



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

May 6, 2019

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager
Scott Murphy, Executive Director, Development Agency
John P. Andrews, Executive Director, Economic Development
Kevin Shear, Building Official
Cathy Wahlstrom, Planning Director
Khoi Do, City Engineer
Chief Derek Williams, Police Department
Fire Marshal Paul Ehrman, Fire Department
Scott Burton, Utilities General Manager
Julie Bjork, Executive Director, Housing and Neighborhood Preservation

PUBLIC COMMENTS

Citizens wishing to address the Development Advisory Board 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 Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below 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 Development Advisory Board 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.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of April 15, 2019, approved as written.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND Development Plan REVIEW FOR FILE NO. PDEV19-017:** A Development Plan (File No. PDEV19-017) to construct a 3,080-square foot commercial building (Chase Bank) and drive-thru within a previously approved commercial shopping center (New Haven Marketplace) on approximately 0.69 acres of land located on the south side of Ontario Ranch Road, between New Haven Drive and Haven Avenue, at 3470 East Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan EIR (SCH# 2005071109) certified by the City Council on December 19, 2006. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0218-412-02) **submitted by Chase Bank.**

1. CEQA Determination

No action necessary – use of previous EIR

2. File No. PDEV19-017 (Development Plan)

Motion to Approve / Deny

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

If you challenge any action of the **Development Advisory Board** 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 **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **May 20, 2019**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **May 2, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

April 15, 2019

BOARD MEMBERS PRESENT

Rudy Zeledon, acting Chairman, Planning Department
Charity Hernandez, Economic Development Agency
Lora Gearhart, Fire Department
Joe De Sousa, Housing and Neighborhood Preservation
Ahmed Aly, Municipal Utilities Company
Bryan Lirley, Engineering Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Paul Ehrman, Fire Department
Khoi Do, Engineering Department
Kevin Shear, Building Department

STAFF MEMBERS PRESENT

Jeanine Aguilo, Planning Department
Gwen Berendsen, Planning Department
Luis Batres, Planning Department
Denny Chen, Planning Department
Maureen Duran, Planning Department
Naiim Khoury, Engineering Department
Lorena Mejia, Planning Department
Charles Mercier, Planning Department
Melanie Mullis, Engineering Department
Miguel Sotomayor, Engineering Department
Mai Thao, Planning Department
Alexis Vaughn, Planning Department
Derrick Womble, Development Administration

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the March 18, 2019, meeting of the Development Advisory Board was made by Mr. Sorel; seconded by Mr. Lirley; and approved unanimously by those present (4-0). Mr. De Sousa, Mr. Aly, and Ms. Gearhart recused themselves as they did not attend this meeting.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT17-013:** A Tentative Tract Map (File No. PMTT17-013/TTM 20134) to subdivide 80.61 acres of land into 15 numbered lots and 12 lettered lots for residential and public/private streets, landscape neighborhood edges and common open space purposes for a property located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Area 5A, 5B, 5C and 5D (Residential – Small Lot SFD) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan File (No. PSP05-004) EIR (SCH# 2006051081) that was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN: 0218-161-01) **submitted by Richland Communities. Planning Commission action is required. This item was continued from the March 18, 2019, meeting.**

Representative Craig Cristina of Richland Communities was present. Mr. Zeledon asked if he agreed to the conditions. Mr. Cristina said that his questions were addressed by city staff and he agreed to the conditions of approval.

Motion recommending approval of **File No. PMTT17-013** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Aly; and approved unanimously by those present (7-0).

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEWS FOR FILE NO'S. PMTT17-014, PMTT17-015 AND PMTT17-016:** A request for the following Tentative Tract Map entitlements: 1) File No. PMTT17-014 (TTM 20135) to subdivide 6.22 acres of land into 10 numbered lots and 13 lettered lots for residential and private streets; 2) File No. PMTT17-015 (TTM 20136) to subdivide 8.52 acres of land into 100 numbered lots and 20 lettered lots for residential, private streets and landscape neighborhood edges; and 3) File No. PMTT17-016 (TTM 20137) to subdivide 9.10 acres of land into 18 numbered lots and 13 lettered lots for residential and private streets for a property located on northeast corner of Schaefer Avenue and Haven Avenue, within Planning Area 5A, 5C and 5D (Residential – Small Lot SFD) of the Rich Haven Specific Plan. The environmental impacts of this project were previously analyzed in an addendum to The Rich Haven Specific Plan File (No. PSP05-004) EIR (SCH# 2006051081) that was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted EIR and introduces no new significant environmental impacts. All previously adopted mitigation measures 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, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APN:

0218-161-01) **submitted by Richland Communities. Planning Commission action is required. This item was continued from the March 18, 2019, meeting.**

Representative Craig Cristina of Richland Communities was present and agreed to the conditions of approval.

Motion recommending approval of **File Nos. PMTT17-014, PMTT17-015, and PMTT17-016** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Lirley; and approved unanimously by those present (7-0).

D. ENVIRONMENTAL ASSESSMENT FOR PEDESTRIAN IMPROVEMENTS AROUND HAYNES, VISTA GRANDE AND OAKS SCHOOLS FOR FILE NO. PADV19-003:

Construction of 16,150 lineal feet of missing sidewalks, 189 new or replacement handicap ramps, 14 truncated domes on existing ramps, 85 new street lights, 10 enhanced crosswalks, 970 shade trees and an education and encouragement non-infrastructure component to encourage children to walk to school and residents to walk to local destinations to improve their health. Staff is recommending the adoption of an Addendum to The Ontario Plan (TOP) Environmental Impact Report (SCH# 2008101140) adopted by City Council on January 27, 2010 in conjunction with the project. This project introduces no new significant environmental impacts. 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) **submitted by City of Ontario.**

Mr. Zeledon stated this project is city initiated and asked if anyone wished to speak on the project. No one responded.

Motion to approve **File No. PADV19-003** subject to conditions was made by Mr. De Sousa; seconded by Mr. Sorel; and approved unanimously by those present (7-0).

E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT18-008:

A Tentative Tract Map (TT 20144) to subdivide one-acre of land into 5 numbered lots and 2 lettered lots, for property located at 2004 South Palmetto Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In Fill Development) 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: 1014-532-04) **submitted by Toan Nguyen. Planning Commission action is required.**

Representative David Boyle of Boyle Engineering was present. Mr. Zeledon asked if Mr. Boyle had any questions. Mr. Boyle stated he did and spoke to Project Planner Mr. Chen regarding the curb and gutter. Principal Engineer Mr. Lirley stated he had gone out to the site and confirmed that the new curb and gutter was in place and the street had been overlaid. He would work with Project Engineer Mr. Alejos to waive the street grind and overlay. Mr. Lirley reiterated it was page 6 of 13 of the conditions, and the new curb and gutter was already in place as well as the grind and overlay.

Mr. Boyle referred to the 20' private drive in the conditions on page 2 of 10. He stated it should be called a private drive isle to distinguish that it is a private isle. Mr. Boyle also said that some sections refer to the parkways being five feet of sidewalk and ten feet of parkway. He then clarified that the the total number of feet from the curb to the property is thirteen feet. He also stated this would match what is to the north and to the south so it should read five feet of sidewalk and eight feet of planter. Mr. Zeledon stated that they can update the conditions to read private drive isle since it is synonymous with private drive. He asked Mr. Boyle to confirm that it is on Palmetto, and he also asked Mr. Lirley to confirm what is standard. Mr. Zeledon then stated the conditions could be corrected.

Mr. Boyle then referred to the conditions where it states private drive isle has red stripes to comply with fire access requirements. He stated it reads curb elsewhere in the conditions but there is no curb because the sidewalk is flush with the pavement. Mr. Zeledon stated they could eliminate the word curb and revise it to state red stripes only.

Mr. Boyle then referred to sections 2.1, 2.3, and 2.7 of the Fire Department conditions. He stated the drive isle paved is twenty feet wide. He asked that these three sections be removed as they are not meeting them precisely. Mr. Boyle stated Deputy Fire Chief Mr. Ehrman had previously agreed to this. Mr. Zeledon asked Ms. Gearhart to confirm the standard width. Ms. Gearhart stated the conditions could be revised to meet a minimum of twenty feet. Section 2.3 states a fire hydrant would be provided, and Mr. Boyle confirmed that it is at the entrance. Mr. Zeledon stated that section would stay in the conditions since they would use the trash turnaround if necessary. Mr. Boyle then asked if section 2.7 can be modified to reduce the drive isle to twenty feet. Mr. Zeledon stated this revision could be made.

Mr. Zeledon then asked if Mr. Boyle had any other concerns, at which time he replied he did not. At that time, Mr. Zeledon entertained a motion providing those conditions were revised.

Motion recommending approval of **File No. PMTT18-008** subject to conditions to the Planning Commission was made by Mr. Lirley; seconded by Ms. Gearhart; and approved unanimously by those present (7-0).

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-023:** A Development Plan to construct a 62,000-square foot industrial building on approximately 2.6 acres of land located at 1260 East Airport Drive, within the IG (General Industrial) zoning district. 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: 0113-211-05, 0113-211-06, 0113-211-07) **submitted by Safety Investment Company. Planning Commission action is required.**

Representative Will Jacobs of Serrano Development Group was present and agreed to the conditions of approval. Mr. Zeledon asked if he had any questions, at which time Mr. Jacobs said he did not as his concerns were previously addressed with staff. There were no further questions or concerns.

Motion recommending approval of **File No. PDEV18-023** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Aly; and approved unanimously by those present (7-0).

- G. ENVIRONMENTAL ASSESSMENT AND MINOR VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR18-006 AND PDEV18-025:** A Minor Variance (File No. PVAR18-006) to deviate from the minimum building setback for living space, from 10 feet to 7.5 feet, for lots 65 and 66 (TM17931), in conjunction with a Development Plan (File No. PDEV18-025) to construct 100 single-family dwellings on 16 acres of land located at the northeast corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 10 of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (PSP05-002), Environmental Impact Report (SCH#. 2002061047) certified by the City Council on February 6, 2007. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0218-252-16) **submitted by Christopher Development Group, Inc.**

Applicant Patrick McCabe of Christopher Development was present. Mr. Zeledon asked if he had an opportunity to review the conditions. Mr. McCabe stated he did and had no questions but wished to make a comment. He stated he was grateful to work with staff and said it was a pleasure working with them.

Motion recommending approval of **File Nos. PVAR18-006 and PDEV18-025** subject to conditions to the Planning Commission made by Ms. Gearhart; seconded by Mr. Lirley; and approved unanimously by those present (7-0).

- H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV18-032:** A Development Plan to construct a 64 foot tall stealth wireless telecommunications facility (monopine) and 280 square foot equipment enclosure on 12.8 acres of land located at 2450 South Vineyard Avenue, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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: 0216-401-63) **submitted by Verizon Wireless. Planning Commission action is required.**

John Detrich, representative of Verizon Wireless, was present and was asked if he had an opportunity to review the conditions. Mr. Detrich stated he did and had no questions; however, he did receive a letter from a neighboring property owner and wished to respond after they had a chance to speak.

Mr. Zeledon agreed to that and asked if anyone wished to speak on the item. At that time, Mr. Kyle Borba approached and stated he was part-owner of the Arco AM/PM and his attorney was present and would like to speak on the matter. Ms. Allison Wong, attorney for Kyle Borba, then approached and stated there was an error on the site plan. She stated the site plan reads six feet of easement, but the parcel map reads ten feet. Ms. Wong stressed the importance of this being

accurate as Mr. Borba needed access to the back area of the Arco. She asked that it reflect the accurate footage. Ms. Wong also stated there was an issue with loitering in the back of the Arco, and the site plan included three large trees which would promote the loitering. She asked that the trees be clustered or moved to another area to help Arco prevent the loitering.

Mr. Zeledon referred to her letter asking if it was identified as common area in the CC&Rs. Ms. Wong stated that everything not on lot C is defined as common area. Mr. Zeledon informed her none of the maps show this as being ten feet, but if the CC&Rs did, they would respect that. He also stated that it doesn't change since it is not defined as common space regardless of the footage. Ms. Wong then stated that she wanted it included in the site plan with correct footage to prevent any impacts in the future. Mr. Zeledon agreed to this revision. Mr. Zeledon also stated they would work with the landscape division to ensure adequate landscape. He then stated he would follow up with Code and keep working with them to correct this.

Mr. Detrich stated he had not had much time to review the concerns but said he believed the easement is six feet for underground utilities. He stated he would further review the ten feet of common area, but the edge of equipment looks to be ten feet from the property line so they would not be encroaching upon the ten foot requirement.

Mr. Zeledon stated he wished to move forward to Planning Commission provided they work together with Arco AM/PM to come to an agreement. He asked if they could come to an agreement by next Monday to move forward to Planning Commission. Mr. Detrich stated he could do that and asked that staff provide information regarding the trees. Mr. Zeledon replied staff would do that and reiterated that he wanted them to work together to reach an agreement so they could move forward to Planning Commission.

At that time, Mr. Zeledon asked if there were further comments. There were no further questions or concerns, so Mr. Zeledon entertained a motion that both the applicant and Arco AM/PM would work together to resolve any issues prior to Planning Commission. He also stated if they did not, he would recommend the project be continued to the next meeting.

Motion recommending approval of **File No. PDEV18-032** subject to conditions to the Planning Commission was made by Mr. De Sousa; seconded by Mr. Lirley; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran
Recording Secretary



Development Advisory Board Decision

May 6, 2019

DECISION NO.: [insert #]

FILE NO.: PDEV19-017

DESCRIPTION: A Development Plan (File No. PDEV19-017) to construct a 3,080-square foot commercial building (Chase Bank) and drive-thru within a previously approved commercial shopping center (New Haven Marketplace) on approximately 0.69 acres of land located on the south side of Ontario Ranch Road, between New Haven Drive and Haven Avenue, at 3470 East Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan (APN: 0218-412-02); **submitted by Chase Bank.**

Part I—BACKGROUND & ANALYSIS

CHASE BANK, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PDEV19-017, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) **Project Setting:** The project site is comprised of 0.69 acres of land located on the south side of Ontario Ranch Road, between New Haven Drive and Haven Avenue, at 3470 East Ontario Ranch Road, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Rough Graded	Neighborhood Commercial	The Avenue Specific Plan	Planning Area 10B - Retail
<i>North</i>	Multi-Family Residential	Medium Density Residential	The Avenue Specific Plan	Planning Area 10A – LDR/MDR
<i>South</i>	Single-Family Residential	Low Density Residential	The Avenue Specific Plan	Planning Area 11 – LDR
<i>East</i>	Rough Graded	Mixed Use – NMC East	Rich Haven Specific Plan	Planning Area 9A – Commercial and Residential
<i>West</i>	Multi-Family Residential	Medium Density Residential	The Avenue Specific Plan	Planning Area 11 – LMDR

(2) **Project Description:**

(a) **Background** — The Avenue Specific Plan and Environmental Impact Report (EIR) were approved by the City Council on December 19, 2006. The Avenue Specific Plan established the land use designations, development standards, and design guidelines for 568 acres, which includes the potential development of 2,875 dwelling units and approximately 131,000 square feet of commercial space.

On April 8, 2014, the Planning Commission approved Tentative Tract Map 18922 (referred to as an “A” Map) for Planning Area 10A of The Avenue Specific Plan, which facilitated the backbone infrastructure

improvements and the creation of park/recreational facilities and residential neighborhoods within the eastern portion of the Specific Plan (**Figure 2: The Avenue Specific Plan Land Use Map**).

On May 22, 2018, the Planning Commission approved a Conditional Use Permit (File No. PCUP18-015) to establish three drive-thru facilities in conjunction with a Development Plan (File No. PDEV17-051) to construct a 94,782 square-foot commercial development (New Haven Marketplace).

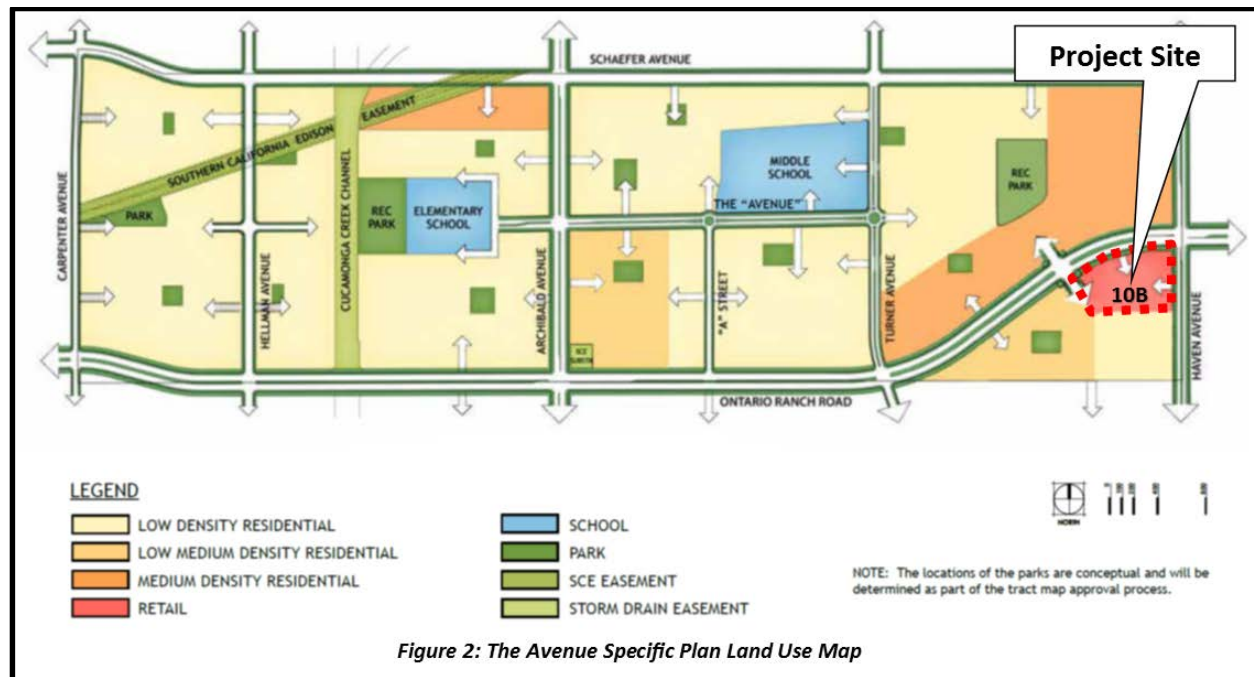


Figure 2: The Avenue Specific Plan Land Use Map

The Applicant has submitted a Development Plan (File No. PDEV19-017) to construct a 3,080-square foot commercial building and drive-thru on the above-described project site (see **Exhibit B: Site Plan**).

(b) Site Design/Building Layout — The proposed building and drive-thru will be accessed from Ontario Ranch Road, which will be limited to right-in/right-out only. The drive-thru entrance is proposed within the northeast corner of the project site and is oriented along the northern and western portions of the building. The drive-thru ATM is located along the western portion of the project site and will provide stacking for 10 vehicles (a minimum of 6 stacking spaces is required) behind the ATM, exceeding the minimum requirement.

(c) Site Access/Circulation — The project site will be accessed by a right-in and right-out drive approach located immediately adjacent to the project site, along the shopping center's Ontario Ranch Road street frontage. Additional access is available from a full access drive approach located along shopping center's New Haven Drive street frontage, and from two drive approaches (right-in and right-out and full access with a new traffic signal) located along the shopping center's Haven Avenue street frontage. Vehicular circulation throughout the previously approved shopping center is provided via a series of two-way drive aisles, which will provide access to the proposed project site.

(d) Architecture — The proposed architecture for the development is based upon a contemporary barn style, which is consistent with the eclectic barn architectural theme for the overall New Haven Marketplace. The proposed building will utilize the following treatments (see **Exhibit C: Floor Plan and Elevations**):

- Gable and flat roofs;
- Horizontal siding of varying widths;
- False arcades,

- Standing metal seam roofs and awnings above windows and doors; and
- Windows with clear anodized aluminum framing.

(e) **Landscaping** — The project provides substantial landscaping around the building and adjacent to the parking spaces and trash enclosure. A variety of trees will be planted on-site, including Golden Rain Trees, ‘Phoenix’ Hybrid Thornless Texas Mesquite, and ‘Desert Museum’ Hybrid Palo Verde that range in size from 15 gallon to 48-inch box. The site will also be planted with an assortment of hedges, ground covers, and succulents, such as ‘Texanum’ Waxleaf Privet, ‘Tiny Tangerine’ Hybrid Bulbine, Flax Lily, and ‘Bells on Fire’ Hybrid Tecoma (see **Exhibit D: Conceptual Landscape Plan**).

(f) **Parking** — As shown in the Parking Summary Table, below, the project is required to provide a minimum of 14 off-street parking spaces pursuant to the off-street parking standards specified in the City’s Development Code. The project proposes to provide a total of 14 off-street parking spaces, meeting the minimum off-street parking requirements for the uses proposed.

Parking Table Summary				
<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Banks</i>	3,080 SF	4.6 spaces per 1,000 SF of GFA	14	14
TOTAL			14	14

Part II—RECITALS

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan (File No. PSP05-003), for which an Environmental Impact Report (SCH# 2005071109) “Certified EIR” was adopted by the City Council on December 19, 2006, and this Application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to CEQA (Public Resources Code Section 21000 et seq.), and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and act on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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 May 6, 2019, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

Part III—THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the DAB has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with The Avenue Specific Plan (File No. PSP05-003), for which an Environmental Impact Report (SCH# 2005071109) "Certified EIR" was adopted by the City Council on December 19, 2006.

(2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and

(4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

SECTION 2: Subsequent or Supplemental Environmental Review Not Required. Based on the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of

new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: 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 DAB 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 4: 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 DAB 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 DAB, 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 5: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 through 4, above, the DAB 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 Neighborhood Commercial land use district of the Policy Plan Land Use Map, and within Planning Area 10B (Retail) of The Avenue Specific Plan. 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; and

(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 Planning Area 10B (Retail) of The Avenue Specific Plan, including standards relative to the particular land use proposed (commercial), 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; and

(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 Planning Commission has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of The Avenue Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [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 Avenue Specific Plan; and

(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 Avenue Specific Plan 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 (commercial bank). 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 Avenue Specific Plan.

SECTION 6: *Development Advisory Board Action.* Based on the findings and conclusions set forth in Sections 1 through 5, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as Attachment A of this Decision, and incorporated herein by this reference.

SECTION 7: *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 8: *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 6th day of May 2019.

Development Advisory Board Chairman

Exhibit A—PROJECT LOCATION MAP



Exhibit C— FLOOR PLAN AND EXTERIOR ELEVATIONS

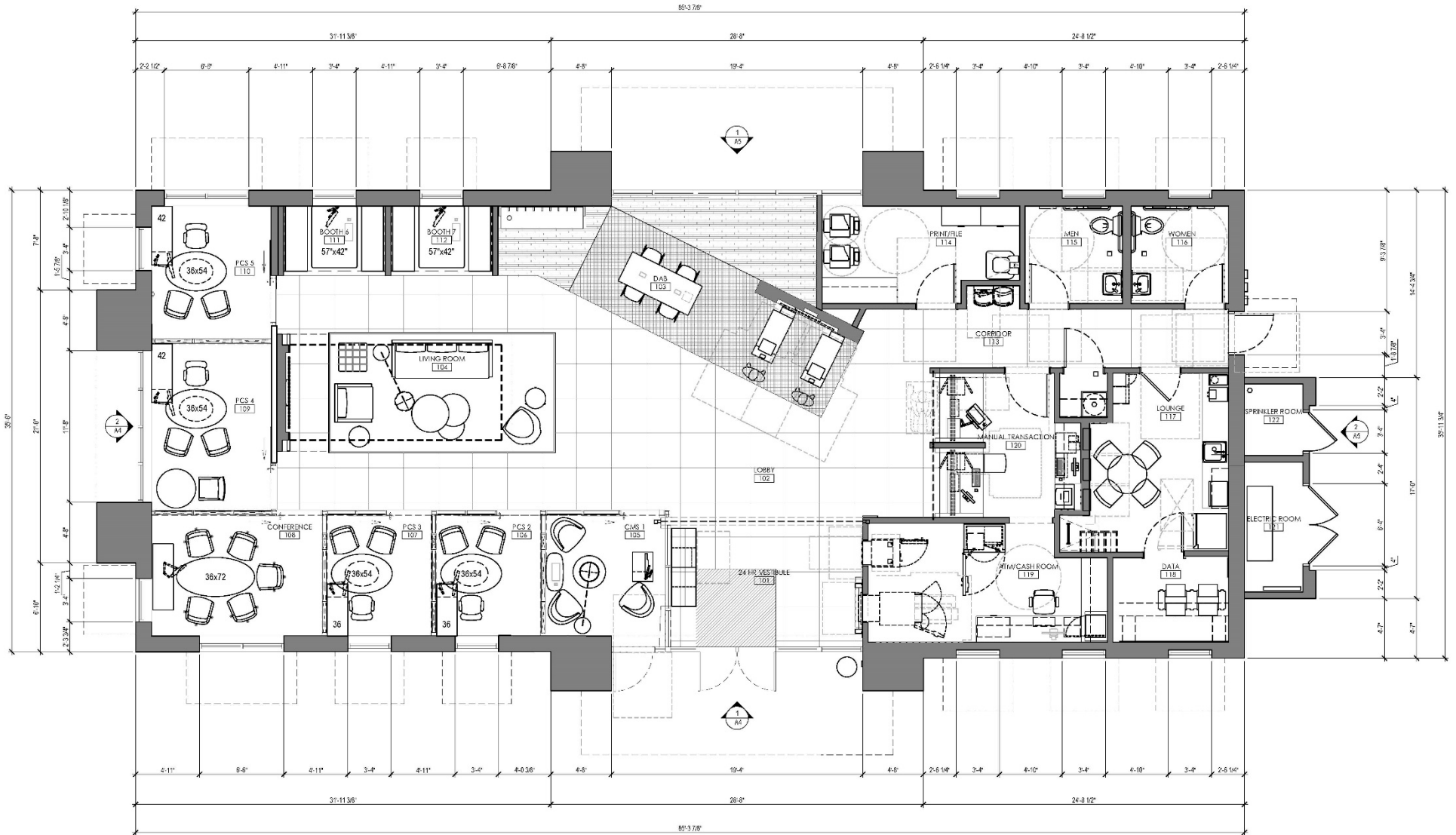


Exhibit C— FLOOR PLAN AND EXTERIOR ELEVATIONS Cont'd

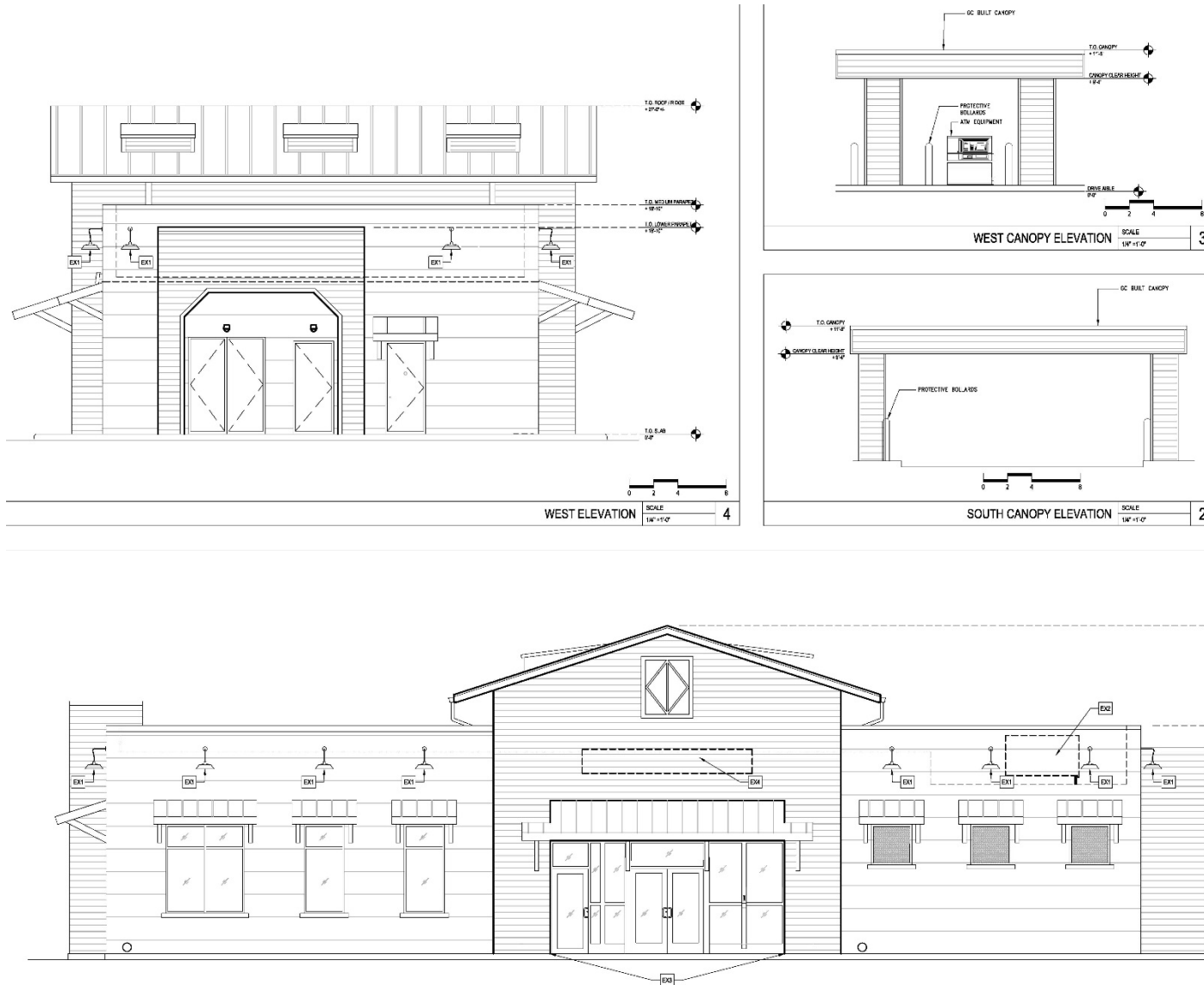


Exhibit C— FLOOR PLAN AND EXTERIOR ELEVATIONS Cont'd

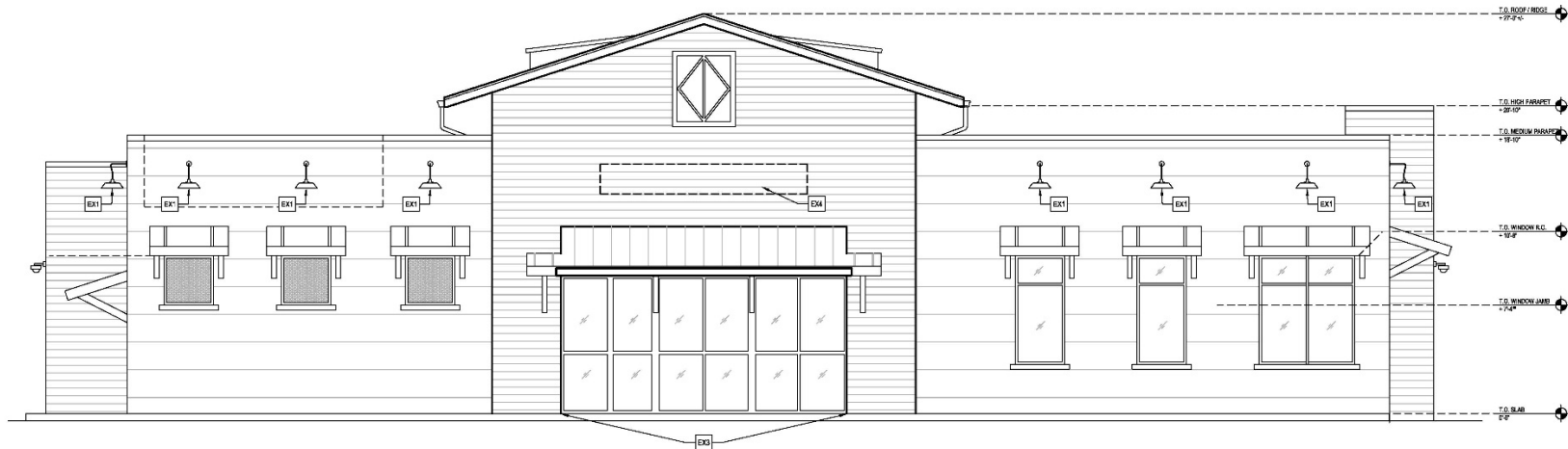
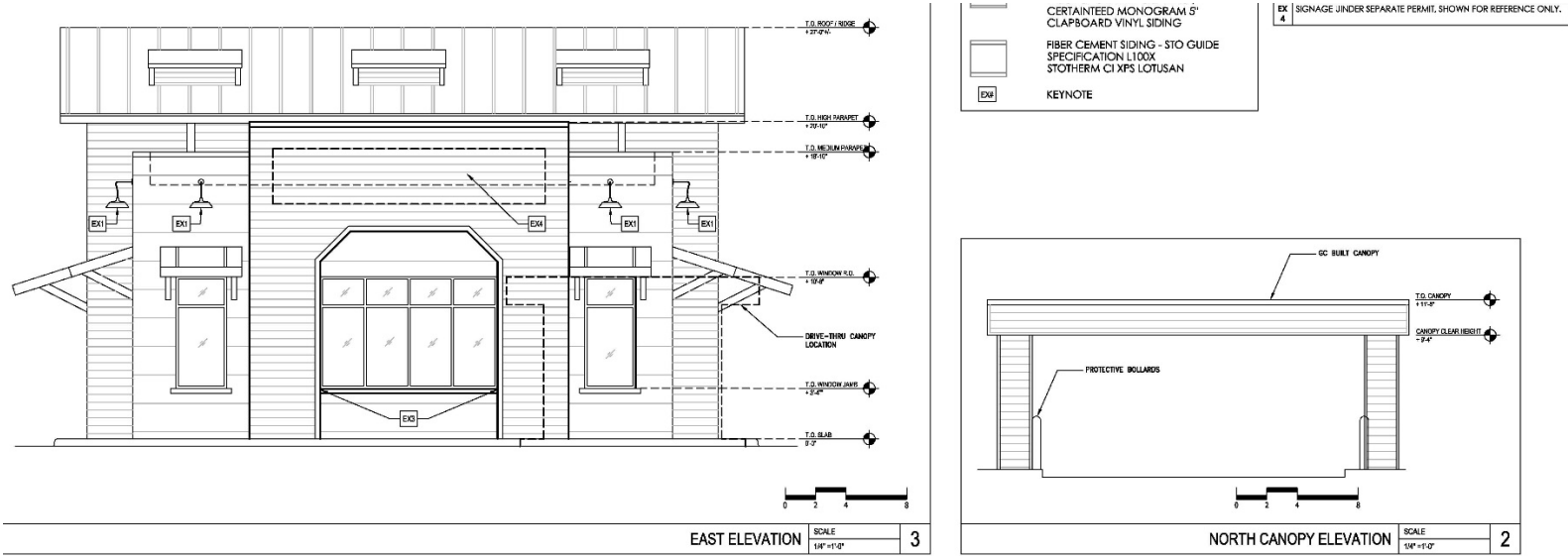
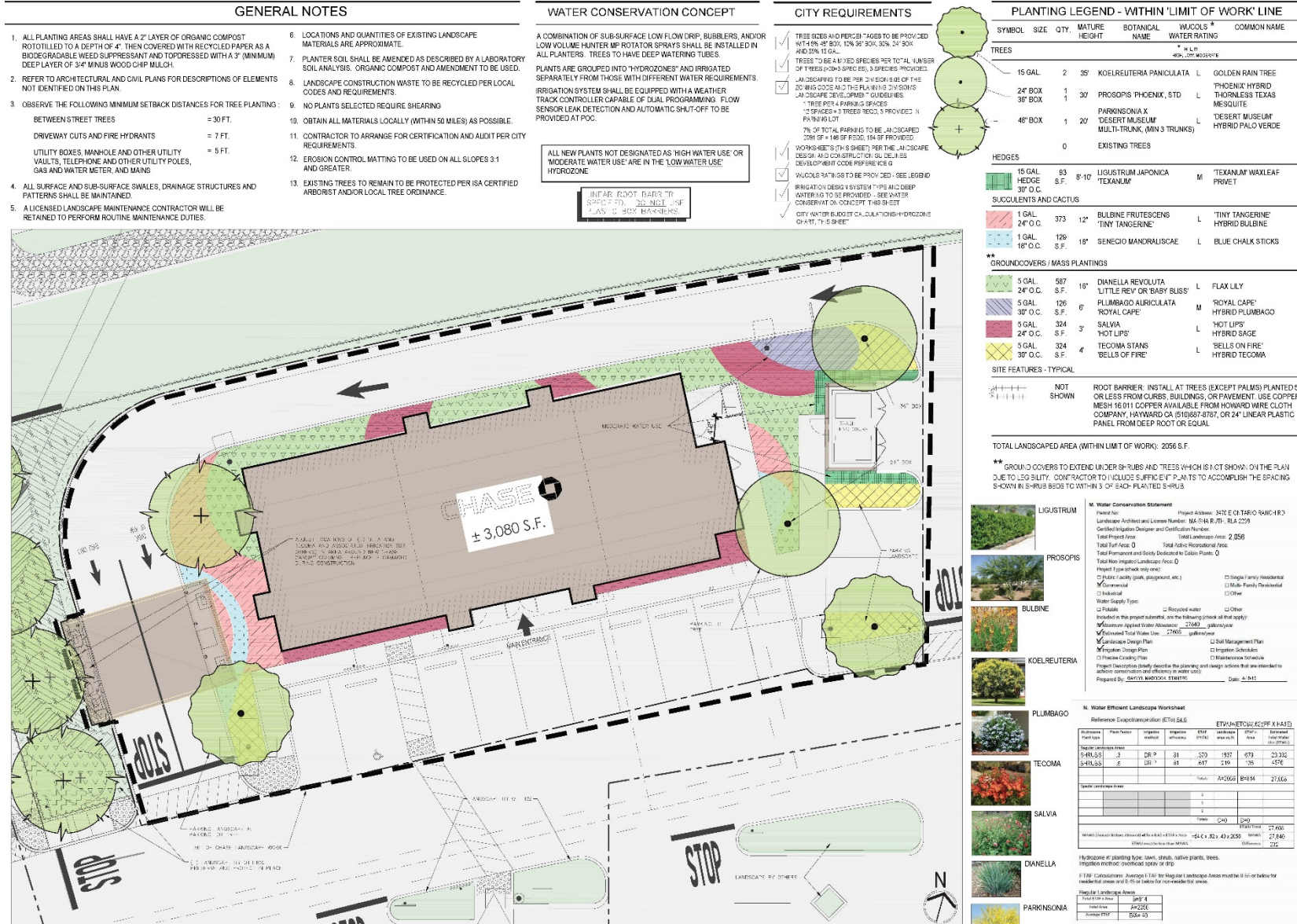


Exhibit C— FLOOR PLAN AND EXTERIOR ELEVATIONS Cont'd



Exhibit D—LANDSCAPE PLAN



GENERAL NOTES

- ALL PLANTING AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4". THEN COVERED WITH RECYCLED PAPER AS A BIODEGRADABLE WEED SUPPRESSANT AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
- REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
- OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING:
 - BETWEEN STREET TREES = 30 FT.
 - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
 - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MANS = 5 FT.
- ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
- A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
- LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
- PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
- LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
- NO PLANTS SELECTED REQUIRE SHEARING.
- OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
- CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
- EROSION CONTROL MATTING TO BE USED ON ALL SLOPES 3:1 AND GREATER.
- EXISTING TREES TO REMAIN TO BE PROTECTED PER ISA CERTIFIED ARBORIST AND/OR LOCAL TREE ORDINANCE.

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP, BUBBLERS, AND/OR LOW VOLUME HUNTER MP ROTATOR SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. TREES TO HAVE DEEP WATERING TUBES.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POZ.

ALL NEW PLANTS NOT DESIGNATED AS 'HIGH WATER USE' OR 'MODERATE WATER USE' ARE IN THE 'LOW WATER USE' HYDROZONE.

INTER ROOT BARRIERS TO BE INSTALLED UNDER ALL PLANTERS TO PREVENT WATER FROM SPREADING TO ADJACENT PLANTERS.

CITY REQUIREMENTS

- TREE COES AND PERCENTAGES TO BE PROVIDED WITHIN 48" BOX, 12% 30" BOX, 20% 24" BOX AND 50% 15 GA.
- TREES TO BE A MIXED SPECIES PER TOTAL NUMBER OF TREES (20% SPECIES, 3 SPECIES PROVIDED)
- LANDSCAPING TO BE PER 20% MINIMUM OF THE ZONING CODE AND THE PLANTING DIVISIONS LANDSCAPE DESIGN CRITERIA GUIDELINES
- TREE PER PARKING SPACES (3 SPACES = 3 TREES RECC. 3 PROVIDED IN PARKING LOT)
- 7% OF TOTAL PARKING TO BE LANDSCAPED (208 SF = 146 SF BEDD, 154 SF PROVIDED)
- WORKSHEETS (IN 3 SHEET) PER THE LANDSCAPE DESIGN AND CONSTRUCTION GUIDELINES DEVELOPMENT CODE REFERENCE C.
- WUCOLS RATINGS TO BE PROVIDED - SEE LEGEND
- IRRIGATION DESIGN SYSTEM TYPE AND DEEP WATERING TO BE PROVIDED - SEE WATER CONSERVATION CONCEPT TAB SHEET
- CITY WATER BUDGET CALCULATION HYDROZONE CHART, TAB SHEET

PLANTING LEGEND - WITHIN 'LIMIT OF WORK' LINE

SYMBOL	SIZE	QTY	MATURE HEIGHT	BOTANICAL NAME	WUCOLS *	COMMON NAME
TREES						
15 GAL	2	25'	25'	KOELREUTERA PANICULATA	L	GOLDEN RAIN TREE
24" BOX	1	30'	30'	PROSOPIS PHOENIX, STD	L	'PHOENIX' HYBRID MESQUITE
38" BOX	1	30'	30'	PARKINSONIA X DESERT MUSEUM	L	'DESSERT MUSEUM' MULTI-TRUNK (MN 3 TRUNKS)
48" BOX	1	20'	20'		L	'DESSERT MUSEUM' HYBRID PALO VERDE
				0		EXISTING TREES
HEDGES						
15 GAL	83	8'-10"	8'-10"	LIGUSTRUM JAPONICA 'TEXANUM'	M	'TEXANUM' WAXLEAF PRIVET
SUCCULENTS AND CACTUS						
1 GAL	373	12"	12"	BULBINE FRUTESCENS 'TINY TANGERINE'	L	'TINY TANGERINE' HYBRID BULBINE
1 GAL	128	18"	18"	SENECIO MANDRAUSCAE	L	BLUE CHALK STICKS
** GROUNDCOVERS / MASS PLANTINGS						
5 GAL	587	16"	16"	DIANELLA REVOLUTA 'LITTLE REV' OR 'BABY BLISS'	L	FLAX LILY
5 GAL	126	6"	6"	PLUMBAGO AURICULATA 'ROYAL CAPE'	M	'ROYAL CAPE' HYBRID PLUMBAGO
5 GAL	324	3"	3"	SALVIA 'HOT LIPS'	L	'HOT LIPS' HYBRID SAGE
5 GAL	324	3"	3"	TECOMA STANS 'BELLS ON FIRE'	L	'BELLS ON FIRE' HYBRID TECOMA

SITE FEATURES - TYPICAL

NOT SHOWN: ROOT BARRIER - INSTALL AT TREES (EXCEPT PALMS) PLANTED 1' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. USE COPPER MESH 16.011 COPPER AVAILABLE FROM HOWARD WIRE CLOTH COMPANY, HAYWARD CA (510)887-8787, OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.

TOTAL LANDSCAPED AREA (WITHIN LIMIT OF WORK): 2056 S.F.

** GROUND COVERS TO EXTEND UNDER SH-RUBS AND TREES WHICH IS NOT SHOWN ON THE PLAN DUE TO LEGIBILITY. CONTRACTOR TO INCLUDE SUFFICIENT PLANTS TO ACCOMPLISH THE SPACING SHOWN IN SH-RUB BEDS TO WITHIN 3' OF EACH PLANTED SH-RUB.

M. Water Conservation Statement

Project Address: 3476 E. O'FARROW BLVD. #100
 Landscape Architect and License Number: M.L. PATE, R.T.H., S.L.A. 2259
 Certified Irrigation Designer and Certification Number:
 Total Project Area: 2,056 S.F.
 Total Landscape Area: 2,056 S.F.
 Total Turf Area: 0 S.F.
 Total Area: Irrigational Area:
 Total Permanent and Softly Dedicated to Golf: 0 S.F.
 Total Non-Irrigational Landscape Area: 0 S.F.
 Project Type (check only):
 Public Facility (park, playground, etc.) Single Family Residential
 Commercial Multi-Family Residential
 Industrial Other
 Water Supply Type:
 Potable Recycled water Other
 Included in the project submittal, are the following (check all that apply):
 Minimum Applied Water Allowance - 27683 gal/year/acre
 Minimum Total Water Use - 27683 gal/year/acre
 Landscape Design Plan Soil Management Plan
 Irrigation Design Plan Irrigation Schedule
 Tree Care Guidelines Maintenance Schedule
 Project Description (briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use):
 Prepared By: SALLY MATTHEWS, EIT/RET Date: 4-1-19

N. Water Efficient Landscape Worksheet

Reference: Exemplar Irrigation (ET) SLS ETCHECOWALCOPF 81443

Reference Plant Type	Plant Name	Irrigation method	Irrigation efficiency	ET50 (1918)	Reference area/acre	ET50 (1918) area/acre	Reference water use (in. per year)
Shrub	SH-RUBS	DRIP	81	570	183	679	23,312
Shrub	SH-RUBS	DRIP	81	617	216	785	4576
				Total:	A=2066	B=934	27,888
				Total Irrigational Area:			27,888
				Total Area:	2056	2056	27,888
				ET50 (1918) area/acre:			27,888
				ET50 (1918) area/acre:			27,888

Hydrozone #1: planting type: lawn, shrub, native plants, trees, irrigation method: overhead spray or drip

ET50 Calculations: Average ET50 for Shrub (in. per year) must be 50% or below for the needed area and 65% or below for non-irrigational areas.

Regulate Landscape Areas

Regulate Landscape Area	Plant Name	Regulate Area
Shrub	SH-RUBS	2,056 S.F.
Shrub	SH-RUBS	2,056 S.F.
Shrub	SH-RUBS	2,056 S.F.

Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval follow this page)



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

Planning Department Land Development Division Conditions of Approval

Meeting Date: May 6, 2019
File Nos: PDEV19-017
Related Files: PDEV17-051 and PCUP18-015

Project Description: A Development Plan (File No. PDEV19-017) to construct a 3,080-square foot commercial building (Chase Bank) and drive-thru within a previously approved commercial shopping center (New Haven Marketplace) on approximately 0.69 acres of land located on the south side of Ontario Ranch Road, between New Haven Drive and Haven Avenue, at 3470 East Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan. 0218-412-02; **submitted by Chase Bank.**

Prepared By: Henry K. Noh, Senior Planner
Phone: 909.395.2429 (direct)
Email: hnoh@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 substantial variation from the approved entitled plans must be reviewed and approved by the Planning Department prior to building permit issuance.

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

2.3 Landscaping.

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

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

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

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

2.4 Parking, Circulation and Access.

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

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

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

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

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

2.5 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.

2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

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

2.7 Mechanical and Rooftop Equipment.

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

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

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

2.9 Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations) or through an approved sign program for the development.

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

2.11 Environmental Review.

(a) The environmental impacts of this project were previously reviewed in conjunction with File No. PSP05-003, The Avenue Specific Plan EIR (SCH# 2005071109) that was certified by the City Council on December 19, 2006. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

(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.

2.12 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.

2.13 Additional Fees.

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

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

2.14 Additional Requirements.

(a) Final architecture for the proposed project shall be reviewed and approved by the Planning Department prior to the issuance of building permits for consistency with approved entitled plans.

(b) The trash enclosures shall be designed to be consistent with the building architecture.

(c) All applicable conditions of approval of The Avenue Specific Plan shall apply to this project.

(d) All applicable conditions of approval of the "A" Map TT 18922 (File No. PMTT13-010) shall apply to this development.

(e) All applicable conditions of approval of the New Haven Marketplace Development Plan and Conditional Use Permit (File Nos. PDEV17-050 and PCUP18-015) shall apply to this development.



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DAB MEETING DATE: May 6th, 2019

PROJECT: PDEV19-017, a Development Plan to construct one commercial building for J.P. Morgan Chase Bank totaling 3,080 square feet in the New Haven Market Place within the retail land use district of The Avenue Specific Plan

APN: 0218-392-26

LOCATION: 3470 East Ontario Ranch Road

PROJECT ENGINEER: Naiim Khoury, Associate Engineer *NK* (909) 395-2152

PROJECT PLANNER: Henry Noh, Senior Planner (909) 395-2431

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

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall responsible for completing all the Conditions of Approval for TM18922-4, PM19978 and PDEV17-051, and the Development Agreement by and between City of Ontario and BrookCAI Ontario, LLC.

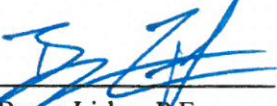
Prior to Precise Grading Plan Approval and Building Permits Issuance:

3. This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation for HOA maintained areas and parks. Appropriately sized public and private mains shall be installed throughout the site to meet this requirement, as approved by the City.
4. In order to receive recycled water (RW) service, the applicant shall comply with each of the following:
 - i. Provide two hard copies and the digital files (in PDF and AutoCAD format) for both on-site and off-site utility plans, including landscape and irrigation improvements.

- ii. Submit an Engineering Report (ER) to the City detailing recycled water usage for review and approval by the City and the State. The review process for the ER is typically 3 months. City will coordinate the State's approval of the ER.
- 5. **Final Utility Systems Map (USM):** Prior to approval of any building permits, the Utility Systems Map submitted on 1/29/2019 shall be revised into a Final USM and be submitted with the Precise Grading Plan for review and approval of Ontario Municipal Utility Company (OMUC). The Final USM shall demonstrate compliance with the "*USM Requirements*".

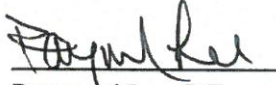
Prior to Occupancy Release/Finalizing:

- 6. 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.
- 7. 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.
- 8. Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 9. Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 10. Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



Bryan Lirley, P.E.
Principal Engineer

4/25/19
Date



Raymond Lee, P.E.
Assistant City Engineer

4/25/19
Date



CITY OF ONTARIO MEMORANDUM

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

FROM: Henry Noh, Senior Planner

DATE: March 14, 2019

SUBJECT: FILE #: PDEV19-017

Finance Acct#:

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

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

PROJECT DESCRIPTION: A Development Plan to construct one commercial building (J.P. Morgan Chase Bank) totaling 3,080 square feet on 10.06 acres of land located at 3470 East Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan (APN: 0218-412-02).

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

4/9/19

Landscape Planning Carolyn Bell Sr. Landscape Architect
 Department Signature Title Date

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

PRELIMINARY PLAN
CORRECTIONS

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Architect

4/9/19
 Date

Reviewer's Name: **Carolyn Bell, Sr Landscape Architect** Phone: **(909) 395-2237**

D.A.B. File No.: **PDEV19-017** Case Planner: **Henry Noh**

Project Name and Location:
Chase Bank
3470 E Ontario Ranch Rd
 Applicant/Representative:
Stantec Architecture, Bob Superneau
38 Technology Dr
Irvine, CA 92618

- A Preliminary Landscape Plan (dated 3/14/19) 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.**
- A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE

Civil/ Site Plans

1. Move parking stall row, curbs and walks east 3' or 4' to provide a min 5' planter at the parking row west end and min 3' planter between walkway and ATM canopy posts.
2. Move bike rack to north or east side of paved area near utility rooms on west side.
3. Add narrow 2' planters to building front east and west or columns near doors (maintain a 4' or 5' walkway) and replace paved areas at corner of building front with landscape.
4. Move accessible parking signs to new planters at front of building (see #3) or on wall instead of located in walkway. Consider bollards with an accessible logo in planters behind walkway.
5. Show any transformer set back 5' from paving all sides. Coordinate with landscape plans.
6. Show any backflow device set back 4' from paving all sides. Locate on level grade
7. Locate utilities to not conflict with required tree locations. Coordinate civil plans with landscape plans. Move waterlines (domestic and fire) out of tree island planter on west side. Locate through parking space and if in planter max. 18" from edge of paving
8. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
9. Dimension all planters to have a minimum 5' wide inside dimension.
10. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb. Not required where walkways are adjacent to parking space.
11. Add Note to Grading and Landscape Plans: Landscape areas where compaction has occurred due to grading activities and where trees or storm water infiltration areas are located shall be loosened by soil fracturing. For trees a 12'x12'x18" deep area; for storm water infiltration the entire area shall be loosened. Add the following information on the plans: The back hoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil

surface before fracturing is begun. The back hoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

12. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening.
13. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
14. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs only where parking spaces are adjacent to planters.
15. Locate trees for shade on buildings, parking lots, seating areas and paving, screen blank walls and accent trees to entries and driveways, and provide visibility to signs, windows and doors. Locate trees 50% of canopy width from walls, buildings, and existing trees.
16. Add tall shrubs where space is too narrow for trees. Coordinate with windows and blank walls
17. Coordinate on-site landscape materials with the Marketplace landscape materials.
18. Call out type of proposed irrigation system (dripline and pop up stream spray tree bubblers with PCS, NO root watering system bubblers, or sprays in less than 10' wide planters).
19. Provide shade tolerant plants for part shade north and east facing locations (change Salvia); moderate water plants ok in part shade locations.
20. Replace short lived, high maintenance or poor performing plants: Plumbago, Tecoma stans. Change Mesquite or Palo Verde for a shade tree such as Pistacia, Koelreuteria, Holly Oak, Fruitless Olive or similar.
21. Show 8' diameter of mulch only at new trees. Detail irrigation dripline outside of mulch root zone.
22. Designer or developer to provide agronomical soil testing, include report on landscape CDs
23. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis etc.) in appropriate locations.
24. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
25. 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. Fees are:

Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections per phase)	<u>\$278.00</u>
Total.....	\$1,579.00
Inspection—Field – any 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: Henry Noh, Planning Department

FROM: Douglas Sorel, Police Department

DATE: March 25, 2019

SUBJECT: PDEV19-017 – A DEVELOPMENT PLAN TO CONSTRUCT A CHASE BANK AT 3470 EAST ONTARIO RANCH ROAD

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The business shall maintain a security camera surveillance system in proper working order. Cameras should be positioned to maximize the coverage of the interior and exterior of the bank, as well as the parking lot and drive-thru lanes. Cameras should be positioned so as to provide the best possible view of patrons’ faces and clothing. Each camera shall record at a minimum resolution of 640x480 and a minimum of fifteen (15) frames per second. Recorded video will be stored for a minimum of 30 days and made available to the Police Department upon request.
- If the business intends to have security personnel, they are required to follow Ontario Municipal Code Chapter 1, Section 3-1.601-621 governing the use of private patrol system in the City of Ontario.

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



CITY OF ONTARIO

MEMORANDUM

TO: Henry Noh, Senior Planner
Planning Department

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

DATE: April 7, 2019 7

SUBJECT: PDEV19-017 - A Development Plan to construct a 3,080-square foot commercial building (J.P. Morgan Chase Bank) within a previously approved commercial shopping center on 10.06 acres of land located on the south side of Ontario Ranch Road, between New Haven Drive and Haven Avenue, at 3470 East Ontario Ranch Road, within the Retail land use district of The Avenue Specific Plan (APN: 0218-412-02).

-
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Type V
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): 3,080 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 3,080 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): B

CONDITIONS OF APPROVAL:

1.0 GENERAL

- ☒ 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov, click on "Fire Department" and then on "Standards and Forms."
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.
- ☒ 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.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-six (26) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.;

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 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.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- ☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

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.
- ☒ 5.6 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.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: March 14, 2019
SUBJECT: PDEV19-017

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

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm