p.m.

(e) Any intensification of the church use, such as a daycare or an increase in the sanctuary area shall require a modification of this Conditional Use Permit. Assembly area shall be limited to 644 square feet.

(f) A revised City Business License must be reviewed and approved by the Ontario Planning Department prior to operation of the religious assembly use.

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

CONDITIONS OF APPROVAL	
Sign Off	
	2/22/2023
Jamie Richardson, Sr. Landscape Architect	Date

Reviewer's Name: Jamie Richardson, Sr. Landscape Architect	Phone: (909) 395-2615
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D.A.B. File No.: PCUP23-001	Related Files:	Case Planner: Jeanie Aguilo
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Project Name and Location: Establish a Church 1609 S Grove Avenue

Applicant/Representative: Joe A Ramos jramos.architect@verizon.net (909) 855-1742 2075 N 1 st Avenue Upland, CA 91784

<input checked="" type="checkbox"/>	A site plan (dated 1/5/2023) meets the Standard Conditions for New Development and has been approved considering that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required before DAB approval.

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



CITY OF ONTARIO

MEMORANDUM

TO: Cristal Nava, Administrative Intern

FROM: CSO Heather Lugo, C.E.T.

DATE: January 17, 2023

SUBJECT: PCUP23-001: A Conditional Use Permit to establish a 3,856 square-foot church on 5.17 acres of land located at 1609 S. Grove Ave within the Business Park land use district of the Grove Avenue Specific Plan (APN(s): 0113-361-08)

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. LED lighting will be required for all lighting fixtures. Optimal lighting for visibility and video color rendering is approximately 3400 degrees Kelvin. The lighting shall be as close to 3400 degrees Kelvin as possible. 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.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry/exits and the parking lot. Cameras shall be positioned to maximize the coverage of patrons and vehicles in these areas. 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.
- 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.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions.
- Outdoor services and activities are prohibited in the absence of a Temporary Use Permit.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns.



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Associate Planner
Planning Department

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

DATE: January 24, 2023

SUBJECT: PCUP23-001 A Conditional Use Permit to establish a 3,856 square-foot church on 5.17 acres of land located at 1609 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan (APN(s): 0113-361-08).

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

No comments

Report below.

1. Any modification to the fire sprinkler system or fire alarm system will require a plans submittal to the Ontario Fire Department. This also includes the addition or deletion of walls that may change the coverage area.

2. Must comply with all requirements of a Place of Assembly (example: exiting, panic hardware, occupant load posted, etc.).

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

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
James Caro, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Jeremy Phillips, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Tricia Espinoza, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: ~~Cristal Nava, Administrative Intern~~ Jeanie Irene Aguilo, Associate Planner

DATE: January 17, 2023

SUBJECT: FILE #: PCUP23-001 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 .

- 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 3,856 square-foot church on 5.17 acres of land located at 1609 South Grove Avenue, within the Business Park land use district of the Grove Avenue Specific Plan (APN(s): 0113-361-08).

- 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.

Engineering
Department

Ryan Lee
Signature

Engineering Assistant
Title

01/27/23
Date
Item A - 20 of 26

Jeanie Irene T. Aguilo

From: Ryan Lee
Sent: Thursday, February 23, 2023 5:22 PM
To: Jeanie Irene T. Aguilo
Subject: FW: PCUP23-001 – DPR1 – Praise Chapel 1609 S Grove Ave - Utilities Engineering (#8982)

Here is OMUC's response.

From: Raymond Lee <RLee@ontarioca.gov>
Sent: Wednesday, February 1, 2023 1:31 PM
To: Carolina Rodriguez <CarolinaRodriguez@ontarioca.gov>; Cristal G. Nava <CNava@ontarioca.gov>
Cc: Heather A. Young <HYoung@ontarioca.gov>; Ryan Lee <RyanLee@ontarioca.gov>; Jeffrey Tang <JTang@ontarioca.gov>
Subject: RE: PCUP23-001 – DPR1 – Praise Chapel 1609 S Grove Ave - Utilities Engineering (#8982)

Carolina,

I am copying Ryan on this email. He is the PM for this project.

RAYMOND LEE, P.E.

Assistant City Engineer
(909) 395-2104
rlee@ontarioca.gov

From: Carolina Rodriguez <CarolinaRodriguez@ontarioca.gov>
Sent: Wednesday, February 1, 2023 8:48 AM
To: Cristal G. Nava <CNava@ontarioca.gov>; Raymond Lee <RLee@ontarioca.gov>
Cc: Heather A. Young <HYoung@ontarioca.gov>
Subject: PCUP23-001 – DPR1 – Praise Chapel 1609 S Grove Ave - Utilities Engineering (#8982)

Cristal & Raymond,

Regarding: PCUP23-001 – DPR1 – Praise Chapel 1609 S Grove Ave - Utilities Engineering (#8982)

NOTE: OMUC Utilities Engineering has no comments, and this submittal is READY to be recommended for APPROVAL by OMUC Utilities Engineering.

Please let me know if you have any questions. Thank you,

Carolina Rodriguez

Engineering Intern
Ontario Municipal Utilities Company
1425 S Bon View Ave
Ontario, CA 91761
(909) 395-2603 | carolinarodriguez@ontarioca.gov



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
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Jay Bautista, Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Tricia Espinoza, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: ~~Cristal Nava, Administrative Intern~~ Jeanie Irene Aguilo, Associate Planner

DATE: January 17, 2023

SUBJECT: FILE #: PCUP23-001 Finance Acct#:

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

ENG/ENV

Nathan Pino

ENGINEERING ASSISTANT 2/27/2023

Department

Signature

Title

Date
Item A - 22 of 26



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
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Jamie Richardson, Landscape Planning Division
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Jeremy Phillips, Police Department
Paul Erhman, Deputy Fire Chief/Fire Marshal
~~Jay Bautista, Traffic/Transportation Manager~~ *Diego Tapia*
Lorena Mejia, Airport Planning
Tricia Espinoza, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: Cristal Nava, Administrative Intern

DATE: January 17, 2023

SUBJECT: FILE #: PCUP23-001

Finance Acct#:

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

ENG/TRAF
Department

[Signature]
Signature

ENG ASST.
Title

2/7/2023
Date
Item A - 23 of 26



CITY OF ONTARIO MEMORANDUM

Development Plan Review Engineering Department: Transportation Section

Project: PCUP23-001

Date: February 7, 2023

Location: 1609 S. Grove Ave

By: Diego Tapia 

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

Conditions:

1. Existing parking restrictions along project frontage shall remain in place on Grove Ave and Locust St.

dt;



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)
Rudy Zeledon, Planning Director (Copy of memo only)
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Tricia Espinoza, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang, IPA Department
Ben Mayorga, Integrated Waste

FROM: Cristal Nava, Administrative Intern

DATE: January 17, 2023

SUBJECT: FILE #: PCUP23-001

Finance Acct#:

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

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

The plan does not adequately address the departmental concerns.

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

Community Improvement Dept
Department


Signature

Comm Imp Supervisor
Title

1/17/23
Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP23-001

Address: 1609 South Grove Avenue

APN: 0113-361-08

Existing Land Use: Industrial Business Park

Proposed Land Use: CUP to establish a 3,856 SF church

Site Acreage: 5.17 Proposed Structure Height: Existing Building

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jeanie Aguilo

Date: 3/27/2023

CD No.: 2023-002

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="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 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: _____