



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

August 2, 2021

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

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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 VARIANCE REVIEW FOR FILE NO. PVAR21-003**: A Variance to deviate from the minimum Development Code standard for front building setback, from 20 FT to 10 FT, to allow the encroachment of an attached accessory dwelling unit, on 0.145 acres of land located at 950 East G Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) 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); (APN: 1048-421-20) **submitted by Magdy Armanuos.**

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

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

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **July 29, 2021**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
Administrative Assistant



# ZONING ADMINISTRATOR DECISION: HOMEOWNER VARIANCE

August 2, 2021

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

**DECISION NO.:** [insert #]

**FILE NO.:** PVAR21-003

**DESCRIPTION:** A Variance to deviate from the minimum Development Code standard for front building setback, from 20 FT to 10 FT, to allow the encroachment of an attached Accessory Dwelling Unit (“ADU”) on 0.145-acre of land located at 950 East G Street, within the LDR-5 (Low Density Residential (2.1 to 5.0 du/ac) zoning district; (APN: 1048-421-20). **submitted by Magdy Armanuos**

## PART 1: BACKGROUND & ANALYSIS

MAGDY ARMANUOS, (herein after referred to as “Applicant”) has filed an application requesting approval of a Variance, File No. PVAR21-003, as described in the subject of this Decision (herein after referred to as “Application” or “Project”).

**PROJECT SETTING:** The Project site is comprised of 0.145-acre of land located at 950 East G- -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:

	Existing Land Use	General Plan Designation	Zoning Designation
Site:	Single-Family Residence	Low Density Residential	LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac)
North:	Single-Family Residence	Low Density Residential	LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac)
South:	Single-Family Residence	Low Density Residential	LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac)
East:	Single-Family Residence	Low Density Residential	LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac)
West:	Single-Family Residence	Low Density Residential	LDR-5 (Low Density Residential - 2.1 to 5.0 du/du)

## PROJECT ANALYSIS:

- (1) **Background** — The Project site initially developed in 1959 with a 1,628-square-foot single-family residence with an attached one-car garage. In May 2015, the dwelling was improved to increase its size to 1,764 square feet. The improvements consisted of the construction of a new 2 car attached garage (380 square feet) and converting the then 273-square-foot one-car garage into a living room and utility room, and enlarging the existing bathroom by 35 square feet.

On March 31, 2021, the Applicant submitted a Building Permit application to construct a 367.5-square-foot addition to an existing 380-square-foot 2-car garage, to construct a

Prepared: RM 7/21/2021	Reviewed: CM 7/28/2021	Decision: [enter initial/date]
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747.5 square foot attached Accessory Dwelling Unit ("ADU"). On May 3, 2021, the Planning Department reviewed the Application and forwarded completeness comments to the Applicant regarding ADU development standards. These completeness comments addressed general zoning information, lot development standards, and architecture design standards applicable to the Project.

On May 17, 2021, the Applicant submitted a Homeowner Variance application requesting a reduction in the minimum front building setback from 20 feet to 10 feet, to accommodate the proposed attached ADU.

- (2) Site Design/Building Layout — The Project site has a rectangular shaped configuration, with a lot width of 63 feet and a lot depth of 100 feet, as depicted in *Exhibit B: Site Plan*, attached. The site is developed with a 1,764 square foot one-story single-family residence and 380 square foot attached garage. The proposed ADU will have an overall building height of 15 feet and contain two bedrooms, living area, family room, kitchen, and one bathroom. The proposed ADU will be attached to the front of the existing residence and will have its entrance on the west side of the building (see *Exhibit C: Floor Plan*, attached).

To ensure that the conceptual site plan and floor plan provided to the Zoning Administrator is reflected in the Building Permit plans, conditions of approval require that any deviation from the conceptual design shall require Planning Director review and approval.

- (3) Architecture — The proposed ADU is designed to complement the architectural style of the existing home's exterior colors, stucco finish, roof, window style, and trim (see *Exhibit D: Elevations*, attached).
- (4) Site Access/Circulation — Access to the ADU will be taken from the west side of the proposed unit depicted in *Exhibit C: Floor Plan*.
- (5) Parking — The ADU is located within one-half mile walking distance of public transit and does not, therefore, require off-street parking. The Applicant will not be required to construct a new 2-car garage due to the garage conversion; however, the property does have a 23-foot-wide driveway that provides ample width for the parking of 2 vehicles on-site.
- (6) Variance — The Applicant has applied Development Code standards to the Project site, but a reduced front yard depth severely limits the placement of the ADU. Pursuant to the City's Development Code, lots within the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district require a minimum 20-foot front yard building setback from collector streets (G Street). Generally, the implementation of a 20-foot front setback is applied to lots that are minimum 7,200 square feet in area. The Project site is approximately 6,300 square feet in area, well below the typical standard for lots in the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district, resulting in a substandard lot depth.

The inconsistent lot size (reduced lot area and reduced lot depth) was due to the planned widening of G Street, which fixed a dedication to the subject site to accommodate the future street widening project. As of July 2021, the City has no current plans in place to widen G Street.

The Development Code also requires Accessory Dwelling Units to be complementary with the character of the surrounding neighborhood in which they are proposed in terms of height, setbacks, general architectural style, and use of exterior finish materials. The existing neighborhood consists of housing developed in the 1950s and 1960s that has an average front yard setback of 20 feet, which was consistent with the previous R-1 zoning district and Development Code standards. The Project's proposed front and side yard setbacks will be consistent with the existing surrounding development and the strict and literal interpretation of the Development Code would deprive the Applicant of privileges enjoyed by the surrounding property owners.

Staff believes that the Variance request is consistent with Policy Plan Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve The Ontario Plan Vision. For these reasons, staff supports granting the variance request.

- (7) Conclusion— Staff believes that the recommended conditions of approval will sufficiently mitigate any potential impacts that may be associated with the proposed use. Additionally, the proposed use will not expose the surrounding residences to any impacts beyond those that would normally be associated with any other residential use similarly permitted within the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district.

**AIRPORT LAND USE COMPATIBILITY PLAN:** This Project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

**DEPARTMENTAL REVIEW:** Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the Application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

**PUBLIC NOTIFICATION:** The subject Application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

**CORRESPONDENCE:** As of the preparation of this Decision, Planning Department staff has received verbal communication from one property owner surrounding the Project site requesting information regarding the City of Ontario's Quiet Home Program.

## **PART 2: RECITALS**

WHEREAS, the City of Ontario has received a request for Variance approval as described in Part A, above; and

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

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Homeowner Variances; 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 Variance, and no comments were received opposing the proposed use; and

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

WHEREAS, the proposed Project is located within the Airport Influence Area of Ontario International Airport and the facts and information contained in the Application and supporting documentation have been reviewed against the ALUCP compatibility factors, including noise, safety, airspace protection, and overflight impacts of current and future airport activity, and as a result of the review, the proposed Project has been determined to be consistent with the ALUCP policies and criteria; and

WHEREAS, on August 2, 2021, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) [insert planner name and title], presented the staff report on the proposed use, indicating the staff recommendation of approval. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

### **PART 3: THE DECISION**

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Zoning Administrator, the Zoning Administrator finds as follows:

(1) The Project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) of the CEQA Guidelines, which consists of minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.

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

(3) The determination of CEQA exemption reflects the independent judgment of the Zoning Administrator.

SECTION 2: 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 Zoning Administrator 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 Zoning Administrator, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this Decision, [2] the oral information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes as follows:

(1) ***The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the Development Code.*** The Policy Plans encourages a diversity of types of quality housing that are affordable to a range of household incomes levels, accommodate changing demographics, and reinforce the economic sustainability of Ontario. As such, the Development Codes allows for additions of ADU's to be constructed on traditional single-family properties within the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district. A strict or literal interpretation of the Development Code would limit the ability to construct an ADU on the subject site or would result in a constructed ADU of an inferior design.

(2) **There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district.** The existing parcel is subject to a decreased front property line setback due to a street dedication for a proposed street widening project for which there are no current plans to implement; therefore, affecting the property owner's ability to have a greater front yard property area that extends to the public right-of-way that many properties in the surrounding neighborhood currently enjoy. Pursuant to the City's Development Code standards for Traditional Single-Family Development in the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district, the implementation of a 20-foot front building setback is generally applied to lots that are minimum 7,200 square feet in area. The Project site is an approximate 6,300 square feet, well below the typical standard for lots in the Low Density Residential (2.1 –5.0 DU/Acre) zoning district.

(3) **The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.** The requested relief from the front building setback will allow for greater design flexibility and will serve to equalize development rights between the Applicant and owners of property in the same zoning district, located within the area of the Project site.

(4) **The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.** A thorough review and analysis of the proposed Variance and its potential to adversely impact properties surrounding the subject site was completed by staff. As a result of this review, certain design considerations will be incorporated into the Project as conditions of approval, to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, and intensified landscape elements.

(5) **The proposed Minor Variance 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 the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.** The proposed Project is located with the Low-Density (2.1-5.0 du/ac) land use district of the Policy Plan Land Use Map, and the LDR-5 (Low Density Residential - 2.1 to 5.0 du/ac) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

**SECTION 4: Zoning Administrator Action.** Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as "Attachment A" of this Decision and incorporated herein by this reference.

**SECTION 5: Indemnification.** The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**SECTION 6: Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of

Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario. The records are available for inspection by any interested person, upon request.

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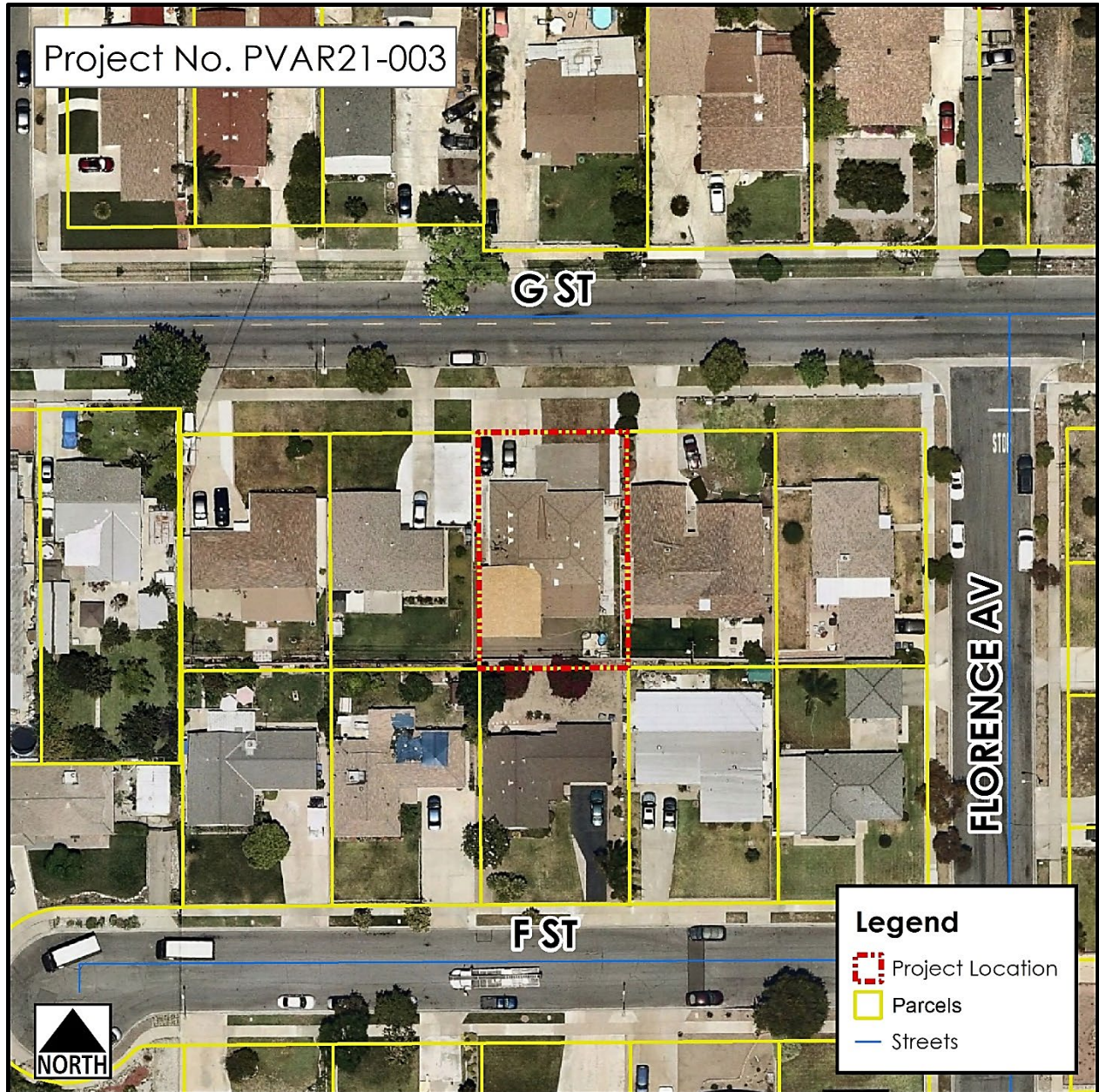
APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Rudy Zeledon  
Zoning Administrator



**Exhibit A: AERIAL PHOTOGRAPH**



**Exhibit B: SITE PLAN**

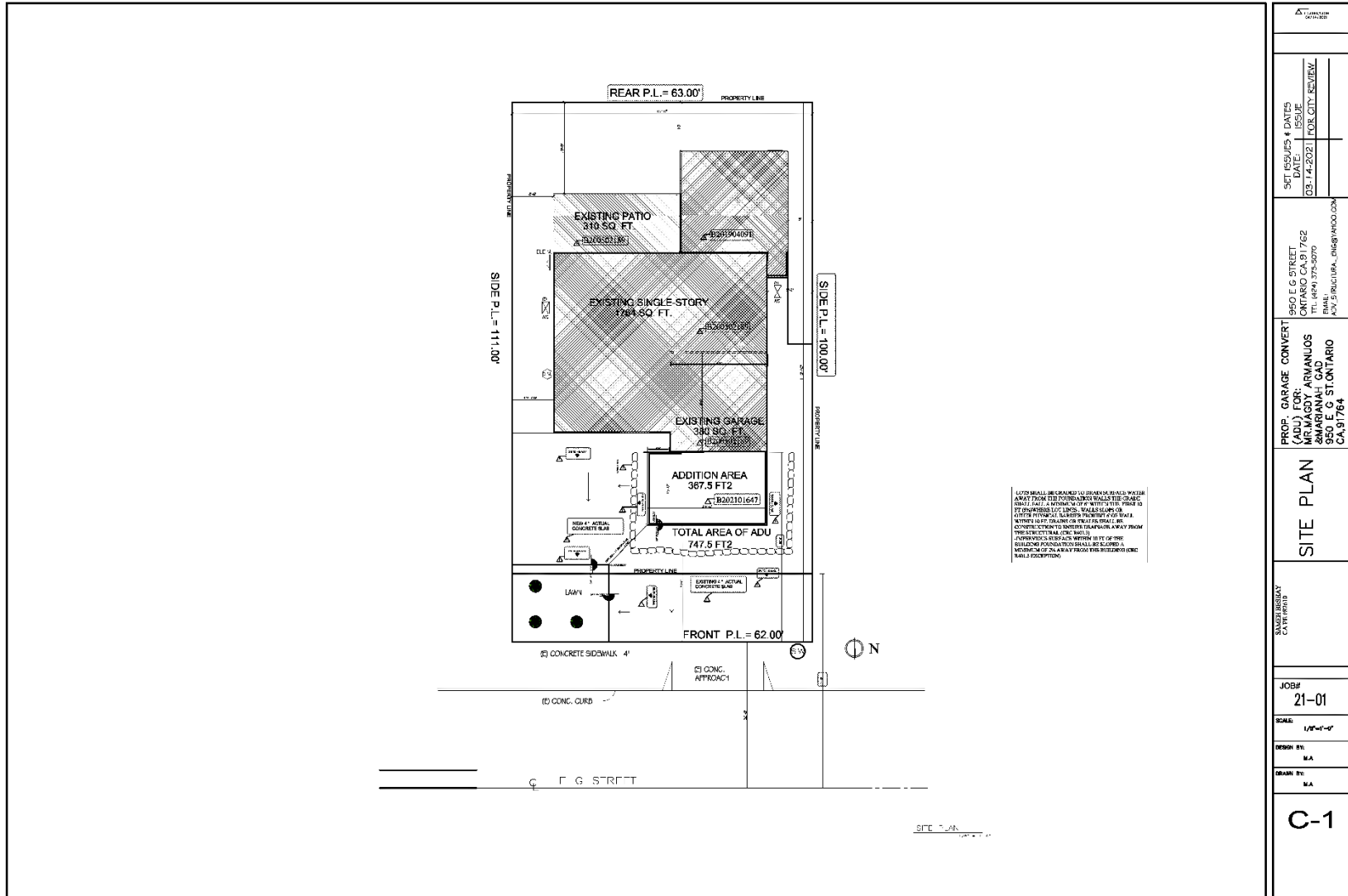
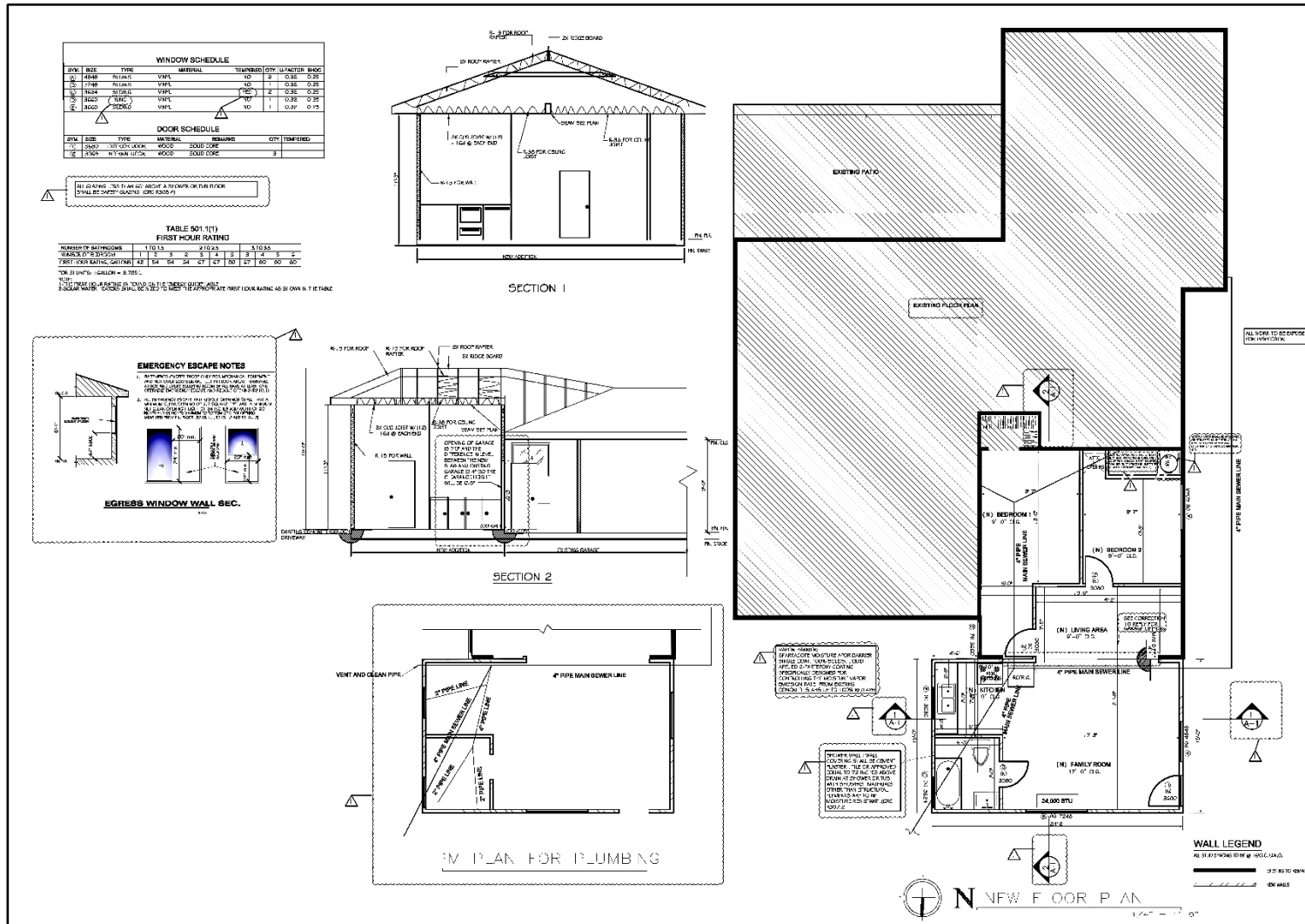


Exhibit C: FLOOR PLAN



F.C. CORRECTION  
04/14/2021

SET ISSUES & DATES  
DATE: ISSUE  
03-14-2021 FOX CITY REVIEW

950 E C STREET  
ONTARIO 91764  
TEL: (416) 875-5070  
EMAIL: ADV. STRUCTURAL.DWG@FWDO.COM

PROP. GARAGE  
CONVERT (ADU) FOR:  
MR. MAGDY ARMANUOS  
& MARIANAH GAD  
950 E C ST. ONTARIO  
CA 91764

PROPOSED  
FLOOR PLAN

SANJEEV BESHAY  
CA PE#867610

JOB#  
21-01

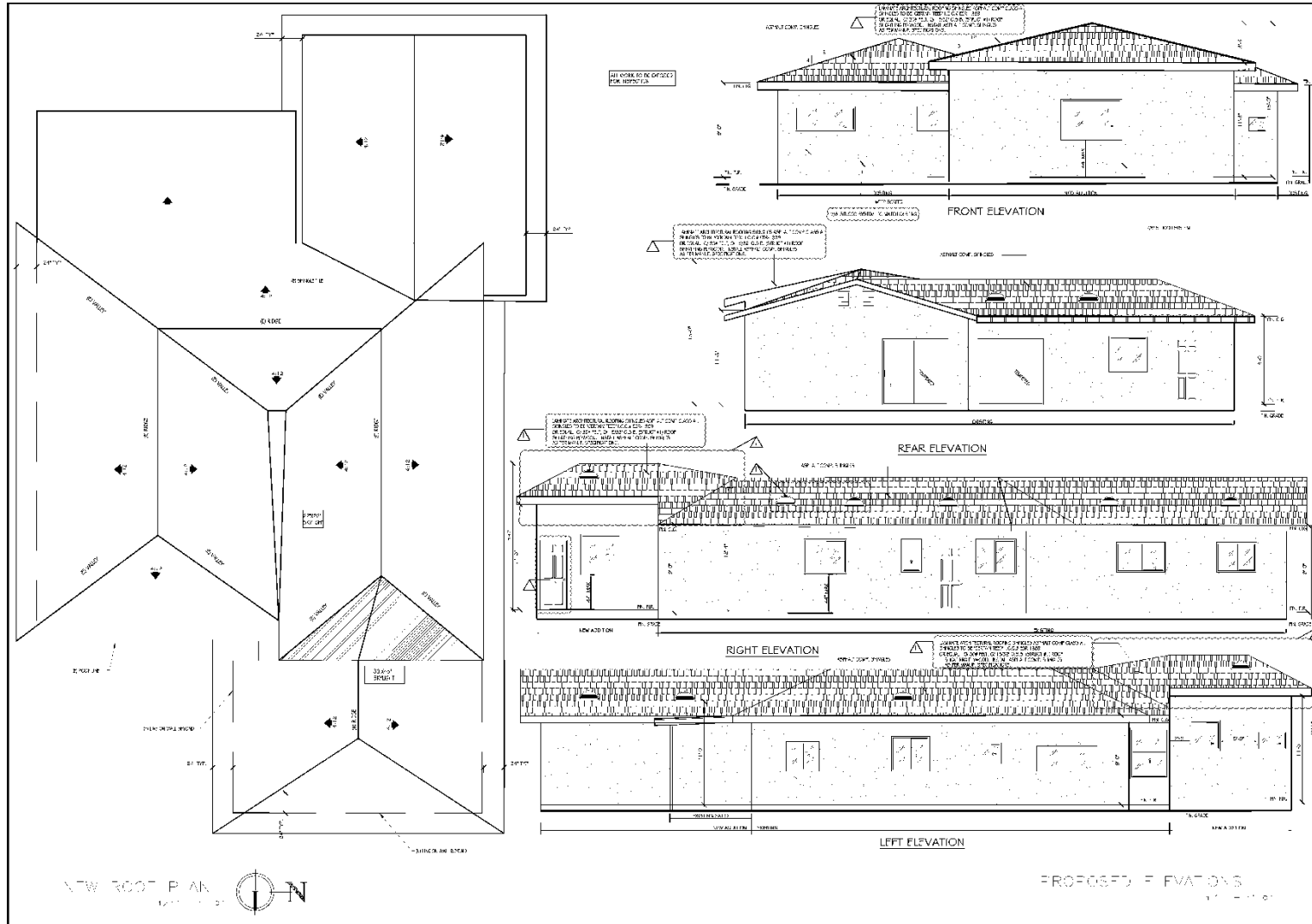
DATE: 1/21/21

DRAWN BY: MA

SCALE: 1/4" = 1'-0"

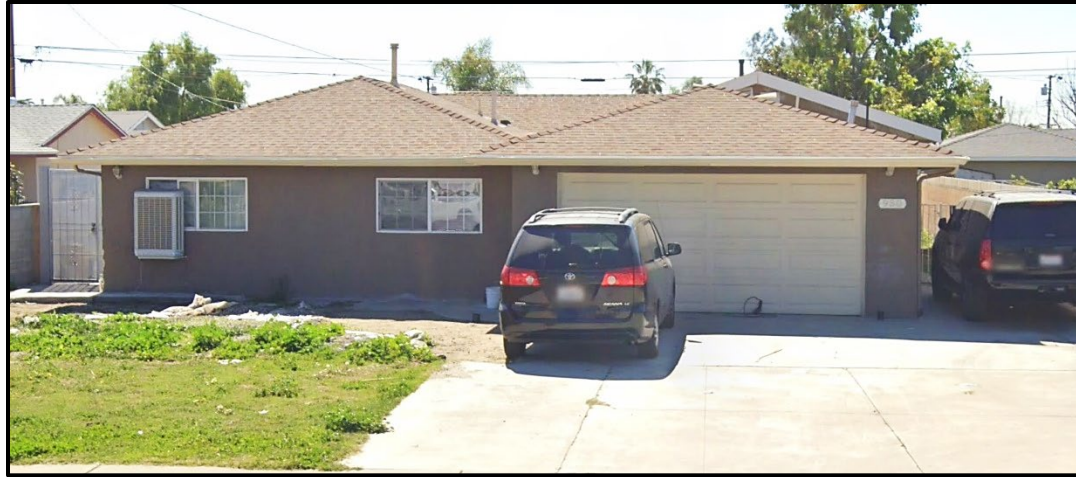
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**Exhibit D: ELEVATIONS**

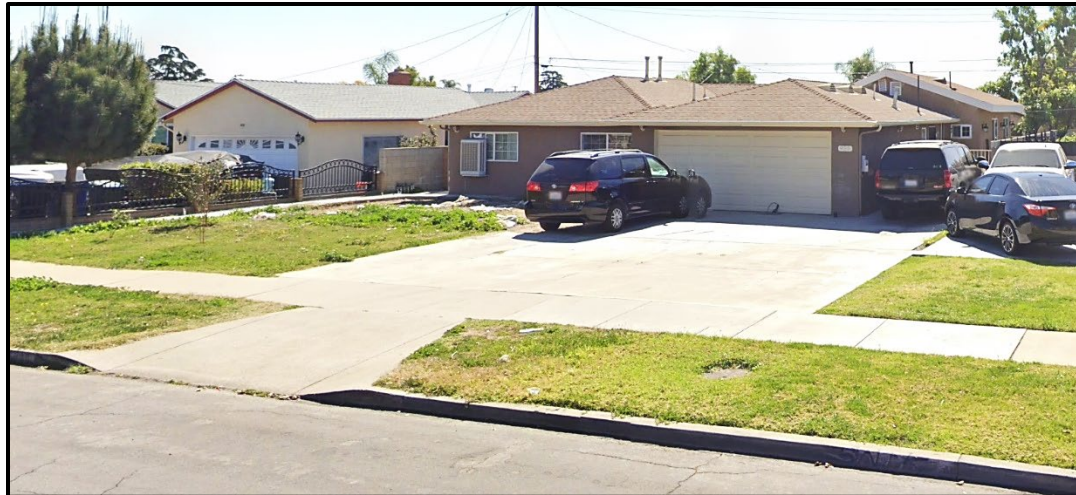


PROJECTION 04/14/2021	
SET ISSUES & DATES DATE: 11/20/20 03-14-2021 FOR CITY REVIEW	
950 E G STREET ONTARIO, CA 91764 TEL: 424-275-2070 UMAPL: ADV_ARCHITECTURAL_FIRM@YAHOO.COM	
PROF. GARAGE CONVERT (ADU) FOR: MR. MAGDY ARMANIOS & MARIANAH GAD 950 E G ST ONTARIO CA 91764	
PROPOSED ROOF PLAN & EXTERIOR ELEVATIONS	
SAMEH BISHAY CA PE 487610	
JOB# 21-01	
SCALE 1/4" = 1'-0"	
DESIGN BY SA	
DRAWN BY SA	
<b>A-2.1</b>	

***Exhibit E: SITE PHOTOS***



**Street View**



**Northwest View**

## **Attachment A: Department Reports (Conditions of Approval)**

*(Department Reports containing 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***

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**Meeting Date:** August 2, 2021

**File No:** PVAR21-003

**Related Files:** B202101647

**Project Description:** A Variance to deviate from the minimum Development Code standard for front building setback, from 20 FT to 10 FT, in conjunction with the construction of a room addition, on 0.145-acre of land located at 950 East G Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) zoning district; (APN: 1048-421-20) **submitted by Magdy Armanuos.**

**Prepared By:** Robert Morales, Assistant Planner/ Lorena Mejia, Senior Planner  
Phone: 909.395.2432 / 909.395.2276  
Email: Rmorales@ontarioca.gov / lmejia@ontarioca.gov

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

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

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

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

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

**2.3** Landscaping.

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

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

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

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

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

**2.5** Parking, Circulation and Access.

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

**2.6** Environmental Review.

(a) The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) of the CEQA Guidelines, which includes minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.

**2.7** 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 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.

**2.8** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption (NOE) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). 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.



**2.9** Additional Requirements.

(a) All corrections and/or recommendations from all other commenting City agencies and departments shall be complied with.

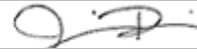
(b) All exterior air conditioning equipment and all appurtenances thereto, shall be located out of view from a public street, or adequately screened by landscaping and/or decorative low garden walls.

(c) Building Permit plans shall reflect the conceptual site plan and floor plan provided to the Zoning Administrator. Any deviations from the conceptual design shall require Planning Director review and approval.

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

**CONDITIONS OF APPROVAL**

Sign Off



06/30/21

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name:

**Jamie Richardson, Sr. Landscape Planner**

Phone:

**(909) 395-2615**

D.A.B. File No.:

PVAR21-003

Case Planner:

Jose Jara

Project Name and Location:

Variance to deviate from 20' to 10' front setback  
 950 East G Street

Applicant/Representative:

Magdy Armanous  
 950 E G Street  
 Ontario, CA 91764



**A Preliminary Plan (dated 6/4/21) 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 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.**

Landscape construction plans with plan check number may be emailed to:

[landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)

1. Submit a landscape plan with the Tenant Improvement (B202101647).
2. Provide a minimum 3' wide landscape planter with permanent irrigation, along the front of the new addition.
3. Note: Landscaped areas shall be permanently maintained by the homeowner.
4. Street trees are required; approved street tree is Fraxinus a. oxycarpa 24"-box tree, spaced 1 every 25'-30'. Two trees are required for this project one on either side of the drive.
5. Landscape renovations shall include a weather-based controller with weather sensor and system tune up to prevent any overspray or run off and meet MWEL0 requirements.
6. Repair or replace any missing irrigation components to match.
7. Repair irrigation to prevent any runoff or overspray on to paving.
8. Front yard shall be restored to meet city code. Remove expanse of concrete on either side of the driveway. Install landscaped with permanent irrigation system. OK to keep an access drive on the side yard however concrete shall be reduced to 5' and not exceed 6' in front of the new structure.
9. 55% of front yard must be living vegetation. Consider low water-use groundcover such as blue chalk sticks or rosemary.
10. Contact this department for inspection when construction is completed.
11. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>



# CITY OF ONTARIO

## MEMORANDUM

David

TO: Scott Murphy, Community Development Director  
Rudy Zeledon, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Matt Montieth, Building Department  
Raymond Lee, Engineering Department  
Jamie Richardson, Landscape Planning Division  
Dennis Mejia, Municipal Utility Company  
Gabriel Gutierrez, Police Department  
Mike Gerken, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department

FROM: Jose Jara, Administrative Intern

DATE: June 04, 2021

SUBJECT: FILE #: PVAR21-003 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 Variance to deviate from the minimum Development Code standard for front building setback, from 20 FT to 15 FT, in conjunction with the construction of a room addition, on 0.145 acres of land located at 950 East G Street, within the Low Density Residential (2.1 – 5.0 du/ac) zoning district (APN: 1048-421-20). Related File: B202101647.

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

ENGINEERING-LAND

Department

Signature

ENGINEERING  
ASSISTANT

Title

6.21.2021

Date



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director  
Rudy Zeledon, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Matt Montieth, Building Department  
Raymond Lee, Engineering Department  
Jamie Richardson, Landscape Planning Division  
Dennis Mejia, Municipal Utility Company  
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env.eng      *Olivia Coul*      eng.asst.      6/21/21  
Department      Signature      Title      Date



# CITY OF ONTARIO

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ENG./  
TRAF.  
Department

Signature

ENG.  
ASST.  
Title

6/29/21  
Date

**From:** [Heather A. Young](#)  
**To:** [Jose L. Jara](#); [David Zurita](#)  
**Cc:** [Dennis Mejia](#); [Peter Tuan M. Tran](#); [Ivan Sanchez](#); [Danielle D. Guevara](#)  
**Subject:** PVAR21-003 DPR1 (#7691)  
**Date:** Wednesday, June 16, 2021 5:05:16 PM  
**Attachments:** [image001.jpg](#)

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Jose & David,

Regarding: PVAR21-003 - DPR1 - 950 East G Street - Utilities Comments (#7691)

**NOTE: The Ontario Municipal Utilities Company (OMUC) has no comment on this submittal.**

Let me know if you have any questions.

Thank you,

*Heather Young*

Assistant Engineer



1425 S. Bon View Avenue, Ontario, CA 91761  
Tel: (909) 395-2600 ext. 2646 | Fax: (909) 395-2601  
Email: [hyoung@ontarioca.gov](mailto:hyoung@ontarioca.gov) | Website: [www.ontarioca.gov/omuc](http://www.ontarioca.gov/omuc)