



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

July 16, 2018

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

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

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-004:** A Conditional Use Permit request to construct 2,100 square foot prefabricated metal garage for property on 0.91 acres, located at 1518 West Phillips Street, within the AR-2 (Agricultural Residential) zoning district. Staff has determined that 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 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 ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-591-18); **submitted by Mr. Benigno Adeva**

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

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

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **July 12, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Maureen Duran



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

July 16, 2018

DECISION NO.: [insert #]

FILE NO.: PCUP18-004

DESCRIPTION: A Conditional Use Permit request to construct 2,100 square foot prefabricated metal garage for property on 0.91 acres, located at 1518 West Phillips Street, within the AR-2 (Agricultural Residential) zoning district. (APN: 1011-591-18); submitted by Mr. Benigno Adeva.

PART I: BACKGROUND & ANALYSIS

MR. BENIGNO ADEVA, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP18-004, 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 0.91 acres of land generally located at 1518 West Phillips Street, and is depicted in *Exhibit A: Aerial Photograph*, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Single Family Residential	Rural Residential (0 to 2 du/acre)	AR-2 (Residential Agricultural)	N/A
<i>North</i>	Single Family Residential	Rural Residential (0 to 2 du/acre)	AR-2 (Residential Agricultural)	N/A
<i>South</i>	Single Family Residential	Rural Residential (0 to 2 du/acre)	AR-2 (Residential Agricultural)	N/A
<i>East</i>	Single Family Residential	Rural Residential (0 to 2 du/acre)	AR-2 (Residential Agricultural)	N/A
<i>West</i>	Single Family Residential	Rural Residential (0 to 2 du/acre)	AR-2 (Residential Agricultural)	N/A

(2) Project Analysis:

(a) Background — The project site is comprised of a 39,639 square

Prepared: DC / 6-20-18	Reviewed: RZ / 7/9/18	Decision: [enter initial/date]
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foot (0.90 Acres) residential parcel, with an existing 2,399 square foot single family residential home. The existing single family home was built in 1977, as a single story, California ranch-style home with four bedrooms, two baths, and an attached 2-car garage. The house currently has an existing garden area, swimming pool, and a tennis court located at the rear yard of the property (**Exhibit A: Aerial Photograph**).

On January 24, 2018, the applicant filed a Conditional Use Permit application request to construct a 2,100 square foot (30'X70') detached prefabricated metal garage.

Proposed Use — The applicant is requesting to construct a 2,100 square foot (30'X70') prefabricated detached metal garage as an ancillary use to an existing single family home (**Exhibit C: Proposed Site Plan**). The proposed detached garage will be located at the rear proposed and constructed to replace the tennis court that currently exist. The proposed detached metal garage will be setback 96 feet from the rear of existing single family home and setback 54-feet from the west property line, 26-feet from the east property line, 105-feet from the rear property line, and 176-feet from the south property line. The garage will be used for parking of recreational vehicle, boats, storage, and jet skis and is not intended for the sole parking of regular vehicles. (**See Exhibit D: Proposed Garage Floor Plan**). The existing single family home on the property has an attached 2-car garage, which provides parking for the existing home.

The floor plan for the prefabricated metal garage will be 30 feet wide by 70 feet long for a total area of 2,100 square feet. Entrance to the metal garage will be provided by three (3) 16'X7' roll-up doors located on the west side of the garage and a door entrance located on the south side (**Exhibit E: Building Elevations**). The proposed garage will be accessed by a 10-foot wide driveway that is located along the eastern property line of the lot. The driveway will have direct access from Phillips Street. There will be a 26-foot wide backup area for vehicles between the east property line and the garage doors, in order to provide adequate vehicle maneuvering space.

The existing as a single story, California ranch-style home on the property has an exterior stucco finish, with a brick veneer wainscot base treatment. The proposed detached metal garage will be located behind the exiting home and not visible from Philips Street. However, staff has conditioned that the proposed garage be painted to match the existing color scheme of the main single family home (**See Exhibit E: Building Elevations**).

(b) Parking — According to the Ontario Development Code, the required parking for a single family dwelling unit is 2 spaces per unit, within a garage. Two enclosed parking spaces are provided within a garage and the proposed prefabricated metal garage can provide an additional six (6) parking spaces. The project will provide a total of eight parking spaces. With the additional parking spaces provided by the prefabricated metal garage, no parking issues are anticipated.

Table 1 - Required Parking

Dwelling Unit & Accessory Structure	Square Footage	No. of Required Parking Spaces	Parking Provided
Existing Single Family Home (Main Dwelling Unit)	2,399	2 spaces per dwelling within a garage	2 spaces within garage
Proposed Prefabricated Metal Garage (30'X70')	2,100	0	Up to 6 spaces
Total Square Footage	4,499		
Total Parking Required		2	
Total Parking Provided			8

(c) Land Use Compatibility - The Conditional Use Permit review is required to ensure that the proposed use will be consistent with all local regulations and to ensure that the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity. Pursuant to the Ontario Development Code, a Conditional Use Permit is required to construct a detached accessory structure that exceeds 650 square feet and is taller than 14 feet in height, within the AR-2 (Agricultural Residential) zoning district. The surrounding uses will not be exposed to any impacts beyond those that would normally be associated within a residential area. Furthermore, the property located to east of the project site has an existing 1,800 square foot (30'X60') garage that was constructed at the rear of the property and was legally built in July of 1996. The applicant is requesting approval to construct a similar size garage (30'X70') totaling 2,100 square feet.

The project is surrounded by single story residential homes to the east, west, and north sides. The property to the south of the project site is a two-story residential home, and located across the street from the project site (**Exhibit H: Site Photos - Continued**). The proposed prefabricated metal garage will have a building setback of 54 feet from the property to the west, 105 feet from the property to the north, 26 feet from the property to the east, and more than 176 feet from the property to the south. Staff has visited the site and believes that the proposed garage location will not create any significant issues that will affect the surrounding property owners. The property owners located to the north, east, and west of the project site do not have any habitable structures built adjacent to the proposed prefabricated metal garage. The proposed metal garage will be located 105-feet away from the single family home to the west, 75-feet away from the single family home located on the east side, and by more than 105-feet from the property to the north of the project site (**See Exhibit B: Surrounding Properties Aerial View**).

In addition, on May 15th, 2018, a Notice of Proposed Project was mailed to the surrounding neighbors (east, west, north and south) notifying them of the proposed project. This notice provided them contact information should they have any

questions regarding the proposed project or would like a community meeting to discuss the project. To date, staff has not received any phone calls or correspondence from the neighboring property owners. Therefore, staff believes that the recommended Conditions of Approval will also sufficiently mitigate any potential impacts associated with the use.

(3) Airport Land Use Compatibility Plan: This 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. Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

(4) Departmental Review: Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

(5) Public Notification: A separate notice of proposed project was mailed on May 15th, 2018, which notified the neighboring property owners regarding the proposed project, asking them if they would like a community meeting to discuss the project. The subject application was also advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

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

PART II: RECITALS

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

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

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

WHEREAS, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the

properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix; and

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

WHEREAS, on July 16th, 2018, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Denny D. Chen, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval, subject to conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

PART III: THE DECISION

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the AR-2 (Agricultural Residential) zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed prefabricated metal garage will be established consistent with the objectives and purposes, and development standards and guidelines of the AR-2

(Agricultural Residential) zoning district. The scale and intensity of the proposed detached prefabricated metal garage would be consistent with the scale and intensity of land uses intended for the AR-2 (Agricultural Residential) zoning district; and

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed detached prefabricated metal garage is located within the Agricultural Residential (0 to 2 du/ac) land use district of the Policy Plan Land Use Map, and the AR-2 (Agricultural Residential) zoning district. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan. Among some of these goals are: 1) To invest in the Growth and Evolution of the City's economy, 2) Operate in a business-like manner, 3) Compatibility between a wide range of uses, and 4) Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision; and

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The proposed detached prefabricated metal garage is located within Rural Residential (0 – 2.0 du/ac) land use district of the Policy Plan Land Use Map, and the AR-2 (Agricultural Residential) zoning district, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use is consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code. The proposed detached prefabricated metal garage structure will have a 96 foot building separation from the existing single family home and setback 54-feet from the west property line, 26-feet from the east property line, and 105-feet from the rear property line, which complies with Development Code Development Standards for AR-2 (Agricultural Residential) zoning district. In addition, the detached prefabricated metal garage structure will be designed to be compatible and complement the existing single family home; and

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The proposed project is located 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 ONT Airport Land Use Compatibility Plan (ALUCP); and

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The

City multi-departmental review of the proposed project has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located; and

(f) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Class 1 - Existing Facilities) of the State CEQA Guidelines.

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

(h) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP18-004, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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APPROVED AND ADOPTED this [insert day] day of July 2016.

Cathy Wahlstrom
Zoning Administrator

Exhibit A: Aerial Photograph



Exhibit B: Surrounding Properties Aerial View



Exhibit C: Site Plan

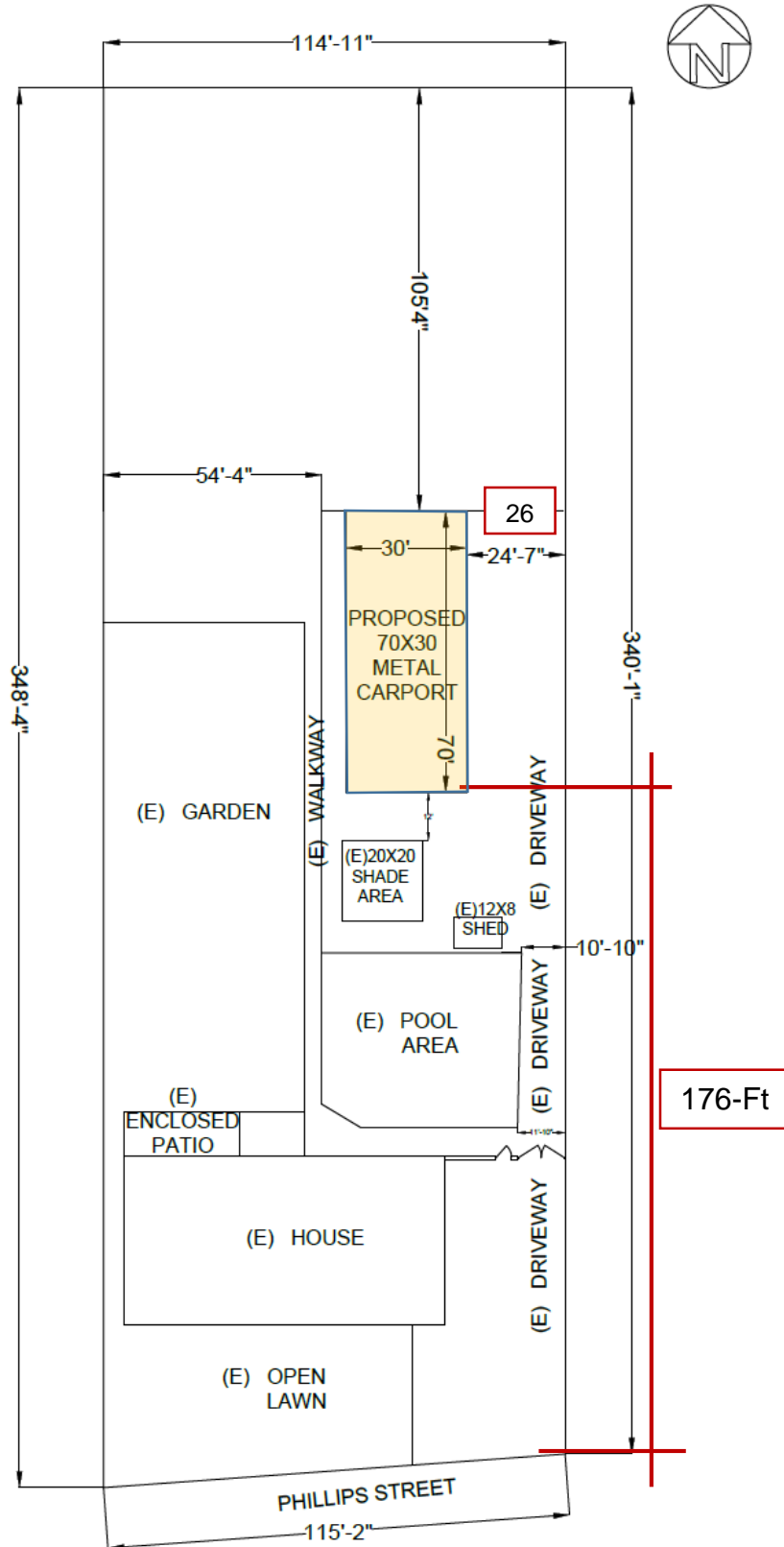


Exhibit D: Proposed Garage Floor Plan

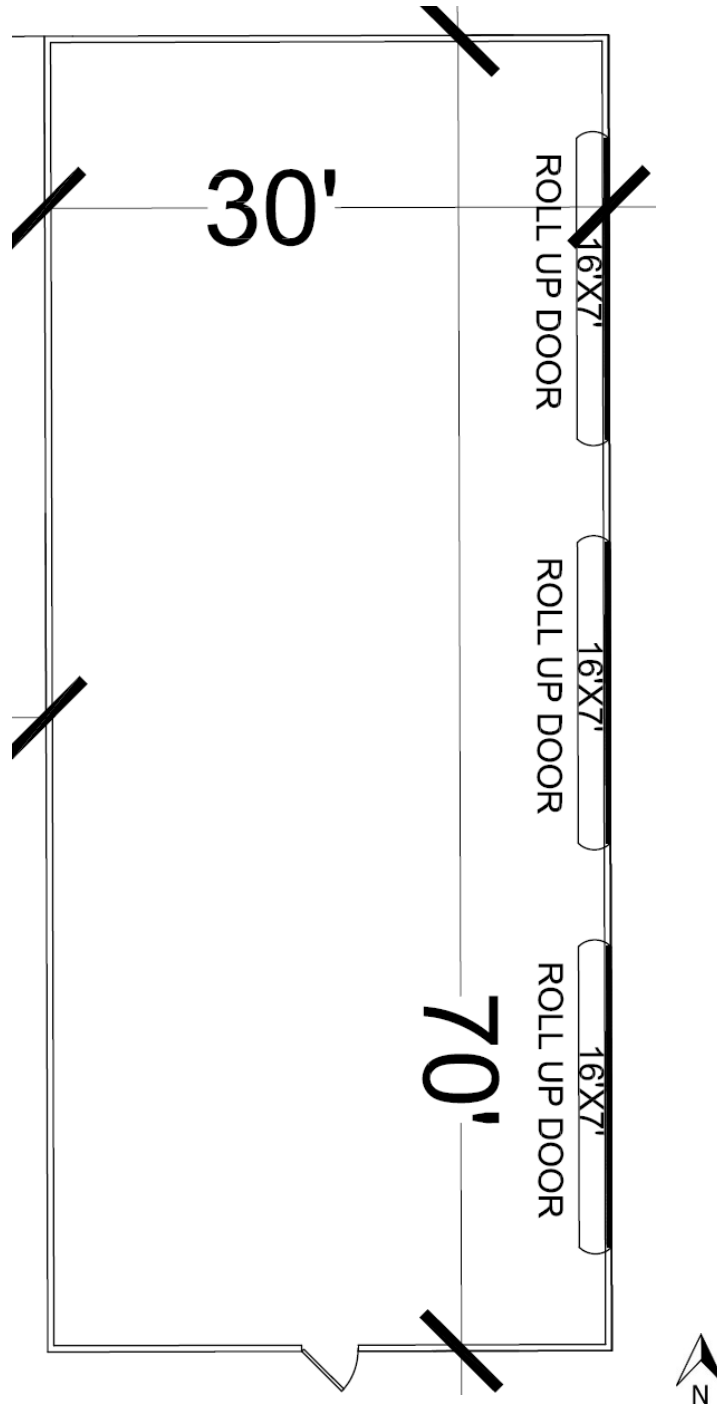
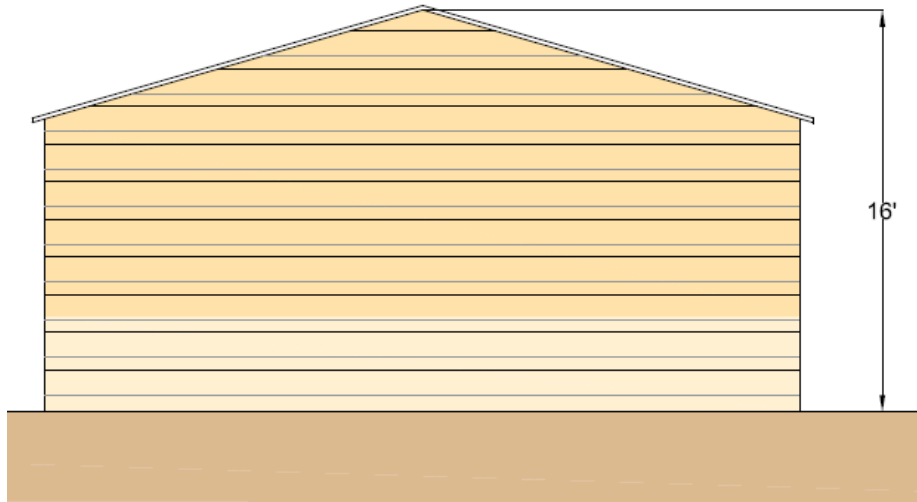
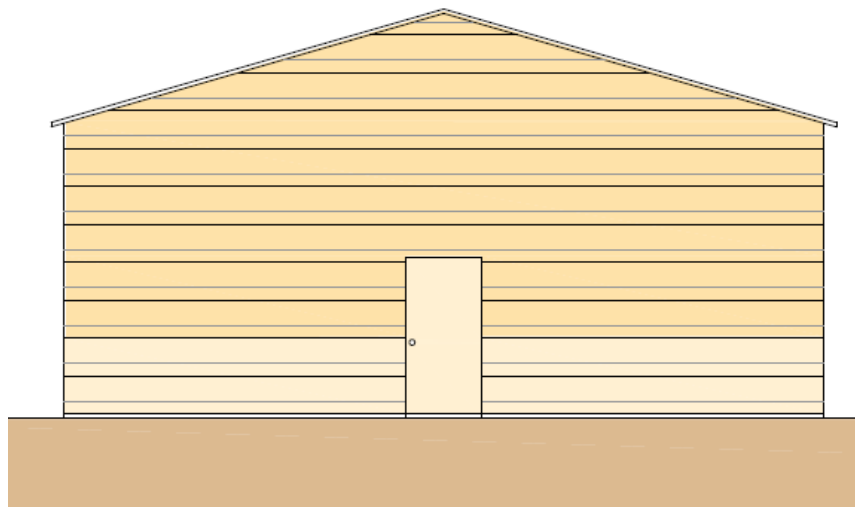


Exhibit E: Building Elevations

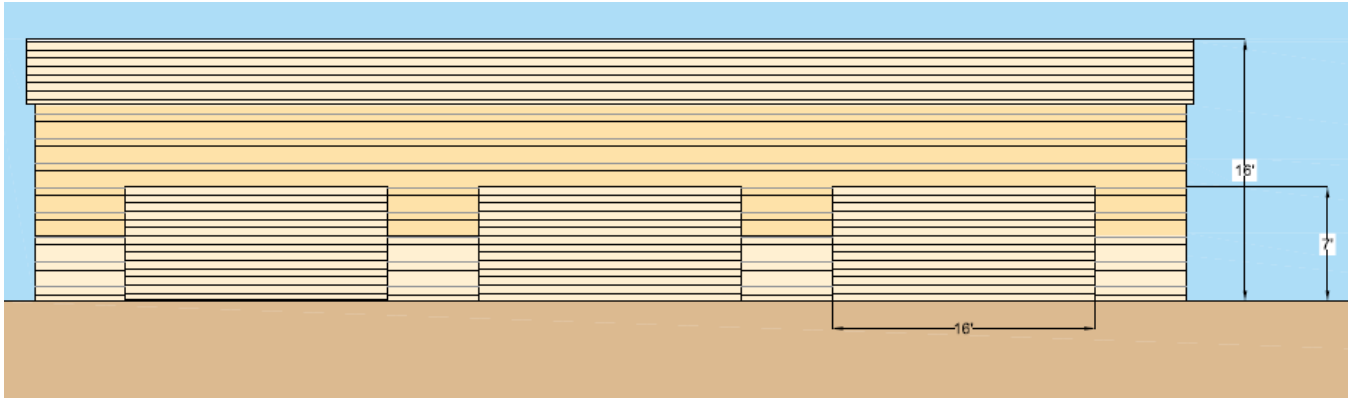


NORTH ELEVATION

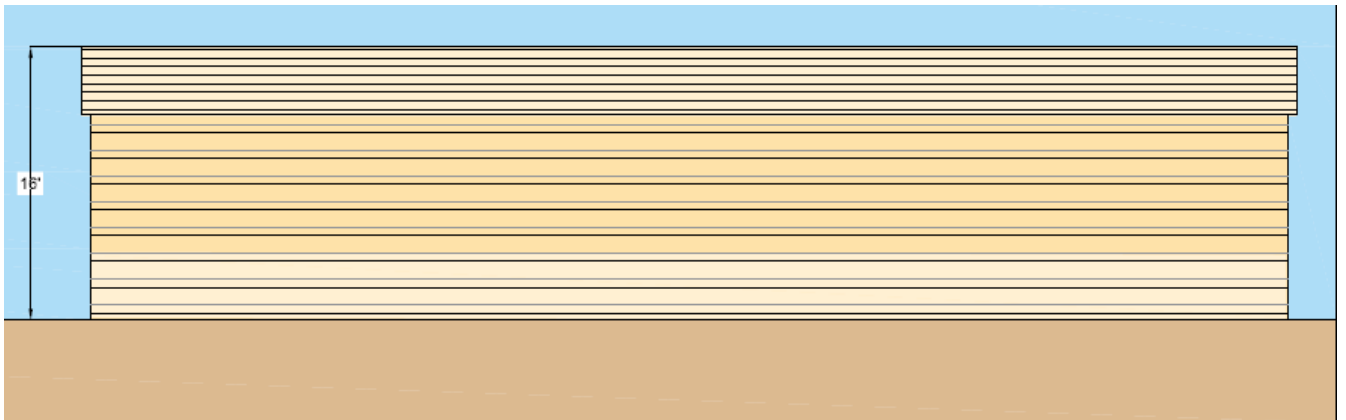


SOUTH ELEVATION

Exhibit E: Building Elevations (Continued)



EAST ELEVATION



WEST ELEVATION

Exhibit F: Site Photos



South View of Existing House – 1518 West Phillips Street



View of Existing Driveway Entry to Rear Yard

Exhibit G: Site Photos (Continued)



Rear Yard View of Existing Pool, Canopy & Shed



South View of Existing Driveway & Rear Yard

Exhibit H: Site Photos (Continued)



South View of Existing Driveway along Phillips Street



North View of the Existing Property on the South Side of Phillips Street



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: July 16, 2018

File No: PCUP18-004

Related Files: None

Project Description: A Conditional Use Permit request to construct 2,100 square foot prefabricated metal garage for property on 0.91 acres, located at 1518 West Phillips Street, within the AR-2 (Agricultural Residential) zoning district; (APN: 1049-293-18); **submitted by Mr. Benigno Adeva**

Prepared By: Denny D. Chen
Phone: 909.395.2424 (direct)
Email: dchen@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, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

1.1 Time Limits.

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

1.2 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) Use shall provide a minimum of 4 parking spaces for both, the main dwelling unit and the new ADU (Accessory Dwelling Unit).

1.3 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 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines.

1.4 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.

1.5 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee of \$50.00 dollars 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.

1.6 Additional Requirements.

(a) Plans must be reviewed by the Planning Department prior to the issuance of building permits.

(b) The prefabricated metal garage shall be painted to match the existing color scheme of the main single family home on the property. The applicant shall work with staff during the plan check process to insure that the proposed metal garage colors are compatible with the existing home. Proposed garage colors should be powder coated and not painted onto the metal surface to prevent rust.

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

DAB CONDITIONS OF APPROVAL

Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	5/7/18 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PCUP18-004 Rev 1	Related Files:	Case Planner: Denny Chen
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Project Name and Location:
Detached Metal Garage
1518 West Philips St

Applicant/Representative:
Rick Gebhardt
2000 S Grove Ave #101
Ontario, CA 91761

<input checked="" type="checkbox"/>	A site plan (dated 3/29/18) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met prior to construction and inspection.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

CONDITIONS OF APPROVAL

1. Add one street tree, (*Chitalpa tashkentensis* 24" box) per detail attached in parkway on Phillips. Locate 3' behind sidewalk and 15' from light or power pole or adjacent trees. Modify existing irrigation to provide a stream spray bubbler to new tree
2. install trees on the south and west sides, 15' from buildings and where appropriate for shade and screening such as *Quercus agrifolia*, *Tristania conferta*, *Pistachia chinensis* or similar. Convert to water efficient irrigation such as sub-surface dripline where possible and stream spray tree bubblers for new trees. See rebates at Ontariowaterwise.org

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: January 29, 2018
SUBJECT: PCUP18-004

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

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Associate Planner
Planning Department

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

DATE: February 1, 2018

SUBJECT: PCUP18-004 A Conditional Use Permit request to construct a 2,100SF, detached metal garage, located on 0.91 acres at 1518 West Phillips Street, within the AR2 (Agricultural Residential) zoning district. APN: 1011-591-18

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

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov , click on Fire Department and then on forms.



CITY OF ONTARIO

MEMORANDUM

TO: Hassan Haghani, Development Director
 Scott Murphy, Assistant Development Director (Copy of Memo only)
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, Assistant 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, Senior Planner
 Steve Wilson, Engineering/NPDES
 Robin Lucera, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department
 David Simpson, IT Department (Copy of memo only)

FROM: Denny Chen, Associate Planner

DATE: January 25, 2018

SUBJECT: FILE #: PCUP18-004

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, February 7, 2018**.

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

PROJECT DESCRIPTION: A Conditional Use Permit request to construct a 2,100 SF, detached metal garage, located on 0.91 acres at 1518 West Phillips Street, within the AR2 (Agricultural Residential) zoning district.

APN: 1011-591-18

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.

POLICE
Department

Douglas Sorel
Signature

MUNICIPALITY
ANALYST
Title

2/6/18
Date

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP18-004
 Address: 1518 West Phillips Street
 APN: 1011-591-18
 Existing Land Use: Single Family Residential Home
 Proposed Land Use: A CUP to construct a 2,100 SF detached garage
 Site Acreage: 0.91 Proposed Structure Height: 16 FT
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 3/7/2018
 CD No.: 2018-007
 PALU No.: n/a

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

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