

CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

November 28, 2017

Ontario City Hall
303 East "B" Street, Ontario, California 91764

6:30 PM

WELCOME to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

ROLL CALL

DeDiemar __ Delman __ Downs __ Gage __ Gregorek __ Reyes __ Willoughby __

PLEDGE OF ALLEGIANCE TO THE FLAG

SPECIAL CEREMONIES

- 1) Award – National Planning Achievement – Huerta del Valle Community Garden

ANNOUNCEMENTS

- 1) Agenda Items
- 2) Commissioner Items

PUBLIC COMMENTS

Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

CONSENT CALENDAR ITEMS

All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of October 24, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW

FOR FILE NO. PDEV17-038: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

PLANNING COMMISSION PUBLIC HEARING ITEMS

For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of

the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

- B. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA17-004:** An Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodations” as a conditionally permitted land use within the Garden Commercial land use district. The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project affects properties 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); **submitted by Nap-To-Go, LLC. City Council action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15061(b)(3)

2. File No. PSPA17-004 (Specific Plan Amendment)

Motion to recommend Approval/Denial

MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION

- 1) Old Business
 - Reports From Subcommittees
 - Historic Preservation (Standing):
- 2) New Business
- 3) Nominations for Special Recognition
 - El Pescador (Mountain & SR60)
 - Gloria’s Cocina Mexicana

DIRECTOR’S REPORT

- 1) Monthly Activity Report

If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for

information regarding the appeal process.

If you challenge any action of the Planning/Historic Preservation Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning/Historic Preservation Commission 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 **Wednesday, November 22, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



Gwen Berendsen, Secretary Pro Tempore



Scott Murphy, Assistant Development Director
Planning/Historic Preservation
Commission Secretary

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

October 24, 2017

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

October 24, 2017

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Delman at 6:30 PM

COMMISSIONERS

Present: Chairman Delman, Vice-Chairman Willoughby, DeDiemar, Gage, Gregorek, and Reyes

Absent: Downs

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Principal Planner Wahlstrom, Senior Planner Batres, Senior Planner R. Ayala, Senior Planner D. Ayala, Senior Planner Mejia, Senior Planner Noh, Assistant Planner Vaughn, Assistant Planner Antuna, Assistant City Engineer Do, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Murphy stated Item H is being pulled from the agenda and no action is required. Also, the items before them are minor revisions to Item A-04 and a letter from Blum/Collins LLP that is relevant to Item I.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of September 26, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-035: A Development Plan to construct 97 single-family homes on approximately 13.53 acres, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan, located at the southeast corner

of Parkview Street and Parkplace Avenue. The environmental impacts of this project were previously analyzed in an Addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes.**

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-030: A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT; (APNs: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC.**

A-04. ENVIRONMENTAL ASSESSMENT AND SIGN PERMIT REVIEW FOR FILE NO. PSGN17-108: Review of the proposed revisions to an existing LED freeway sign within the view corridor of The Ontario Center Specific Plan, located on the north side of Interstate 10 Freeway between Haven and Milliken Avenues. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1-Existing Facilities) and 15302 (Class 2- Replacement or Reconstruction) of the CEQA guidelines. The project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs:0210-211-23) **submitted by YESCO.**

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to approve the Planning Commission Minutes of September 26, 2017, as written and the Development Plans for File Nos., PDEV17-035 and PDEV17-030 and the Sign Permit Review for File No., PSGN17-108, with revisions, subject to conditions of approval. The motion was carried 6 to 0.

PUBLIC HEARING ITEMS

HISTORIC PRESERVATION ITEMS

B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-013: A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206

West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-343-08); **submitted by Jason Smith. City Council action is required.**

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-015:** A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-243-20); **submitted by Eelise Taylor and Gregory Delfante. City Council action is required.**
- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-016:** A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-242-03); **submitted by Daniel and Jared Garcia. City Council action is required.**
- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-019:** A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Mark Rivas. City Council action is required.**
- F. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-022:** A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-252-40); **submitted by Angel and Paige Hernandez. City Council action is required.**
- G. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-023:** A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Vincent Postovoit and Rosemary Salces. City Council action is required.**

Assistant Planner, Elly Antuna, presented the staff report for Items B - G. She explained the Mill's Act Contract and what qualifies, the improvements included and the property tax reduction, for historic properties. The improvements included in this year's contracts are exterior and interior restorations, electrical and plumbing upgrades, window and door restoration and repairs, and energy audits for 5 of the 6 submitted. There are currently 66 Mill's Act Contracts and 6 proposed this year. The properties represent three Historic Districts and the improvement value is approximately \$240,000.00. Historic Preservation Sub-Committee met on October 12, 2017 and recommended approval to the Historic Preservation Commission. She stated that staff is recommending the Historic Preservation

Commission recommend approval of the Mill's Act Contracts, File Nos.: PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, PHP17-023, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked if the improvement budget exceeds the original amount will they receive a larger tax savings.

Ms. Antuna stated no, the improvements and property taxes are assessed separately and they do not impact each other. She stated the tax percentage stays the same.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Gage stated he was glad to see that these 6 homes are up to get into the contract and this amount of money being put into the improvements. He explained that the idea behind the formation of the Mills Act Contract was that our historic properties had the potential to deteriorate, and we didn't want that to happen to all these historic neighborhoods and homes, from grove homes from the 1890's all the way to homes in the 1930's and 1940's. The worst scenario would be that the neighborhoods would become a ghetto. They would end up losing value and become high crime areas and that would end up costing the city even more. The cost of not doing this is enormous compared to the lost revenue. He stated he had his 50th reunion of Chaffey High School and some of people that have been gone from Ontario for a long time, commented to him how great the condition of some of our historic homes and neighborhoods were in. This really showed him how much the city has done towards this, from establishing the Mills Act Contracts to getting the 7 Historic Districts established, with the help of Ontario Heritage and the home tours. He explained that this shows him that our historic neighborhoods are doing really well and it has been 20 years of progress. The home owners should be complimented for the money they have put into their homes. He is happy to see our city invest more into our neighborhoods, with these six contracts. This is great!

Mr. Gregorek wanted to add to Mr. Gage's comments as they have been involved in this process for many years and have seen it evolve quite a bit. He stated the loss in property tax revenue compared to the amount of improvements and increase in property value is 1/10 or less than what the home owner puts into the house. It's a win-win situation and the loss to the city is minimal, as a lot of these properties are under Prop. 13. He stated that he was glad the program has evolved and that people still want to participate and the program is doing well.

Mr. Reyes stated he liked the idea that it brings an incentive to new home owners and gives options to new home buyers, of all ages, in the historic parts of town.

Mr. Delman stated he and Mr. Gage are longtime members and workers of Ontario Heritage, and they are very pleased to see this. He stated one example he can give us is in Los Angeles: Carol Street which is 2 miles northwest of downtown. About 15 years ago,

about fifteen mansions on Carol Street fell into complete disrepair, and the homes were taken over by homeless and drug addicts. People went in and bought these homes and fixed them up and they are gorgeous now. He stated how this shows how important this program is to the city.

PLANNING / HISTORIC PRESERVATION COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by DeDiemar, seconded by Willoughby, to recommend adoption of a resolution to approve the Mills Act Contracts, File Nos., PHP17-013, PHP17-015, PHP17-016, PHP17-019, PHP17-022, PHP17-023. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- H. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-032:** A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-341-12); **submitted by Jim W. Bowman. City Council action is required.**

Item H was pulled from the agenda.

PLANNING COMMISSION ITEMS

- I. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002:** A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, for File No. PSP15-002, a Specific Plan (Armstrong Ranch) request to establish land use designations, development standards, and design guidelines for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site. The project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs:0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45 0218-111-49 and 0218-111-50); **submitted by CVRC Ontario Investments, LLC. City Council action is required. (Continued from September 26, 2017)**

Senior Planner, Lorena Mejia, presented the staff report. She explained the Specific Plan which would be the 11th Specific Plan in the city. She described the location and surrounding area and what the plan will establish for the new development in the area. Each area within the Specific Plan was described and what the potential for the areas are. She described parks and trails, schools, pedestrian circulation, landscape designs, and entry monument signage for the project areas. She described the different styles of product types and a conceptual site plan. She explained the procedures for the Environmental Impact

Report and the two impacts that remain significant and unavoidable: agriculture resources and air quality. She stated that staff is recommending the Planning Commission recommend approval of Certification of an EIR, including the adoption of a Statement of Overriding Consideration, and a Specific Plan, File No. PSP15-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes wanted to see the overall site plan again and asked for clarification of the paseo length from east to west and if the width is varying.

Ms. Mejia stated the trail would connect all the way from east to west and would be 30 feet wide, and may be a little wider at varying points.

Mr. Reyes wanted to know what kind of amenities do they see going in.

Ms. Mejia stated she sees some sort of multi-purpose trail with potential for some sort of connectivity to the pocket parks, or some sort of rose garden or other passive amenities.

Mr. Reyes wanted clarification on the trail widths and asked about the size of the park.

Ms. Mejia stated the trail would connect from Vineyard Avenue to the pedestrian bridge and this is the centrally located Armstrong Park, which is to be 2 acres.

Mr. Gregorek wanted to know if they would be renaming Ontario Avenue to Hellman Avenue.

Ms. Mejia stated yes they would.

PUBLIC TESTIMONY

The applicant, Mr. Mike White, of CVRC Ontario Investments, appeared and thanked the Commission for the opportunity to be here and stated his team was here and available to answer any questions they may have.

Ms. DeDiemar wanted to commend the applicant for a beautiful tie to the North Historic part of Ontario, with the use of John Armstrong theme, as he was known for his agricultural products and roses, but he also developed Armsley Square, which is one of our most beautiful streets in the city. She also wanted to note a fun fact: that according to Jack Christiansen, a rose hybridizer, with Armstrong Nursery, Ontario is second only to a city in Holland, for a city that has developed the most AARS prize roses over the years. Ms. DiDiemar wanted to know if in the description of the possible amenities there might be sculptures and would that be an opportunity for public art. She also wanted clarification about Hellman Ave. which is in front of the proposed elementary school site, which is described as a two lane collector road, and the nearby pedestrian bridge which will encourage pedestrian activity. She stated this seems at odds with the practice of parents driving children to school, so she wanted to know how this practice of parents may interfere with the current plan.

Mr. White stated the pedestrian bridge and the trail system are not only to get to the school,

but also for circulation within the community, and referred the question to staff.

Mr. Murphy stated that staff wants to encourage pedestrian circulation. The school districts have designed lengthy drop-off lanes within their site, to accommodate the current driving trend. However, because of the proximity to the channel and the channel bridge, the hope is that parents would walk rather than drive around the rather large block. The pedestrian bridge provides parents that opportunity.

Mr. Terry Galloway with Galloway Group, addressed the sculptures within the park area and on the trails. He stated that the Specific Plan has designed a layout framework for the landscaping and provided opportunities for the amenities. He wouldn't preclude that sculptures could be identified as public art opportunities, but most likely these are amenities that are provided by the builder at the time of development of the property. The effort is to play off the idea that the main amenity is the connection between the east and the west, from the pedestrian bridge all the way through to Vineyard, which provides a variety of experiences: trails that are adjacent to neighborhoods and public parks. He stated the idea would be to provide a variety of opportunities for passive elements within the linear areas of the park and active amenities, such as basketball courts, in the larger 2 acre park.

Ms. DeDiemar stated she would like them to encourage the builders to provide public fine art, which would be a wonderful addition to the Armstrong legacy.

Mr. Reyes wanted to know what is envisioned within the paseo as far as amenities, so that people could really enjoy the trail.

Mr. Galloway stated that the thought was that, based on the theme, vision and heritage of the Armstrong name, and his influence on roses, the trail would be lined with roses. The framework has been established with a menu of amenity ideas for the final designer to take advantage of. He stated that the idea is that they would play off that framework, and the monumentation would play off the materials and forms of the Armstrong Nursery. He expressed that the hope is that the builders would see the opportunity to enhance the story of Armstrong.

Mr. Reyes stated he used Riverside Avenue as an alternative to the 60 freeway coming home the other night and he noticed the entry monuments, which look great. He stated that his hope would be to embellish the entry monuments, so that they are eye catching, as you drive along Riverside Avenue. The framework has been set and he is hoping the builders will bring it up to that level.

Mr. Gage stated that he was looking at Figure 3 regarding the type of housing that makes up the 891 that are proposed. He wanted to know with the range of 399 - 949 allowed in The Ontario Plan, what is the idea of what will happen with the mix of lower density versus the higher density cluster homes.

Mr. Galloway stated that they see it mostly as conventional family detached homes. The western 3/4 portion of the property is already setup to be a tentative map, with single family detached lots, up to 7200 square feet. He stated that unless someone comes in with a different map, currently the areas adjacent to the school are proposed as attached or cluster

higher density homes.

Mr. White stated that at this point all of Plan Areas 1-5 are moving forward as single family residential homes. The only area in question right now is the east side of Hellman.

PUBLIC TESTIMONY

Mr. Josh Bourgeois, with the Golden State Environmental Justice Alliance, stated that they stand by their comment letter, both their original and the subsequent one and they feel that the Environmental Impact Report is insufficient and should be redrafted and recirculated.

Mr. White thanked the staff and stated he is proud of and excited about the project moving forward.

Mr. Phil Martin, the EIR consultant from Phil Martin and Associates, responded to the Blum/Collins letter. He stated that after reviewing it, they do not see anything within the air quality questions that they raised, that are new, from what was addressed in the draft EIR, or in the draft response to comments letter from South Coast Air Quality Management District. He stated they will be responding to the letters questions and before the City Council meeting, which will be submitted together in the final EIR.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Reyes stated that one of the things he liked about the Specific Plan is the detail put into the monument signage and the paseos, and the idea of the roses excites him. He is happy with the connection within the community, with the paseo and the bridge which would encourage buyers to come in with kids that can attend the school there and walk their kids to school.

Mr. Willoughby stated he likes the aspect of honoring the Armstrong legacy in the area and the larger lot size presents a nice alternative for buyers. He stated he sees great planning here with the pocket parks, the bridge and the paseo and appreciates the thought that went into this project.

Mr. Delman stated he is pleased with the project and the Armstrong legacy is strong in the city.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend approval of Certification of an EIR including the adoption of a Statement of Overriding Consideration. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

It was moved by DeDiemar, seconded by Gage, to recommend adoption of a resolution to approve the Specific Plan, File No., PSP15-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT,

Downs. The motion was carried 6 to 0.

- J. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-002/TT 18937:** A Tentative Tract Map (File No. PMTT17-002/TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-201-18); **submitted by Brookcal Ontario, LLC.**
- K. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-003:** A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 48 single family and 217 multi-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land for property generally located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-201-18); **submitted by Brookcal Ontario, LLC. City Council Action is required.**

Senior Planner, Henry Noh, presented the staff reports. He described the location and the surrounding area. He described the map area, housing size and density, parking, landscape areas and 2 acre neighborhood park. He explained that there will be a landscaped 40-foot buffer to the north and a 90-foot buffer to the east of the SCE substation, that will help mitigate the impact of the SCE substation. He described the development agreement stating it is a 10 year term with a 5 year option. Included in the agreement are the infrastructure improvements, park requirements and signal at La Avenida Drive and Archibald Avenue. He stated that staff is recommending the Planning Commission approve File No. PMTT17-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification regarding the buffer areas, and if the landscape options will come before the Commission before it moves forward.

Mr. Noh stated yes.

Mr. Willoughby wanted clarification of when the park would have to be completed, in regards to the project.

Mr. Noh stated that prior to the 130 certificate of occupancy being issued, the park has to be completed, which is approximately 50 % of the total project.

PUBLIC TESTIMONY

Mr. Tim Robert with Brookfield Residential, appeared and wanted to thank the staff and stated he was available to answer any questions.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

Mr. Reyes stated he was glad to see that there is a buffer zone that will help separate the SCE substation. He stated he is looking forward to the seeing the amenities the park will bring.

Mr. Willoughby wanted to echo Mr. Reyes’ comments. He stated he sees this as another nice project by Brookfield with the amenities and public areas and knows this will have the same quality and feel.

PLANNING COMMISSION ACTION

It was moved by Reyes, seconded by Gregorek, to approve a resolution for the Tract Map, File No., PMTT17-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Gregorek, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA15-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

L. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW

FOR FILE NO. PMTT16-021 (TPM 19787): A Tentative Parcel Map (File No. PMTT16-021) to subdivide 76.68 acres of land into 4 parcels and 2 letter lots for public road purposes within the High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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: 218-241-32) **submitted by Loyola Properties 1, LP.**

- M. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-001:** A Development Agreement between the City of Ontario and Loyola Properties 1, LP, for the potential development of up to 587 residential units (File No. PMTT16-021/TPM 19787) on 76.68 acres of land within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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: 218-241-32) **submitted by Loyola Properties 1, LP. City Council Action Required.**

Mr. Gregorek recused himself from items L & M as his firm has worked on this project.

Senior Planner, Luis Batres, presented the staff report. He described the proposed project and the surrounding area. CC & R's are required with this project and outlines the responsibilities for the buildings and the common areas. He described the development agreement which include the responsibilities of the developers. He stated that staff is recommending the Planning Commission approve File No. PMTT16-021, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted clarification regarding Planning Area 10 and the area designated for a high school. He wanted to have some elaboration on the procedures of the school going in and how secure is the probability of it.

Mr. Murphy stated staff has worked diligently with both Chaffey Joint Union High School District and Mountain View School District to identify the number of schools needed to serve the student generation projections for this area. He stated there is definitely a need for another high school, as Colony High School can't meet the projected need. He explained there has already been a fair amount of progress by the school district, as they are already in discussions with the City to acquire the property. They have the full intent to move forward and have already had the State out to make sure this is a suitable site for a school, and have started testing of the soil, being as this was an agricultural area. He stated that the when of the project can't be defined but they usually give about a 5 year window and they are trying to monitor the number of permits being issued and gage the projections over the next 5 years, to see when they will need to begin construction.

Mr. Willoughby wanted to clarify that the elementary schools would be in the Mountain View School District and that similar factors are looked at when evaluating if the school sites are needed such as students in existing schools, and permits issued.

Mr. Murphy stated that is correct. He stated that Mountain View School District is right at the cusp of needing 6 to 7 schools. However, because of the cost of adding more schools they have elected to go with just 6 sites, with the thought that they may just need to do modulars to accommodate any increased need. He stated at this point they have seen a slight reduction in number of students per household over the last several years.

Mr. Willoughby wanted to clarify the number of elementary schools throughout Ontario Ranch.

Mr. Murphy stated throughout Ontario Ranch we have six elementary schools not including any in Archibald Ranch or Creekside, as those are in addition to. He stated there will also be two middle schools provided in Ontario Ranch.

Mr. Willoughby wanted to know if the middle schools would be in the Mountain View School District. He wanted to clarify that they have seen a trend of less school-age students per household across the board.

Mr. Murphy stated yes these will be in the Mountain View School District and that they have seen this trend and they are constantly monitoring it.

PUBLIC TESTIMONY

Mr. Jason Lee, the applicant, for Loyola Properties, appeared and spoke. He thanked the staff for their efforts on this project and stated this is his second project within the Grand Parks Specific Plan. He clarified that there are three properties that make up the entire high school parcel and two have already been sold to the school district and they are looking to purchase the third parcel. He stated that he sees this project moving forward.

As there was no one else wishing to speak, Chairman Delman closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by DeDiemar, to approve a resolution for the Parcel Map, File No., PMTT16-021, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Reyes, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Downs. The motion was carried 5 to 0.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Gage, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA17-001, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Reyes, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Downs. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on October 12, 2017. They looked at the Mill's Act Contracts and approved them.

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

Mr. Willoughby wanted to make a nomination for recognition for the El Pescador Restaurant located at Mountain and the 60 freeway. They just completed a beautiful expansion. They went above and beyond on architecture and development in the renovation and even landscaped the Caltrans property. They definitely improved the look of that corner, as you enter Ontario.

Mr. Reyes wanted to nominate Gloria's Cocina Mexicana, as they have done an exceptional job with the property. Recently during the car show it was busy and the patio area was well used. He stated that he likes the idea of the different options with different settings, as you can sit in the restaurant or in the bar or lounge or banquet area. He stated this kind of activity will hopefully bring more business in the downtown area.

Mr. Delman stated that he has talked with Gloria last night while eating dinner there, and she is elated with the support she is getting from the City.

Mr. Murphy explained the procedure for special recognitions and will need to run the nomination for Gloria's through Historic Preservation as they may have ideas for Model Colony Awards.

DIRECTOR'S REPORT

Mr. Murphy stated that the Monthly Reports are available in their packets. He also stated that during the last briefing it was mentioned that the Commissioners had questions regarding the mix of product type, of what we are seeing within Ontario Ranch area and will bring that information to the next briefing.

Mr. Willoughby stated he would like to see sales numbers as well, if that is possible.

ADJOURNMENT

Mr. Delman motioned to adjourn the meeting. The meeting was adjourned at 8:00 PM.

Secretary Pro Tempore

Chairman, Planning Commission



PLANNING COMMISSION STAFF REPORT

November 28, 2017

SUBJECT: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue (APN: 1049-411-01) **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

PROPERTY OWNER: Treantafeller Family Trust

RECOMMENDED ACTION: That the Planning Commission approve File No. PDEV17-038, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.

PROJECT SETTING: The project site is comprised of 4.79 acres of land located at 1383 South Cucamonga Avenue, within the IG (General Industrial) zoning district, and is depicted in **Figure 1: Project Location**, below (see also **Exhibit A**). The project site is undeveloped, sloping from north to south with an approximate five-foot differential in grade. Existing right-of-way improvements along Cucamonga Avenue include curb, gutter, two utility poles and a fire hydrant that will be relocated to accommodate street widening and ultimate right-of-way improvements.

The site has been routinely maintained by mowing/weed abatement and lacks any native flora and fauna. The zoning for the properties surrounding the project site include: IG (General Industrial) to the north and south; IG and IL (Light Industrial) to the west; and, the Grove Avenue Specific Plan to the east. The properties are primarily developed with industrial uses that are described further within the “**Surrounding Zoning & Land Uses**” table located in the Technical Appendix of this report.



Figure 1: Project Location

Case Planner:	Lorena Mejia	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	11/20/17	Approve	Recommend
Submittal Date:	8/15/2017	ZA			
Hearing Deadline:	n/a	PC	11/28/17		Final
		CC			

PROJECT ANALYSIS:

[1] Background — On August 15, 2017, PDC OC/IE LLC, submitted a Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue.

On November 20, 2017, the Development Advisory Board reviewed the subject application and recommended that the Planning Commission approve the proposed project, subject to the departmental conditions of approval included with this report. The proposed project's pertinent site and development statistics are listed in the Technical Appendix of this report.

[2] Site Design/Building Layout — The proposed 98,777 square foot industrial warehouse building will be sited within the center of project site with parking lots to the west and south of the building (see **Exhibit B: Site Plan**). The front entrance of the building is oriented to the west towards Cucamonga Avenue and is setback 78 feet from the front property line where a 10-foot landscape setback and parking lot have been provided. To the north of the office entry, an employee break area has been provided with picnic benches and Chinese Pistache shade trees that have a mature height and width of 30 to 35 feet. A tractor-trailer yard area, designed for truck maneuvering, loading activities, and outdoor staging, is located within the southern portion of the site and screened from the public right-of-way by the proposed building and screen walls. The floor plan consists of a 2-story 4,000 square foot office located on the southwest corner of the building and the remaining 94,777 square feet of the building is being utilized for warehousing purposes. In addition, the proposed FAR (floor area ratio) of 0.49 is consistent with the IG (General Industrial) zoning district which allows for a maximum 0.55 FAR.

[3] Site Access/Circulation — On-site circulation will be served by a 26-foot drive aisle that surrounds the entire building. There are two points of access to the project site from Cucamonga Avenue located on the southwest corner of the parcel via a 37-foot driveway and northwest corner of the parcel via a 26-foot driveway (see **Exhibit B: Site Plan**).

[4] Parking — The Project has provided off-street parking pursuant to the “Warehouse and Distribution” parking standards specified in the Development Code. The proposed development is required to provide a minimum of 60 off-street parking spaces pursuant to the parking standards specified in the Development Code and has provided 75 spaces, exceeding the minimum standards. In addition, the City’s Off-street Parking and Loading Standards require that the project provide a minimum of one tractor trailer parking space for each four dock-high loading spaces. There are 12 dock high doors proposed requiring 3 tractor trailer parking spaces that have also been provided.

[5] Architecture — The proposed building is concrete tilt-up construction with enhanced elements and treatments located at the office entry and along the street facing elevation. Architectural elements include smooth-painted concrete in tan and white tones, with horizontal and vertical reveals, windows with clear anodized aluminum mullions and blue reflective glazing, navy blue metal horizontal siding, tan colored metal canopies over the main office entry and recessed panel sections with contrasting colors as illustrated in **Figure 2: West Elevation**, below. Also, the mechanical equipment will be roof-mounted



Figure 2: West Elevation

and obscured from public view by the parapet walls. Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code (see **Exhibit D: Elevations**).

[6] Landscaping — The Project provides landscaping along Cucamonga Avenue, the project perimeter, building perimeter, the office entry and outdoor employee break area and throughout the guest parking areas. A total of 10% landscaping is required and 11% is being provided, exceeding the minimum requirements (see **Exhibit C: Landscape Plan**). The project includes right-of-way improvements such as street widening, curb, gutter, sidewalk and parkway landscaping. The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site. The landscape plan incorporates 24-inch box Canary Island Pine trees within the landscape setback along Cucamonga Avenue. A combination of 15 gallon, 24-inch, 36-inch, and 48-inch box accent and shade trees will be provided throughout the project site that include Toyon, Chinese Pistache, Coast Live Oak and Brisbane Box. The landscape plan also includes a variety of shrubs and groundcovers that are low water usage and drought tolerant to be planted throughout the project site.

[7] Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP) which establishes the project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and

infiltration. The proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and pipes to an underground infiltration system located within the front western parking lot and the tractor-trailer yard area located within the southern portion of the project site. Any overflow drainage will be conveyed to the curb and gutter along Cucamonga Avenue.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

[2] Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[3] Policy Plan (General Plan)

Land Use Element:

- Goal LU2: Compatibility between a wide range of uses.
 - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

Community Economics Element:

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

Safety Element:

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

Community Design Element:

▪ Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➤ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;

- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

- CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

- CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

- CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

- CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

- CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3:

➤ CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

▪ Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

➤ CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

HOUSING ELEMENT COMPLIANCE: 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.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The project site is located within the Airport Influence Area of the Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits and the area being developed is 4.79 acres less than five acre threshold and is substantially surrounded by urban land uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Also, the site is adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL: See attached department reports.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	Industrial	IG (General Industrial)	N/A
<i>North</i>	Industrial Warehouse	Industrial	IG (General Industrial)	N/A
<i>South</i>	Warehouse, Auto Repair and Manufacturing	Industrial	IG (General Industrial)	N/A
<i>East</i>	Industrial Business Park	Business Park	Grove Avenue Specific Plan	Business Park
<i>West</i>	Industrial Warehouse	Industrial	IG (General Industrial)/IL (Light Industrial)	N/A

General Site & Building Statistics

<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	4.79 acres	N/A	Y
<i>Lot/Parcel Size:</i>	4.79 acres	10,000 (Min.)	Y
<i>Building Area:</i>	98,777 SF	111,836 SF Max.	Y
<i>Floor Area Ratio:</i>	0.49	0.55 (Max.)	Y
<i>Building Height:</i>	43 ft.	55 ft. (Max.)	Y

Off-Street Parking:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Warehouse - Distribution</i>	98,777 SF	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors (3 tractor-trailer parking space provided);	60	75
<i>Office</i>	4,000 SF	Parking required when "general business offices" and other associated uses, exceed 10 percent of the building GFA (9,877 SF of office allowed)	0	0
<i>TOTAL</i>			60	75

Exhibit A—PROJECT LOCATION MAP



Exhibit B—SITE PLAN

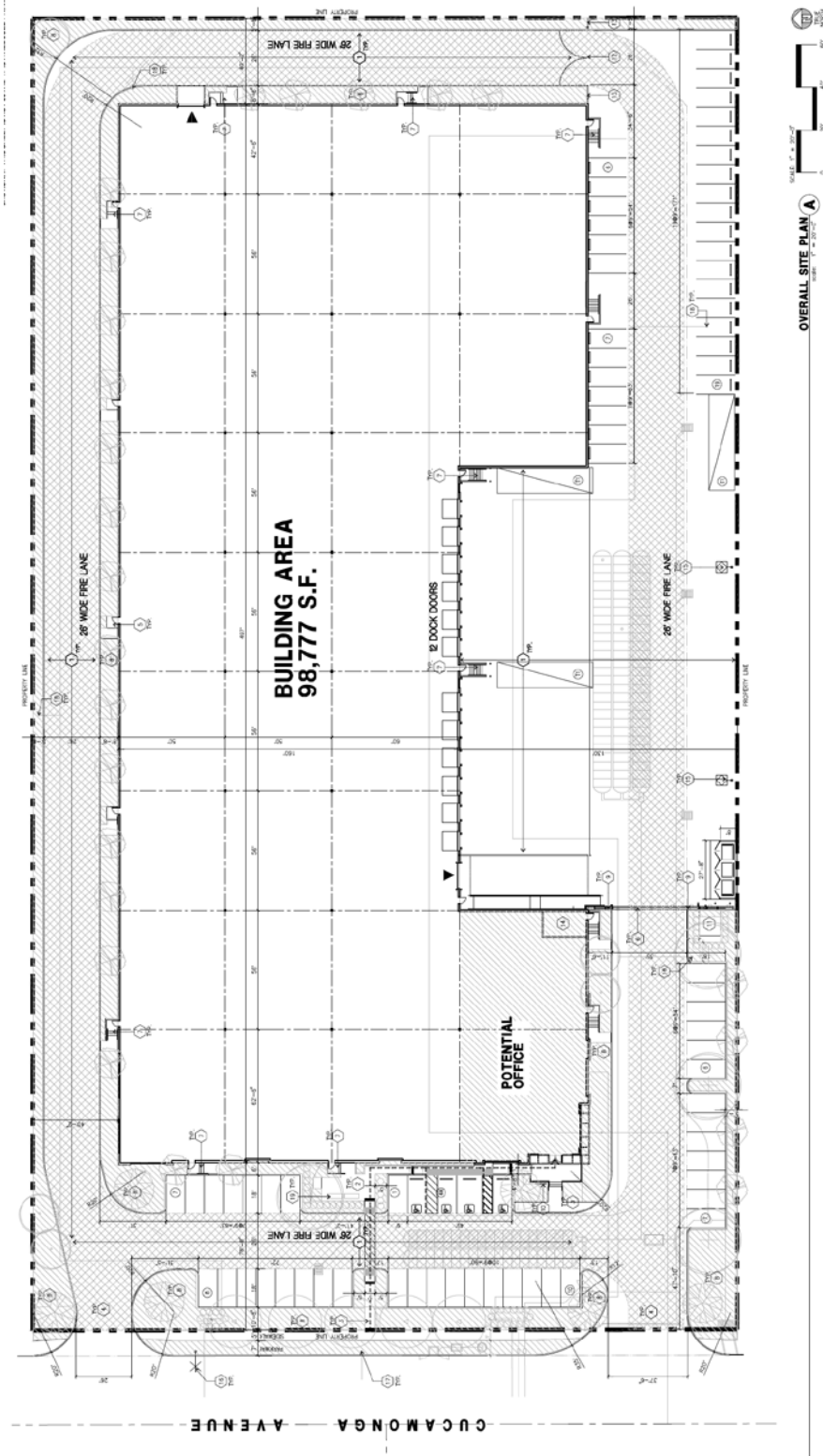


Exhibit C—LANDSCAPE PLAN

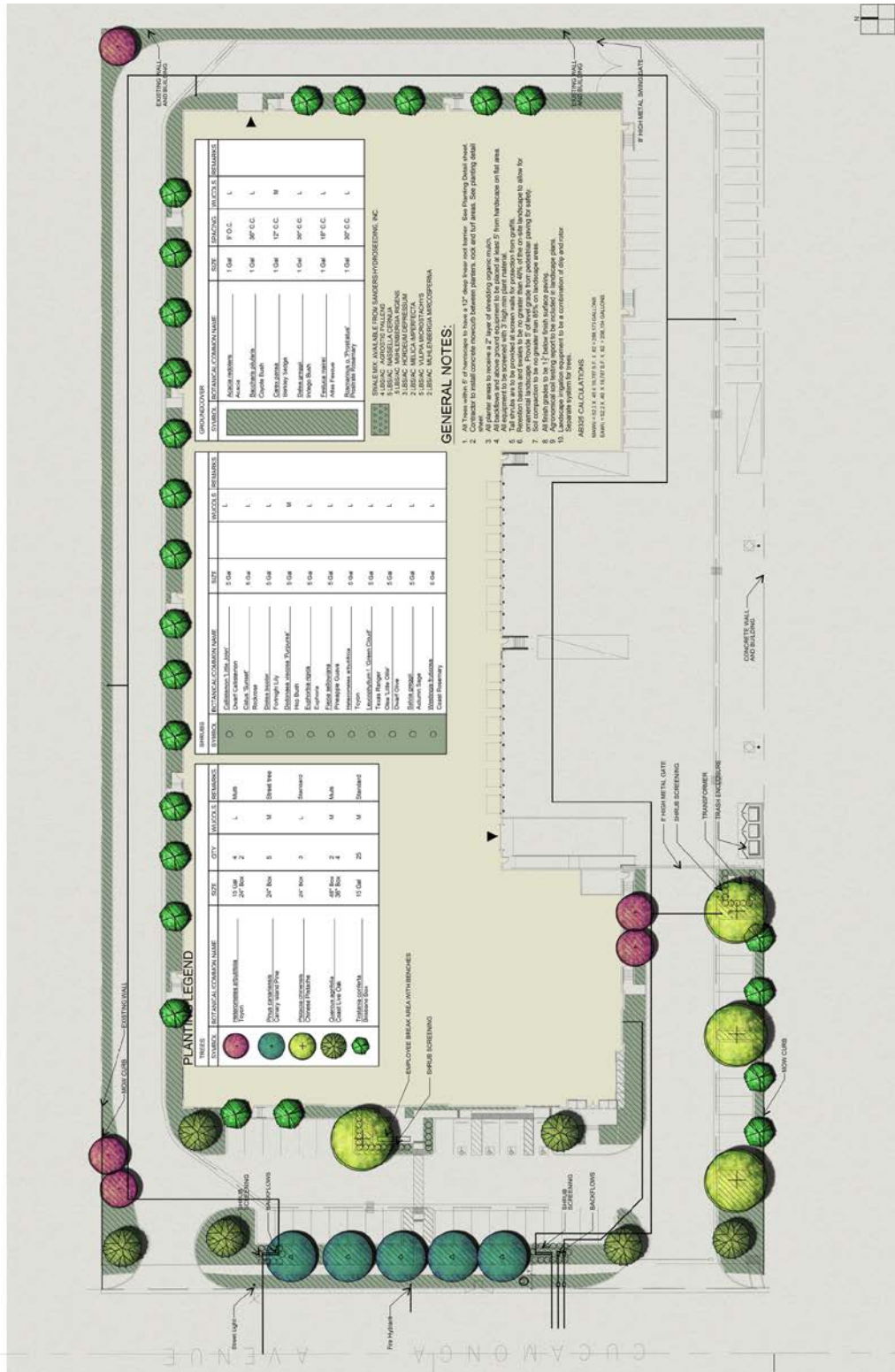


Exhibit D—ELEVATIONS



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV17-038, A DEVELOPMENT PLAN TO CONSTRUCT A 98,777 SQUARE FOOT INDUSTRIAL BUILDING ON 4.79 ACRES OF LAND WITHIN THE IG (GENERAL INDUSTRIAL) ZONING DISTRICT, LOCATED AT 1383 SOUTH CUCAMONGA AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-411-01.

WHEREAS, PDC OC/IE, LLC ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV17-038, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 4.79 acres of land located at 1383 South Cucamonga Avenue, within the IG (General Industrial) zoning district, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the IG (General Industrial) zoning district and is developed with an industrial warehouse. The property to the east is within the Business Park land use designation of the Grove Avenue Specific Plan and is developed with industrial uses. The property to the south is within the IG (General Industrial) zoning district and is developed with industrial warehouse, auto repair services and manufacturing uses. The property to the west is within the IG (General Industrial) and IL (Light Industrial) zoning districts and is developed with Industrial Business Park; and

WHEREAS, the proposed 98,777 square foot industrial warehouse building will be sited within the center of project site with parking lots to the west and south of the building. A tractor-trailer yard area, designed for truck maneuvering, loading activities, and outdoor staging, is located within southern portion of the site and screened from the public right-of-way by the proposed building and screen walls; and

WHEREAS, the floor plan consists of a 2-story 4,000 square foot office located on the southwest corner of the building and the remaining 94,777 square feet of the building will be utilized for warehousing purposes; and

WHEREAS, the proposed FAR (floor area ratio) of 0.49 is consistent with the IG (General Industrial) zoning district which allows for a maximum 0.55 FAR; and

WHEREAS, the proposed development is required to provide a minimum of 60 off-street parking spaces pursuant to the parking standards specified in the Development Code and has provided 75 spaces, exceeding the minimum standards. In addition, the project is required to provide a minimum of one tractor trailer parking space for each four

dock-high loading spaces. There are 12 dock high doors proposed requiring three tractor trailer parking spaces that have been provided; and

WHEREAS, the proposed building is concrete tilt-up construction with enhanced elements and treatments located at the office entry and along the street facing elevation. Architectural elements include smooth-painted concrete in tan and white tones, with horizontal and vertical reveals, windows with clear anodized aluminum mullions and blue reflective glazing, navy blue metal horizontal siding, tan colored metal canopies over the main office entry and recessed panel sections with contrasting colors; and

WHEREAS, the project provides landscaping along Cucamonga Avenue, the project perimeter, building perimeter, the office entry and outdoor employee break area and throughout the guest parking areas. A total of 10% landscaping is required and 11% has been provided, exceeding the minimum requirements; and

WHEREAS, the project includes right-of-way improvements such as street widening, curb, gutter, sidewalk and parkway landscaping; and

WHEREAS, the proposed development will not substantially alter the existing drainage pattern. The onsite drainage will be conveyed by local gutters and pipes to an underground infiltration system located within the front western parking lot and the tractor-trailer yard area located within the southern portion of the project site and any overflow drainage will be conveyed to the curb and gutter along Cucamonga Avenue; 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 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

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

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

WHEREAS, on November 20, 2017, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB17-060, recommending the Planning Commission approve the Application; and

WHEREAS, on November 28, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

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

(1) The administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits and the area being developed is 4.79 acres less than five acre threshold and is substantially surrounded by

urban land uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Also, the site is adequately served by all required utilities and public services; and

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

(4) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2: *Housing Element Compliance.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: *Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.* The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Planning Commission 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 Planning Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Section 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and the IG (General Industrial) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the IG (General Industrial) zoning district, including standards relative to the particular land use proposed (industrial warehouse), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the IG (General Industrial) zoning district are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the IG (General Industrial) zoning district.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the IG (General Industrial) zoning district that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (industrial

warehouse). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the IG (General Industrial) zoning district.

SECTION 5: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: Certification to Adoption. The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28th day of November 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Assistant Development Director/
Secretary of Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on November 28, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marci Callejo
Secretary Pro Tempore

ATTACHMENT A:

**File No. PDEV17-038
Departmental Conditions of Approval**

(Departmental conditions of approval to 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: November 20, 2017

File No: PDEV17-038

Related Files: N/A

Project Description: A Development Plan (File No. PDEV17-038) to construct a 98,777 square foot industrial building on 4.79 acres of land within the IG (General Industrial) zoning district, located at 1383 South Cucamonga Avenue (APN: 1049-411-01); **submitted by PDC OC/IE LLC, a Delaware limited liability company.**

Prepared By: Lorena Mejia, Senior Planner
Phone: 909.395.2276 (direct)
Email: lmejia@ontarioca.gov

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

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

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

2.1 Time Limits.

(a) Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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

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

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

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

2.3 Landscaping.

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

(b) 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).

2.6 Outdoor Loading and Storage Areas.

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 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.

2.8 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.

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

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

2.11 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).

2.12 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to **Section 15332 (Class 32, In-Fill Development Projects)** of the CEQA Guidelines, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

2.13 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.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PDEV17-038 RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER &
PHONE NO:

Manoj Hariya, P.E., Sr. Associate Civil Engineer,
(909) 395-2155

M. B. Hariya
10/24/17

CITY PROJECT PLANNER & PHONE
NO:

Lorena Mejia, Senior Planner,
(909) 395-2276

DAB MEETING DATE:

11/20/2017

PROJECT NAME / DESCRIPTION:

A development plan to construct 1 industrial building totaling 98,860 sqft on 4.79 acres of land.

LOCATION:

1383 S Cucamonga Avenue

APPLICANT:

Jay Tanjwan, Panattoni Development Company, Inc.
949-862-2116

REVIEWED BY:


Khoi Do, P.E. 10-24-17
Assistant City Engineer Date

APPROVED BY:


Khoi Do, P.E. 10-24-17
Assistant City Engineer Date



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, APPLICANT SHALL: Check When Complete

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
_____ feet on _____
Property line corner 'cut-back' required at the intersection of _____
and _____.
- 1.02 Dedicate to the City of Ontario, the following easement(s): _____

- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s): _____
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
(1) _____
(2) _____
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.



- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.
- 1.13 New Model Colony (NMC) Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions: _____

2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

**A. GENERAL
 (Permits includes Grading, Building, Demolition and Encroachment)**

- 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per _____
- 2.04 **Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance**
- 2.05 **Apply for a:** **Certificate of Compliance with a Record of Survey;** Lot Line Adjustment
 - Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure



Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.

- 2.08 Submit a soils/geology report.**
- 2.09 Other Agency Permit/Approval:** Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)
 - San Bernardino County Road Department (SBCRD)
 - San Bernardino County Flood Control District (SBCFCD)
 - Federal Emergency Management Agency (FEMA)
 - Cucamonga Valley Water District (CVWD) for sewer/water service
 - United States Army Corps of Engineers (USACE)
 - California Department of Fish & Game
 - Inland Empire Utilities Agency (IEUA)
 - Other: _____
- 2.10 Dedicate to the City of Ontario the right-of-way described below:**

14 feet of right of way along the project frontage on Cucamonga Avenue (Ultimate half width of 44' Right-of-Way to Center Line).

Property line corner 'cut-back' required at the intersection of _____
and _____.
- 2.11 Dedicate to the City of Ontario the following easement(s):** _____

- 2.12 New Model Colony (NMC) Developments:**
 - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
 - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
 - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).
- 2.13 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
- 2.14 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey**



Office.

- 2.15 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately \$106,602 , shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**

- 2.16 Other conditions: _____**



B. PUBLIC IMPROVEMENTS
 (See attached Exhibit 'A' for plan check submittal requirements.)

2.17 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Cucamonga Avenue	Street 2	Street 3	Street 4
Curb and Gutter	<input checked="" type="checkbox"/> New; 32 ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen to 32 feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation



Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.17, above: _____

- 2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): Cucamonga Avenue to Street Center line along frontage.



- 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.303.e of the City's Municipal Code.
- 2.22 Other conditions: _____

C. SEWER

- 2.23 **A 8 inch sewer main is available for connection by this project in Cucamonga Avenue. (Ref: Sewer plan bar code: S11388)**
- 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.26 **Other conditions:**
 1. **A monitoring manhole is required for the project. A uniform pipe slope must be maintained at least 20 pipe diameters upstream and downstream of the monitoring manhole per City standards. No bends are allowed within the 20 pipe diameters, this must be reflected on Utility Plan.**

D. WATER

- 2.27 **A 10 inch water main is available for connection by this project in Cucamonga Avenue. (Ref: Water plan bar code: W10336)**
- 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.29 **Other conditions: Backflow devices for fire service(s) shall be provided.**

E. RECYCLED WATER

- 2.30 A _____ inch recycled water main is available for connection by this project in _____. (Ref: Recycled Water plan bar code: _____)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 **Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.**



- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.

Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.

- 2.34 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
 1. On-site and off-site circulation
 2. Traffic level of service (LOS) at 'build-out' and future years
 3. Impact at specific intersections as selected by the City Engineer

- 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.

- 2.37 **Other conditions:**
 1. **The applicant/developer shall design and construct in-fill missing street improvements along Cucamonga Avenue frontages including sidewalk, drive approach, street lights, parkway landscaping, fire hydrants and signing and striping. Sidewalk along Cucamonga Avenue shall be adjacent to curb per Standard drawing 1209.**
 2. **All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
 3. **Driveways shall be "commercial-type" and designed/constructed in accordance with Standard Drawing No. 1204.**
 4. **The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting signing and striping and/or street lighting design to discuss items such as striping layout and tie-ins to existing or future street light circuits.**
 5. **The applicant/developer shall underground existing overhead utilities along the project frontage of Cucamonga Avenue in accordance with Title 7 of the City's Municipal Code.**

G. DRAINAGE / HYDROLOGY

- 2.38 A _____ inch storm drain main is available to accept flows from this project in _____.
 (Ref: Storm Drain plan bar code: _____)

- 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.

- 2.40 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**

- 2.41 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.

- 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.

- 2.43 **Other conditions:**
 1. **Applicant/developer shall pay in-lieu fees for the Design and construction of the future the**



master-planned 48" storm drain along Cucamonga Avenue for the project frontage. In-lieu fee shall be calculated based on most current City of Ontario's project cost estimate.

H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

- 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.45 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.46 Other conditions: _____

J. SPECIAL DISTRICTS

- 2.47 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.
- 2.48 Other conditions: _____

K. FIBER OPTIC

- 2.49 **Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. See Fiber Optic Exhibit herein.**
- 2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

- 2.51 **Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at:**

<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>



- 2.52 Other conditions:**
The proposed project requires three (3) 4 CY trash bins, that shall be located within trash enclosures. Show all trash enclosures on Utility plan per the above-mentioned manual and provide plan view with dimensions as well.



3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**
- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.
- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 **Confirm payment of all Development Impact Fees (DIF) to the Building Department.**
- 3.06 **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studie and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV17-038

The following items are required to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. **Three (3) sets of Public Street improvement plan with street cross-sections**
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. **Three (3) sets of Signing and Striping improvement plan**
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. Payment for Final Map/Parcel Map processing fee
21. Three (3) copies of Final Map/Parcel Map



- 22. One (1) copy of approved Tentative Map
- 23. One (1) copy of Preliminary Title Report (current within 30 days)
- 24. One (1) copy of Traverse Closure Calculations
- 25. One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 26. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 27. Other: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-038
 Address: 1383 S Cucamonga Ave
 APN: 1049-411-01
 Existing Land Use: Vacant
 Proposed Land Use: 98,860 SF Industrial Warehouse Building
 Site Acreage: 4.79 Proposed Structure Height: 45 ft
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Lorena Mejia
 Date: 9/8/17
 CD No.: 2017-060
 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 checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 175 ft	
<input type="radio"/> Zone 5			

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

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

CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

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

DATE: September 7, 2017

SUBJECT: PDEV17-038 – A Development Plan to construct an industrial building totaling 98,860 square feet on 4.79 acres of land located at 1383 South Cucamonga Avenue, within the IG (General Industrial) zoning district (APN: 1049-411-01).

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Not Listed (Type V)
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): 96,820 Sq. Ft.
- D. Number of Stories: 2
- E. Total Square Footage: 96,820 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s):

CONDITIONS OF APPROVAL:

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1750 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard ~~Choose an item.~~ All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- ☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

- ☒ 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- ☒ 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- ☒ 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Planning Department

FROM: Douglas Sorel, Police Department

DATE: September 13, 2017

SUBJECT: PDEV17-038 – A DEVELOPMENT PLAN TO CONSTRUCT ONE INDUSTRIAL BUILDING AT 1383 SOUTH CUCAMONGA AVENUE

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

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

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

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

PRELIMINARY PLAN CORRECTIONS	
Sign Off	
	10/2517
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.: PDEV17-038	Case Planner: Lorena Mejia
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Project Name and Location:
 Cucamonga & Acacia Industrial Building
 1383 S Cucamonga Ave

Applicant/Representative:
 HPA Inc.
 18831 Bardeen Ave Ste 100
 Irvine Ca. 92612

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | A Preliminary Landscape Plan (dated 10/24/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents. |
| <input type="checkbox"/> | A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval. |

CORRECTIONS REQUIRED

Civil Plans

- Note on grading plans: for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.

Landscape Plans

- Show parkway landscape and street trees (in parkway) spaced 30' apart.
- After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:
 - Plan Check—5 or more acres \$2,326.00
 - Plan Check—less than 5 acres\$1,301.00
 - Inspection—Construction (up to 3 inspections per phase) \$278.00
 - Inspection—Field - additional..... \$83.00

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 28, 2017
SUBJECT: PDEV17-038

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

Conditions of Approval

1. The Site address for this project will be 1383 S Cucamonga Ave.

KS:lm



PLANNING COMMISSION STAFF REPORT

November 28, 2017

SUBJECT: An Amendment to the Ontario Center Specific Plan (**File No. PSPA17-004**) to include “Short-Term Sleeping Accommodation Facilities” as an allowed use within the Garden Commercial land use district; **submitted by Nap-To-Go, LLC**. City Council action is required.

RECOMMENDED ACTION: That the Planning Commission recommend the City Council approve File No. PSPA17-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT SETTING: The project area, depicted in *Figure 1 (The Ontario Center Specific Plan – Garden Commercial Land Use District)*, below, is comprised of approximately 235 acres of land, which is generally bordered by Concours Street on the north, Milliken Avenue on the east, Interstate 10 on the south, and Mercedes Lane on the west, and an area generally bordered by Fourth Street on the north, Haven Avenue on the east, Shelby Street on the south, and Center Avenue on the west.

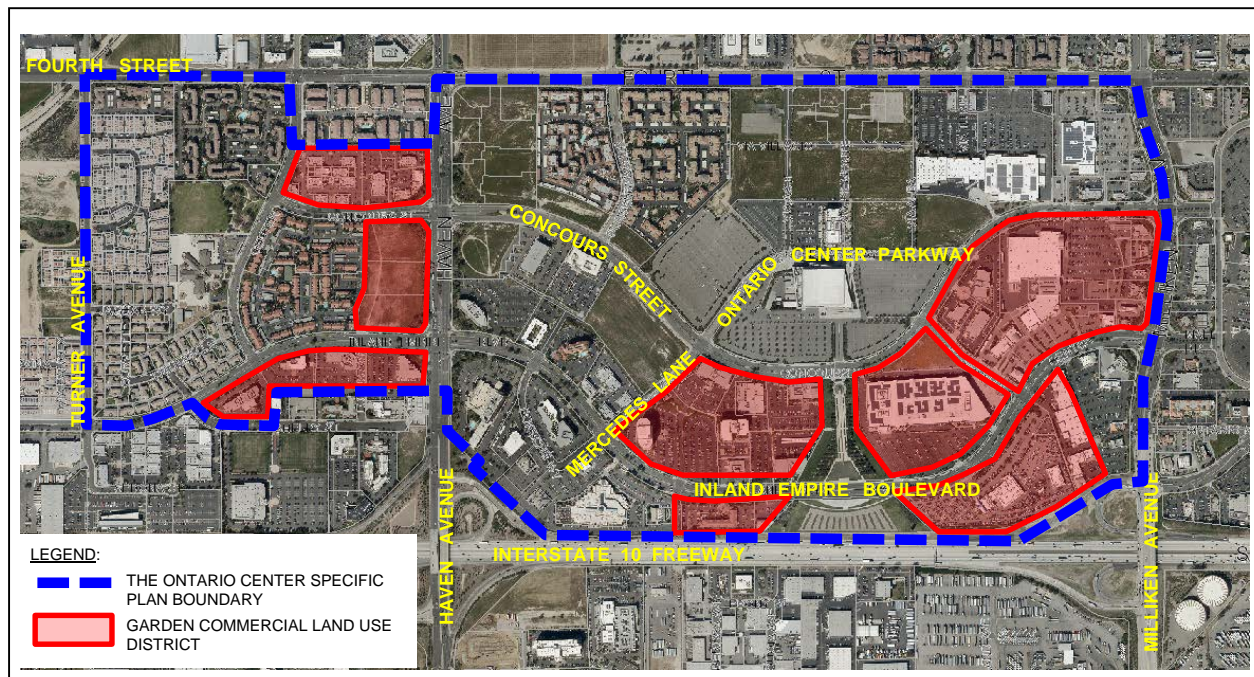


Figure 1: The Ontario Center Specific Plan – Garden Commercial Land Use District

Case Planner:	Charles Mercier	Hearing Body	Date	Decision	Action
Planning Director Approval:					
Submittal Date:	N/A	PC	11/28/2017		Recommend
Hearing Deadline:	N/A	CC	12/19/2017		Final

PROJECT ANALYSIS: Nap-To-Go, LLC (“Applicant”), is requesting approval of an Amendment to the Ontario Center Specific Plan to allow “Short-Term Sleeping Accommodation Facilities” as an allowed land use within the Garden Commercial land use district. The properties affected by the proposed Specific Plan Amendment are identified in **Figure 1 (The Ontario Center Specific Plan – Garden Commercial Land Use District)**, above.

Following decades of airport layovers with travelers sprawled out across chairs and aisles, a growing phenomenon of sleeping pods are becoming common in busier airports worldwide, providing convenient, comfortable ways to nap while in transit. In the United States, Minute Suites has established short-term sleeping accommodation facilities at Hartsfield-Jackson Atlanta International Airport, Philadelphia International Airport, and Dallas-Fort Worth International Airport, which are the only comparable facilities in this country.

Initially, the Applicant attempted to locate a short-term sleeping accommodation facility within an Ontario International Airport (ONT) terminal; however, was told that no space was currently available that would accommodate such a facility due to on-going remodeling efforts within the terminal. The Applicant then approached the City with a request to establish an off-airport short-term sleeping accommodation facility.

Staff has worked with the Applicant to identify acceptable areas for the proposed use, which are in close proximity to ONT. It is staff’s belief the Garden Commercial Land Use District of the Ontario Center Specific Plan is a suitable area for a short-term sleeping accommodation facility due to its close proximity and accessibility to ONT, and is recommending that it be allowed as a conditionally permitted land use.

As a type of “traveler accommodation,” a short-term sleeping accommodation facility would be subject to the requirements of Ontario Development Code Section 5.03.250, which governs the establishment of hotels, motels, residence inns, and other similar traveler accommodation throughout the City. Upon reviewing the current Development Code land use standards that would be applicable to a short-term sleeping accommodation facility land use, staff has identified several requirements that should not be imposed on such a use, and is recommending that they be specifically excluded within the Ontario Center Specific Plan land use requirements for “Short-Term Sleeping Accommodation Facilities,” including the requirements for:

- (1) A market feasibility report;
- (2) Certain items contained in the minimum amenity package, including:
 - (a) Voicemail, hairdryer, retractable magnifying (10X) and lighted makeup mirror, and iron and ironing board for each guestroom;
 - (b) Minimum meeting space requirements; and

(c) Minimum active and passive leisure amenities, such as swimming pool, whirlpool/spa or furnished cabana, and fitness room; and

(3) An occupancy requirement establishing that guestrooms may not be rented for a period exceeding 30 consecutive calendar days.

In addition to the above noted Development Code exclusions, staff is recommending that the following additional minimum standards be imposed on the land use:

(1) Pursuant to the requirements of Ontario Development Code Section 5.03.250 (Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation), guestrooms shall be rented in increments of 24 hours. Furthermore, the maximum stay shall be limited to one 24-hour period. Guests may not stay at a facility for consecutive 24-hour periods.

(2) Occupancy of accommodations shall be limited to one guest per guestroom.

(3) Each guestroom shall be fully enclosed, and shall have a locking door.

(4) No cash transactions shall be permitted for sleeping accommodations.

(5) No alcohol, tobacco, or illegal drug use shall be allowed on the premises.

(6) A minimum of one attendant and one security guard shall be on duty inside the business at all times.

(7) Access into the building shall be electronically controlled by staff between the hours of 10:00 PM and 6:00 AM.

(8) Commercial vehicle parking shall be prohibited within off-street parking areas provided for use by the business.

(9) Each guestroom shall be provided with the following minimum amenities: wired or wireless internet access, desk with chair, HD television, and alarm clock or wake-up service.

(10) The business location shall maintain a guest register, which shall be made available for inspection by any police officer or other City official pursuant to the requirements of Ontario Municipal Code Sections 5-24.02 and 5-24.03.

COMPLIANCE WITH THE ONTARIO PLAN: The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More

specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner

[2] Governance.

Decision Making:

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
 - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

[3] Policy Plan (General Plan)

Land Use Element:

- Goal LU2: Compatibility between a wide range of uses.
 - LU2-1. Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.
 - LU2-2. Buffers: We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.
 - LU2-5. Regulation of Uses: We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.

Community Economics Element:

- Goal CE1: A complete community that provides for all incomes and stages of life.
 - CE1-5. Business Attraction: We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

AIRPORT LAND USE COMPATIBILITY PLAN COMPLIANCE: On April 19, 2011, the City Council approved and adopted the Ontario International Airport Land use

Compatibility Plan (“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. The Planning Department 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 Planning Department has found the proposed Specific Plan Amendment to be consistent with the policies and criteria set forth within the ALUCP.

ENVIRONMENTAL REVIEW: The project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF FILE NO. PSPA17-004, AN AMENDMENT TO THE ONTARIO CENTER SPECIFIC PLAN TO ALLOW "SHORT-TERM SLEEPING ACCOMMODATION FACILITIES" AS AN ALLOWED LAND USE WITHIN THE GARDEN COMMERCIAL LAND USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Nap-To-Go, LLC ("Applicant") has filed an Application for the approval of an Amendment to the Ontario Center Specific Plan, File No. PSPA17-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately 235 acres of land generally bordered by Concours Street on the north, Milliken Avenue on the east, Interstate 10 on the south, and Mercedes Lane on the west, and an area generally bordered by Fourth Street on the north, Haven Avenue on the east, Shelby Street on the south, and Center Avenue on the west; and

WHEREAS, following decades of airport layovers with travelers sprawled out across chairs and aisles, a growing phenomenon of sleeping pods are becoming common in busier airports worldwide, providing convenient, comfortable ways to nap while in transit. In the United States, Minute Suites has established short-term sleeping accommodation facilities at Hartsfield-Jackson Atlanta International Airport, Philadelphia International Airport, and Dallas-Fort Worth International Airport, which are the first comparable facilities in this country; and

WHEREAS, the Applicant has attempted to locate a short-term sleeping accommodation facility within an Ontario International Airport (ONT) terminal; however, was told that no space was currently available that would accommodate such a facility due to on-going remodeling efforts within the terminal. The Applicant then approached the City with a request to establish an off-airport short-term sleeping accommodation facility; and

WHEREAS, staff has worked with the Applicant to identify acceptable areas for the proposed use, which are in close proximity to ONT. It is staff's belief the Garden Commercial Land Use District of the Ontario Center Specific Plan is a suitable area for a short-term sleeping accommodation facility due to its close proximity and accessibility to ONT, and is recommending that it be allowed as a conditionally permitted land use; and

WHEREAS, as a type of "traveler accommodation," a short-term sleeping accommodation facility would be subject to the requirements of Ontario Development Code Section 5.03.250, which governs the establishment of hotels, motels, residence inns, and other similar traveler accommodation throughout the City. Upon reviewing the current Development Code land use standards that would be applicable to a short-term

sleeping accommodation facility land use, staff has identified several requirements that should not be imposed on such a use, and is recommending that they be specifically excluded within the Ontario Center Specific Plan land use requirements for "Short-Term Sleeping Accommodation Facilities," including requirements for:

- (1) A market feasibility report;
- (2) Certain items contained in the minimum amenity package, including:
 - Voicemail, hairdryer, retractable magnifying (10X) and lighted makeup mirror, and iron and ironing board for each guestroom;
 - Minimum meeting space requirements; and
 - Minimum active and passive leisure amenities, such as swimming pool, whirlpool/spa or furnished cabana, and fitness room; and
- (3) An occupancy requirement establishing that guestrooms may not be rented for a period exceeding 30 consecutive calendar days.

WHEREAS, In addition to the above noted Development Code exclusions, staff is recommending that the following additional minimum standards be imposed on the land use:

- (1) Pursuant to the requirements of Ontario Development Code Section 5.03.250 (Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation), guestrooms shall be rented in increments of 24 hours. Furthermore, the maximum stay shall be limited to one 24-hour period.
- (2) Occupancy of accommodations shall be limited to one guest per guestroom, excluding a minor child accompanying a parent or legal guardian.
- (3) Each guestroom shall be fully enclosed, and shall have a locking door.
- (4) No cash transactions shall be permitted for sleeping accommodations.
- (5) No alcohol, tobacco, or illegal drug use shall be allowed on the premises.
- (6) A minimum of one attendant and one security guard shall be on duty inside the business at all times.
- (7) Access into the building shall be electronically controlled by staff between the hours of 10:00 PM and 6:00 AM.

(8) Commercial vehicle parking shall be prohibited within off-street parking areas provided for use by the business.

(9) Each guestroom shall be provided with the following minimum amenities: wired or wireless internet access, desk with chair, HD television, and alarm clock or wake-up service.

(10) The business location shall maintain a guest register, which shall be made available for inspection by any police officer or other City official pursuant to the requirements of Ontario Municipal Code Sections 5-24.02 and 5-24.03.

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

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; 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 November 28, 2017, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the Planning Commission 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 Planning Commission, the Planning Commission finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder pursuant to Section 15061(b)(3) of the CEQA Guidelines, which is the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 2: Ontario International Airport Land Use Compatibility Plan 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, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission 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 Planning Commission, 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 the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 2, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Specific Plan Amendment 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 Specific Plan

Amendment is consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, in that the Specific Plan Amendment contributes toward the legislative framework for the implementation of The Ontario Plan's allowed land uses, guiding growth and development within the Garden Commercial land use district, and achieving optimum results from the City's physical, economic, environmental, and human resources.

(2) ***The proposed Specific Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed land use and corresponding land use standards established by the proposed Specific Plan Amendment have been created with the intent to safeguard and further the public interest, health, safety, convenience, and general welfare, and to ensure that the purposes of The Ontario Plan are maintained.

(3) ***The proposed Specific Plan Amendment will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The proposed location of the proposed Specific Plan Amendment, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not adversely affect the harmonious relationship with adjacent properties and land uses.

(4) ***The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The proposed Specific Plan Amendment has been reviewed by City departments, which have established that the project site is physically suitable for the anticipated land use in terms of parcel size, shape, access, and availability of utilities.

SECTION 5: Planning Commission Action. Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, and adds Subsection 4.3.1.16 to the Ontario Center Specific Plan, to read as shown in Attachment A.

SECTION 6: Indemnification. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: **Certification to Adoption.** The Secretary shall certify to the adoption of the Resolution.

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 28th day of November 2017, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard D. Delman
Planning Commission Chairman

ATTEST:

Scott Murphy
Assistant Development Director/
Secretary of Planning Commission

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC17-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on November 28, 2017, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A

Subsection 4.3.1.16 shall be added to the list of permitted uses in the Garden Commercial land use district of the Ontario Center Specific Plan, and shall read as follows:

4.3.1.16 Short-Term Sleeping Accommodation Facilities, subject to the approval of a Conditional Use Permit pursuant to the requirements of Ontario Development Code Section 4.02.015 (Conditional Use Permits), and the following operational standards:

- (1) As a type of “traveler accommodation,” short-term sleeping accommodation facilities are subject to the requirements of Ontario Development Code Section 5.03.250, governing the establishment of hotels, motels, residence inns, and other similar traveler accommodation throughout the City. Short-term sleeping accommodation facilities shall be specifically excluded from compliance with the following provisions of Development Code Section 5.03.250:
 - (a) A market feasibility report.
 - (b) Certain items contained in the minimum amenity package, including:
 - Voicemail, hairdryer, retractable magnifying (10X) and lighted makeup mirror, and iron and ironing board for each guestroom;
 - Minimum meeting space requirements; and
 - Minimum active and passive leisure amenities, such as swimming pool, whirlpool/spa or furnished cabana, and fitness room.
 - (c) An occupancy requirement establishing that guestrooms may not be rented for a period exceeding 30 consecutive calendar days.
- (2) Guestrooms shall be rented in increments of 24 hours, with the maximum stay limited to one 24-hour period. Guests may not stay at a short-term sleeping accommodation facility for more than 24-hours within any 48 hour period (guests may not stay for two consecutive 24-hour periods).
- (3) Occupancy of accommodations shall be limited to one guest per guestroom.


- (4) Each guestroom shall be fully enclosed, and shall have a locking door.
- (5) No cash transactions shall be permitted for sleeping accommodations.
- (6) No alcohol, tobacco, or illegal drug use shall be allowed on the premises.
- (7) A minimum of one attendant and one security guard shall be on duty inside the business at all times.
- (8) Access into the building shall be electronically controlled by staff between the hours of 10:00 PM and 6:00 AM.
- (9) Commercial vehicle parking shall be prohibited within off-street parking areas provided for use by the business.
- (10) Each guestroom shall be provided with the following minimum amenities: wired or wireless internet access, desk with chair, HD television, and alarm clock or wake-up service.
- (11) The business location shall maintain a guest register, which shall be made available for inspection by any police officer or other City official pursuant to the requirements of Ontario Municipal Code Sections 5-24.02 and 5-24.03.



CITY OF ONTARIO

MEMORANDUM

TO: Chairman and Members of the Planning Commission

FROM: Scott Murphy, AICP, Assistant Development Director 

DATE: November 28, 2017

SUBJECT: MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF OCTOBER 2017

Attached, you will find the Planning Department Monthly Activity Report for the month of October 2017. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of October 2017

DEVELOPMENT ADVISORY BOARD MEETING

October 2, 2017

Meeting Cancelled

ZONING ADMINISTRATOR MEETING

October 2, 2017

Meeting Cancelled

CITY COUNCIL MEETING

October 3, 2017

FILE NO. PDA16-001: An Ordinance approving a Development Agreement by and between the City of Ontario and CLDFI Remington, LLC, to establish the terms and conditions for the development of Tentative Parcel Map 19643 (File No. PMTT16-001), located approximately 1,160 feet south of Merrill Avenue, north of Remington Avenue, east of the Cucamonga Creek Flood Control Channel and west of Carpenter Avenue, within Planning Area 2 of the Colony Commerce Center West Specific Plan. The environmental impacts of this project were analyzed in the EIR (SCH# 2015061023) prepared for the Colony Commerce Center West Specific Plan (File No. PSP15-001). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of both the ONT Airport and Chino Airport Land Use Compatibility Plans. (APNs: 0218-292-09, 0218-292-10, 0218-292-12, 0218-292-13, 0218-292-14); **submitted by Cap Rock-Partners.** The Planning Commission recommended approval of this item on August 22, 2017 with a vote of 6 to 0.

Action: The City Council approved the Ordinance and waived further reading.

FILE NO. PSP15-001: An Ordinance approving a Specific Plan (Colony Commerce Center West) establishing land use designations, development standards, design guidelines and infrastructure improvements for approximately 123.17 acres of land, which includes the potential development of 2,951,146 square feet of industrial development. The project site is bounded by Merrill Avenue to the north, Remington Avenue to the south, Carpenter Avenue to the west and the Cucamonga Creek Flood Control Channel to the east. The proposed project is located within the Airport Influence Area of Ontario International Airport and Chino Airport, and was evaluated and found to be consistent with the policies and criteria of both the Ontario International Airport and Chino Airport Land Use Compatibility Plans (ALUCP); (APNs: 0218-292-05, 0218-292-09, 0218-292-10, 0218-311-11, 0218-292-12, 0218-292-13, 0218-292-14, 0218-261-24) **submitted by Cap Rock-**

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of October 2017

Partners. The Planning Commission recommended approval of this item on August 22, 2017 with a vote of 6 to 0.

Action: The City Council approved the Ordinance and waived further reading.

DEVELOPMENT ADVISORY BOARD MEETING

October 16, 2017

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT16-

003/TT 20012: A Tentative Tract Map (File No. PMTT16-003/TT 20012) to subdivide 37.47 acres of land into 176 numbered lots and 47 lettered lots for public streets, landscape neighborhood edge areas and common open space purposes, for property generally located north of Ontario Ranch Road and approximately 400 feet west of Turner Avenue, within the Low Density Residential (LDR) district of Planning Area 8A of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-201-20, 0218-201-26 and 0218-201-27) **submitted by Ontario Avenida Associates, LLC.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-

021 (PM 19787): A Tentative Parcel Map (File No. PMTT16-021) to subdivide approximately 76.68 acres of land into 4 parcels and 2 letter lots for public streets and landscape neighborhood edge purposes, for property located along the southeast corner of Ontario Ranch Road and Archibald Avenue, within Planning Areas 7 and 8 of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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: 218-241-24) **submitted by Loyola Properties 1, LP.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

City of Ontario Planning Department
Monthly Activity Report—Actions
Month of October 2017

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-

002 (TT 18937): A Tentative Tract Map (TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Density Residential (LDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-201-18) **submitted by Brookcal Ontario, LLC.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-035:

A Development Plan to construct 97 single-family homes on approximately 13.53 acres of land located at the southeast corner of Parkview Street and Parkplace Avenue, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an Addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council On April 21, 2015. This project introduces no new significant environmental impacts. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-030:

A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport

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Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC.** Planning Commission action is required.

Action: The Development Advisory Board recommended the Planning Commission approve the project subject to conditions.

ZONING ADMINISTRATOR MEETING

October 16, 2017

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO.

PCUP17-018: A Conditional Use Permit request to establish a 23,490-square foot vocational training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) 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); (APNs: 0210-212-29, 0210-212-30 and 0210-212-31) **submitted by International Association of Heat & Frost Insulators Local 5.**

Action: The Zoning Administrator approved the project subject to conditions.

CITY COUNCIL MEETING

October 17, 2017

LOCAL LANDMARK DESIGNATION FOR FILE NO. PHP17-018: A request for a Local Landmark designation for a 1,218 square foot, one story, California Ranch-style single-family residential building, a Non-Contributor to the College Park Historic District within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district, located at 318 East Princeton Street. The designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-543-33) **submitted by Mark Rivas.**

Action: The City Council approved the designation of the subject site as Local Historic Landmark No. 97.

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PLANNING/HISTORIC PRESERVATION COMMISSION MEETING

October 24, 2017

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-035:

A Development Plan to construct 97 single-family homes on approximately 13.53 acres, within the Conventional Small Lot Residential District of Planning Areas 16 and 17 of the Subarea 29 Specific Plan, located at the southeast corner of Parkview Street and Parkplace Avenue. The environmental impacts of this project were previously analyzed in an Addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. This project introduces no new significant environmental impacts. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-022-01 & 0218-022-03) **submitted by Woodside Homes.**

Action: The Planning Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV17-030:

A Development Plan (File No. PDEV17-030) to construct 102 single-family dwellings on 8.76 acres of land located at the southeast corner of Parkview Street and Celebration Avenue, within the Cluster Homes Residential district of Planning Area 25 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 0218-033-02, 0218-033-04) **submitted by Taylor Morrison of California, LLC.**

Action: The Planning Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND SIGN PERMIT REVIEW FOR FILE NO. PSGN17-108:

Review of the proposed revisions to an existing LED freeway sign within the view corridor of The Ontario Center Specific Plan, located on the north side of Interstate 10 Freeway between Haven and Milliken Avenues. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Class 1-Existing Facilities) and 15302 (Class 2- Replacement or Reconstruction) 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:0210-211-23) **submitted by YESCO.** City Council action is required.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

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MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-013: A Mills Act Contract for a 2,612 square foot Colonial Revival style residential building, located at 206 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-343-08); **submitted by Jason Smith.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-015: A Mills Act Contract for a 1,275 square foot Craftsman Bungalow style residential building, located at 227 East G Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-243-20); **submitted by Eelische Taylor and Gregory Delfante.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-016: A Mills Act Contract for a 2,244 square foot Craftsman style residential building, located at 128 East El Morado Court, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-242-03); **submitted by Daniel and Jared Garcia.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-019: A Mills Act Contract for a 1,218 square foot California Ranch style residential building, located at 318 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Mark Rivas.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-022: A Mills Act Contract for a 2,076 square foot Mediterranean Revival Bungalow style residential building, located at 123 East H Street, within the El Morado Court Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-252-40); **submitted by Angel and Paige Hernandez.** City Council action is required.

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Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-023: A Mills Act Contract for a 2,339 square foot French Eclectic Revival style residential building, located at 205 East Princeton Street, within the College Park Historic District and LDR-5 (Low Density Residential-2.1 to 5.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1048-543-33); **submitted by Vincent Postovoit and Rosemary Salces.** City Council action is required.

Action: The Historic Preservation Commission recommend that the City Council approve the project.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP17-032: A Mills Act Contract for a 2,664 square foot Modern style residential building, located at 426 West Armsley Square, within the Armsley Square Historic District and RE-4 (Residential Estate-2.1 to 4.0 DU/Acre) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APNs: 1047-341-12); **submitted by Jim W. Bowman.** City Council action is required.

Action: Application withdrawn by the Applicant.

ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN REVIEW FOR FILE NO. PSP15-002: A public hearing to consider certification of the Environmental Impact Report, including the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring Program, for File No. PSP15-002, a Specific Plan (Armstrong Ranch) request to establish land use designations, development standards, and design guidelines for 189.8 acres, which includes the potential development of 891 dwelling units and a 10-acre elementary school site. The project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Cucamonga Creek Channel to the east, and Vineyard Avenue to the west. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs:0218-101-01, 0218-101-02, 0218-101-03, 0218-101-04, 0218-101-05, 0218-101-06, 0218-101-07, 0218-101-08, 0218-102-10, 0218-102-11, 0218-111-04, 0218-111-05, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-45 0218-111-49 and 0218-111-50) **submitted by CVRC Ontario Investments, LLC.** City Council action is required. Continued from September 26, 2017.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-002 (TT 18937): A Tentative Tract Map (TT 18937) to subdivide 23.66 acres of land into: 1) 48 single-family numbered lots (6-Pack Cluster); 2) 7 multi-family numbered lots for Condominium Purposes (Lots 49 thru 55); and 3) 41 lettered lots for public streets, landscape neighborhood

edges and common open space purposes, for property located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-201-18) **submitted by Brookcal Ontario, LLC.**

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA15-003: A Development Agreement between the City of Ontario and Brookcal Ontario, LLC, for the development of up to 48 single family and 217 multi-family residential units (File No. PMTT17-002/TT18937) on 23.66 acres of land for property generally located at the northeast corner of Archibald Avenue and Ontario Ranch Road, within the Low Medium Density Residential (LMDR) district of Planning Area 7 of The Avenue Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-201-18) **submitted by Brookcal Ontario, LLC.** City Council Action is required.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-021 (TPM 19787): A Tentative Parcel Map (File No. PMTT16-021) to subdivide 76.68 acres of land into 4 parcels and 2 letter lots for public road purposes within the High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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

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of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 218-241-32) **submitted by Loyola Properties 1, LP.**

Action: The Planning Commission approved the project subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA17-001: A Development Agreement between the City of Ontario and Loyola Properties 1, LP, for the potential development of up to 587 residential units (File No. PMTT16-021/TPM 19787) on 76.68 acres of land within High Density Residential (HDR) district of Planning Areas 7 and 8 of the Grand Park Specific Plan, located at the southeast corner of Ontario Ranch Road and Archibald Avenue. The environmental impacts of this project were previously analyzed in the Environmental Impact Report (EIR) prepared for The Grand Park Specific Plan (SCH# 2012061057) that was adopted by City Council on January 21, 2014. This project introduces no new significant environmental impacts. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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: 218-241-32) **submitted by Loyola Properties 1, LP.** City Council Action Required.

Action: The Planning Commission recommend that the City Council approve the project subject to conditions.

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PALU17-003:

Submitted by City of Rancho Cucamonga

An Airport Land Use Compatibility request by the City of Rancho Cucamonga for a proposal to amend the General Plan land use designation from Industrial Park to Mixed Use, in conjunction with a proposed mixed use development comprised of two buildings on 5.21 acres of land located south of 26th Street, between Marine and Haven Avenues.

PCUP17-023:

Submitted by Johnny Rockets #763

A Conditional Use Permit to establish alcoholic beverage sales for consumption on the premises, limited to beer and wine (Type 41 ABC License), in conjunction with an existing 2,885 square foot restaurant (Johnny Rockets) located at 1 East Mills Circle, Suite 103 (Ontario Mills Mall), within the Regional Commercial land use district of the Ontario Mills Specific Plan (APN: 0238-014-36).

PCUP17-024:

Submitted by El Chilitos Mexican Restaurant

A modification to an existing Conditional Use Permit, which granted alcohol beverage sales for consumption on the premises, limited to beer and wine (Type 41 ABC license), in conjunction with a 980-square foot restaurant (Unit K). The modification proposes to expand the use into the neighboring 980-square foot unit (Unit L), for a total of 1,960 square feet on 0.51 acres of land, located at 1630 East Fourth Street, within the CC (Community Commercial) zoning district (APN: 0110-181-13). Related File: PCUP01-005.

PDA-17-007:

Submitted by Ontario Avenida Associates, LLC

A Development Agreement by and between the City of Ontario and Ontario Avenida Associates, LLC, for the development of up to 176 dwellings (TT 20012) on 37.47 acres of land located approximately 920 east of Archibald Avenue, between La Avenida Avenue and Ontario Ranch Road, within Planning Area 8A of The Avenue Specific Plan (APNs: 218-241-10, 218-241-11, 218-241-13, 218-241-14, 218-241-17 and 218-241-18).

PDET17-003:

Submitted by Aaron Avila

A request for an extension of legal nonconforming status to rebuild an 8,380-square foot industrial building that was damaged by fire, on 1.15 acres of land located at 146 South Granite Avenue, within the IG (General Industrial) zoning district (APN: 1011-141-17).

PDEV17-050:

Submitted by Shlemmer & Algaze & Associates

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

PDEV17-051:

Submitted by Frontier Real Estate Investments

A Development Plan to construct a commercial shopping center totaling 96,050 square feet, including two major tenant, three shop tenant, and four pad tenant spaces, on 10.06 acres of

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land located at the southwest corner of Haven Avenue and Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan (APN: 0218-412-02). Related File: PMTT17-010

PDEV17-052:

Submitted by ProLogis LP

A Development Plan to construct an industrial building totaling 1,255,517 square feet on approximately 54.78 acres of land located at 9467 Merrill Avenue, within the Colony Commerce Center West Specific Plan (APNs: 0218-292-05 and 0218-311-11).

PDEV17-053:

Submitted by Tri-Pointe Homes

A Development Plan approval to construct 82 single-family dwellings on approximately 12.7 gross acres of land located at the northeast corner of Celebration Avenue and Parkview Street, within the Planning Area 25 (Conventional Small Lot Residential – 5 to 9 DU/Acre) land use district of the Subarea 29 Specific Plan (APNs: 0218-014-06 and 0218-014-07). Related File: PMTT06-010(TT18068).

PHP-17-034:

Submitted by Tuff Shed

A Certificate of Appropriateness to construct a 16'0-1/2" tall, 840-square foot garage, which will be ancillary to an existing 1,188-square foot single-family dwelling on a 0.213-acre lot located at 541 East D Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district.

PMTT17-010:

Submitted by Frontier Real Estate Investments

A Parcel Map to subdivide 10.06 acres of land into 9 parcels, located at the southwest corner of Haven Avenue and Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan (APN: 0218-412-02). Related File PDEV17-051.

PMTT17-011:

Submitted by Real Estate Development Association

A Tentative Parcel Map (PM 19738) to subdivide 129.6 acres of land into 9 parcels, located at the southeast corner of Eucalyptus Avenue and Carpenter Avenue, within the West Ontario Commerce Center Specific Plan (APNs: 0218-261-16, 0218-261-22, 0218-261-23, 0218-261-32, 0218-271-04, 0218-271-08, 0218-271-10, 0218-271-13, and 0218-271-18).

PMTT17-012:

Submitted by CRC Investments, LLC

A Tentative Tract Map (TT 19910) to subdivide 0.52 acre of land into 3 lots located at 419 East Maitland Street, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DU/Acre) zoning district (APN: 1049-343-16).

PSGN17-103:

Submitted by National Sign and Marketing

A Sign Plan to reface existing signs for TACO BELL, located at 2201 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-131-20).

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PSGN17-104:

Submitted by Quiel Signs

A Sign Plan to install new signs for a SAN BERNARDINO COUNTY facility, to include (2) – 3' x 5'-5 3/8" nonilluminated SAN BERNARDINO COUNTY logo signs (in blue and gold) at front and rear entrances, placed top center of each building entrance; and (2) – 12.5" x 15' nonilluminated ONTARIO HEALTH CENTER signs at front and rear entrances, placed on fascia in middle of building entrance, located at 150 East Holt Boulevard, within the MU-1 (Downtown Mixed-Use) zoning district (APN: 1049-061-01).

PSGN17-105:

Submitted by Swain Sign

A Sign Plan to reface of an existing monument sign, replacing an existing "Fiat" logo with MASERATI and ALFA ROMEO signage, located at 1201 South Auto Center Drive, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0238-231-14).

PSGN17-106:

Submitted by Siduduzo Kunene

A Sign Plan to install one nonilluminated wall sign (31 SF) for DIOS INTERNATIONAL MISSIONARY CHURCH, located at 422 North Monterey Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN: 1048-394-32).

PSGN17-107:

Submitted by Swain Sign

A Sign Plan to install signage for AUTO ZONE, including: (3) – illuminated wall signs (24.18 SF) on the north, west and east elevations, and a monument sign (13.59 SF), located at 570 East Holt Boulevard, within the Melrose Plaza PUD (APN: 1049-092-02).

PSGN17-108:

Submitted by YESCO

A Sign Plan for proposed revisions to an existing freeway pylon sign located on the north side of Interstate 10 Freeway, between Haven and Milliken Avenues, within the view corridor of The Ontario Center Specific Plan (APN: 0210-211-23).

PSGN17-109:

Submitted by CTK Fulfillment Center

A Sign Plan to install a wall sign for CTK FULFILLMENT CENTER (87 SF), located at 2110 South Parco Avenue, within the IG (General Industrial) zoning district (APN: 0113-451-32).

PSGN17-110:

Submitted by Lambshark, Inc

A Sign Plan to install a wall sign for EAGLELIFT (23 SF), located at 3175 East Sedona Court, Building D, within the Garden Commercial land use district of the Ontario Center Specific Plan (APN: 0210-571-06).

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PSGN17-111:

Submitted by Julian Pearson

A Sign Plan to install two wall signs (16 SF for east elevation and 10.5 SF for north elevation) for LUIZ'S BARBER SALON, located at 1212 East Sixth Street, within the CN (Neighborhood Commercial) zoning district (APN: 1047-433-13).

PSGN17-112:

Submitted by Julian Pearson

A Sign Plan to install a wall sign (50 SF) for HK FOOD STORE LIQUOR, located at 1220 East Sixth Street, within the CN (Neighborhood Commercial) zoning district (APN: 1047-433-14).

PSGN17-113:

Submitted by Sign Industries

A Sign Plan to install a monument sign for multiple business located at 1550 to 1590 South Grove Avenue, Within the Grove Avenue Specific Plan (APN: 1050-161-03).

PSGN17-114:

Submitted by Encore Image

Sign plan for HEAT AND FROST INSULATORS AND ALLIED WORKERS to reface of existing freeway pylon sign located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district (APN: 0210-212-29, 0210-212-30 and 0210-212-31).

PSPA17-004:

Submitted by Nap-To-Go, LLC

An Amendment to the Ontario Center Specific Plan to allow "Short-Term Sleeping Accommodations" as a conditionally permitted land use within the Garden Commercial land use district.

PTUP17-056:

Submitted by Candyland Amusements

A Temporary Use Permit for a Carnival located at 1848 South Euclid Avenue, within the MU-11 (Euclid/Francis Mixed-Use) zoning district. Event date: 11/2/2017 through 11/5/2017.

PTUP17-057:

Submitted by Walmart

A Temporary Use Permit for an employee graduation ceremony located at 1333 North Mountain Avenue (Walmart), within the Main Street District of the Mountain Village Specific Plan (APN: 1008-431-27). Event date: 10/26/2017.

PTUP17-058:

Submitted by American Lung Association

A Temporary Use Permit for the annual 5K Walk fundraiser to support the American Lung Association Program, located at 4105 East Inland Empire Boulevard (Mathis Bros.), within the Garden Commercial land use district of the Ontario Center Specific Plan. Event date: 11/5/2017.

PTUP17-059:

Submitted by Chaffey High School

A Temporary Use Permit for the annual Chaffey High School Tournament of Bands, located at 1245 North Euclid Avenue (Chaffey High School), within the CIV (Civic) zoning district. Event date: 10/21/2017.

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PTUP17-060:

Submitted by Ruth Hernandez

A Temporary Use Permit for a Grand Opening event for Dr. Ruth Hernandez's Medical Clinic, located 517 East Holt Boulevard, within the CC (Community Commercial) zoning district. Event date: 10/27/2017, 9:00AM to 2:00PM.

PTUP17-061:

Submitted by Chelsea Coleman

Temporary Use Permit for a Haunted House at the Granada Theatre, located at 303 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) zoning district. Event date: 10/27/2017 through 11/1/2017.

PTUP17-062:

Submitted by Taylored Services

A Temporary Use Permit for a Job Fair event to be held at 1495 East Locust Avenue, within the IG (General Industrial) zoning district. Event date: 10/14/2017.

PTUP17-063:

Submitted by Lowe's

A Temporary Use Permit for a Christmas Tree Lot located at 2390 South Grove Avenue (Lowe's), within the Grove Avenue Specific Plan. Event date: 11/16/2017 through 12/17/2017.

PTUP17-064:

Submitted by Home Depot

A Temporary Use Permit for a Christmas Tree Lot, located at 2980 South Euclid Avenue (Home Depot). Event date: 11/23/2017 through 12/24/2017.

PTUP17-065:

Submitted by Taylor Morrison

A Temporary Use Permit for a temporary sales office for Taylor Morrison Homes; located at 4884 South Swallowtail Lane. Event date: 2/17/2017.

PTUP17-066:

Submitted by American Legion Post 112

A Temporary Use Permit hosted by the American Legion Post 112 to hold a Christmas Toy Drive at their facility in conjunction with alcohol sales.

PTUP17-067:

Submitted by Prayer + Praise Ministries

Temporary Use Permit to conduct an annual one-day Thanksgiving Dinner event at Prayer + Praise Ministries, located at 130 West Phillips St.

PVER17-065:

Submitted by Vanessa Smith

A Zoning Verification for 5695 East Francis Street, within the IH (Heavy Industrial) zoning district (APN: 0238-133-46).

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PVER17-066:

Submitted by Vivian Wu

A Zoning Verification for APN: 1011-361-23, within the HDR-45 (High Density Residential – 25.1 to 45.0 DU/Acre) zoning district.

PVER17-067:

Submitted by Crystal Unrue

A Zoning Verification for 1329 South Monterey Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district (APN 1049-492-31).

PVER17-068:

Submitted by Alere Property Group

A Zoning Verification for 302 South Rockefeller Avenue, within the Rail Industrial land use district of the California Commerce Center Specific Plan (APN: 0238-185-44).

PVER17-069:

Submitted by Alere Property Group

A Zoning Verification for 4355 East Brickell Street, within the Light Industrial land use district of the California Commerce Center Specific Plan (APN: 0238-185-08).

PVER17-070:

Submitted by Zoning-Info

A Zoning Verification for 850 West Mission Boulevard, within the MHP (Mobilehome Park) zoning district (APN: 1011-171-02).