



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

May 6, 2019

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. PCUP18-040**: A Conditional Use Permit to establish a 5,900-square foot preschool on 2.78 acres of land located at 602 North Virginia Avenue, within the MDR18 (Medium Density Residential-11.1 to 18 DU/Acre) and MDR11 (Medium Density Residential-5.1 to 11 DU/Acre) zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP). (APNs: 1048-451-51, 1048-451-49 & 1048-451-32) **Submitted by Truth Preschool Academy.**

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 **May 2, 2019**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

May 6, 2019

DECISION NO.: [insert #]

FILE NO.: PCUP18-040

DESCRIPTION: A Conditional Use Permit to establish a 5,900-square foot preschool on 2.78 acres of land located at 602 North Virginia Avenue, within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DU/Acre) and MDR-11 (Medium Density Residential - 5.1 to 11.0 DU/Acre) zoning districts (APNs: 1048-451-51, 1048-451-49 & 1048-451-32); submitted by Truth Preschool Academy

PART I: BACKGROUND & ANALYSIS

TRUTH PRESCHOOL ACADEMY, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP18-040, 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 2.78 acres of land located at 602 North Virginia Avenue, and is depicted in **Exhibit A: Aerial Photograph**, attached. The project site is abutted by public streets on three sides, including G Street to the north, Virginia Avenue to the west, and Flora Street to the south. Additionally, there are three existing driveways providing vehicular access into the project site, including a primary site access from G Street and two secondary accesses from Virginia Avenue. 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>	Truth Church	MDR (Medium Density Residential)	MDR-18 (11.1 to 18.0 DU/acre)	N/A
<i>North</i>	Single Family Residential Homes	LMDR (Low Medium Density Residential)	MDR-11 (5.1 to 11.0 DU/acre)	N/A
<i>South</i>	Multi-Family Residential Units	MDR (Medium Density Residential)	MDR-18 (11.1 to 18.0 DU/acre)	N/A
<i>East</i>	Multi-Family Residential Units	MDR (Medium Density Residential)	MDR-18 (11.1 to 18.0 DU/acre)	N/A
<i>West</i>	Multi-Family Residential Units	MDR (Medium Density Residential)	MDR-18 (11.1 to 18.0 DU/acre)	N/A

Prepared: DC 4/11/2019 Reviewed: CM 4/23/19 Decision: [enter initial/date]

(2) Project Analysis:

(a) Background — The 8,000-square foot United Pentecostal Church was established on the project site in 1970. On June 13, 1978, the Pentecostal Church received approval to operate a child day care facility (File No. 1627-CUP) within the two original church structures. Currently, the Pentecostal Church has been converted to Sunday School classrooms and is no longer used for church assembly (**see Exhibit B – Site Plan**).

In 1999, a new 14,000 square foot church addition was approved by the City of Ontario. The addition included a new sanctuary area (7,000 sq. ft.), a multi-purpose room (5,900 sq. ft.), and new church offices (1,100 sq. ft.). This became the church's main assembly area, where all Sunday and church related meetings are conducted. On May 2008, the church changed its name to Calvary Apostolic Tabernacle, Inc., also known as Truth Church of Southern California. The proposed Conditional Use Permit (File No. PCUP18-040) will supersede the previously approved Conditional Use Permit (File No. 1627-CUP).

(b) Proposed Use — The applicant is requesting to utilize an existing 5,900 square foot multi-purpose room for preschool services. The multi-purpose room is located on the west side of the church building and south of the existing 1,100-square foot office, and was previously used as a gymnasium (**see Exhibit B – Site Plan**).

The proposed preschool operation will include use of the following (**see Exhibit D – Floor Plan & Exhibit I - Site Photos**):

- 11 tables
- 60 chairs
- 2 book shelves
- 2 restrooms
- 1 storage room
- 1 kitchen

Additionally, the pre-school will provide a 3,000-square foot outdoor playground area located at the northwest corner of the project site (southeast corner of G Street and Virginia Avenue). The playground property is currently landscaped with trees and grass.

Adults will drop-off and pick-up children at a drop-off/pick-up area located on the southwest side of the church (**see Exhibit B – Site Plan**). Vehicular access will be provided through two existing driveways located along the northwest and southwest sides of Virginia Avenue (**see Exhibit G - Site Photos**).

The applicant is proposing to provide preschool and child care services to 60 students from ages 2 to 6 years old. The proposed preschool hours of operation will be 6:00 a.m. to 6:00 p.m., Monday through Friday, and will be staffed with 6 full-time

employees. The purpose of the preschool program is to provide early childhood education and care for children, and help them develop a range of skills that make them ready to learn when they start elementary school. One of the primary goals of the proposed preschool program is to help children acquire skills and to prepare children more efficiently for reading and math instruction in elementary school.

The applicant is proposing to enclose the playground area with a 6-foot tall decorative wrought iron fence, which will be located 5 feet behind the property line, along the property's north, west, and south sides (**see Exhibit F - Site Photos**). Entrance to the playground area will be provided through a single gate located along the south side of playground. The playground area will include the following (**see Exhibit E – Proposed Playground Area**):

- 2-Playhouses
- 1-Plastic slide
- 4-Picnic tables with umbrellas
- 1-Climber with a slide

(c) Parking— Per the Ontario Development Code, the required parking for the project site is 148 parking spaces (18-preschool and 130-church). The proposed project will provide 134 parking spaces. The required parking was calculated based on parking ratios on Table 1 below (**see Table 1 – Required Parking**):

Table 1 – Required Parking

Proposed & Existing Uses	No. of Required Parking Spaces	Parking Provided
Child Day Care/Preschool (0.2 Spaces per child & One space per employee)	18	134
Existing Religious Assembly	130 (Required as of 1999 / Church Addition)	134
Total	148	134

Although the required number of parking spaces totals 148, the proposed preschool will only utilize 18 parking spaces on Monday through Friday. The preschool will operate during the Church's off peak hours. The Church provides regular services Deon Sundays, at 10:00 a.m. and 6:30 p.m., and Wednesday evenings, at 7:30 p.m. Regular church services will not take place during the proposed preschool hours; therefore, no parking issues are anticipated.

(d) **Land Use Compatibility** – A Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. The project site is located within a predominantly residential area, comprised of single family homes and apartment units.

Staff believes that the recommended Conditions of Approval will sufficiently mitigate any potential impacts that may be associated with the proposed use. Additionally, the nearby residents will not be exposed to any impacts resulting from the preschool use beyond those that would normally be associated with any other use within the surrounding area.

(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:** 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.

(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 May 6, 2019, 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 Development Code and zoning district within which the site is located. The proposed preschool will be located at 602 North Virginia Avenue,

within the MDR-18 (Medium Density Residential - 11.1 to 18.0 DU/Acre) and the MDR-11 (Medium Density Residential - 5.1 to 11.0 DU/Acre) zoning districts. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and development standards and guidelines of the MDR-18 and MDR-11 zoning districts. Furthermore, the scale and intensity of the proposed preschool would be consistent with the scale and intensity of land uses intended for the MDR-11 and MDR-18 zoning districts; 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 preschool will be located within the Medium Density Residential (11.1 to 25.0 DU/acre) land use district of the Policy Plan Land Use Map, and the (Medium Density Residential - 5.1 to 11.0 DU/Acre) zoning districts. The proposed land use will be established, operated and maintained, and 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. 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 preschool will be located within the Medium Density Residential (11.1 to 25.0 DU/Acre) land use district of the Policy Plan Land Use Map, and the (Medium Density Residential - 5.1 to 11.0 DU/Acre) zoning districts, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed preschool is consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code. The proposed preschool is a conditionally permitted use within the MDR-18 and MDR-11 zoning districts, and will be operated and maintained with the objectives and requirements of the Development Code; 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. PCUP18-040, subject to the conditions of approval attached hereto and incorporated herein by this reference.

APPROVED AND ADOPTED this 6th day of May 2019.

Zoning Administrator

Exhibit A: Aerial Photograph



Exhibit B: Site Plan

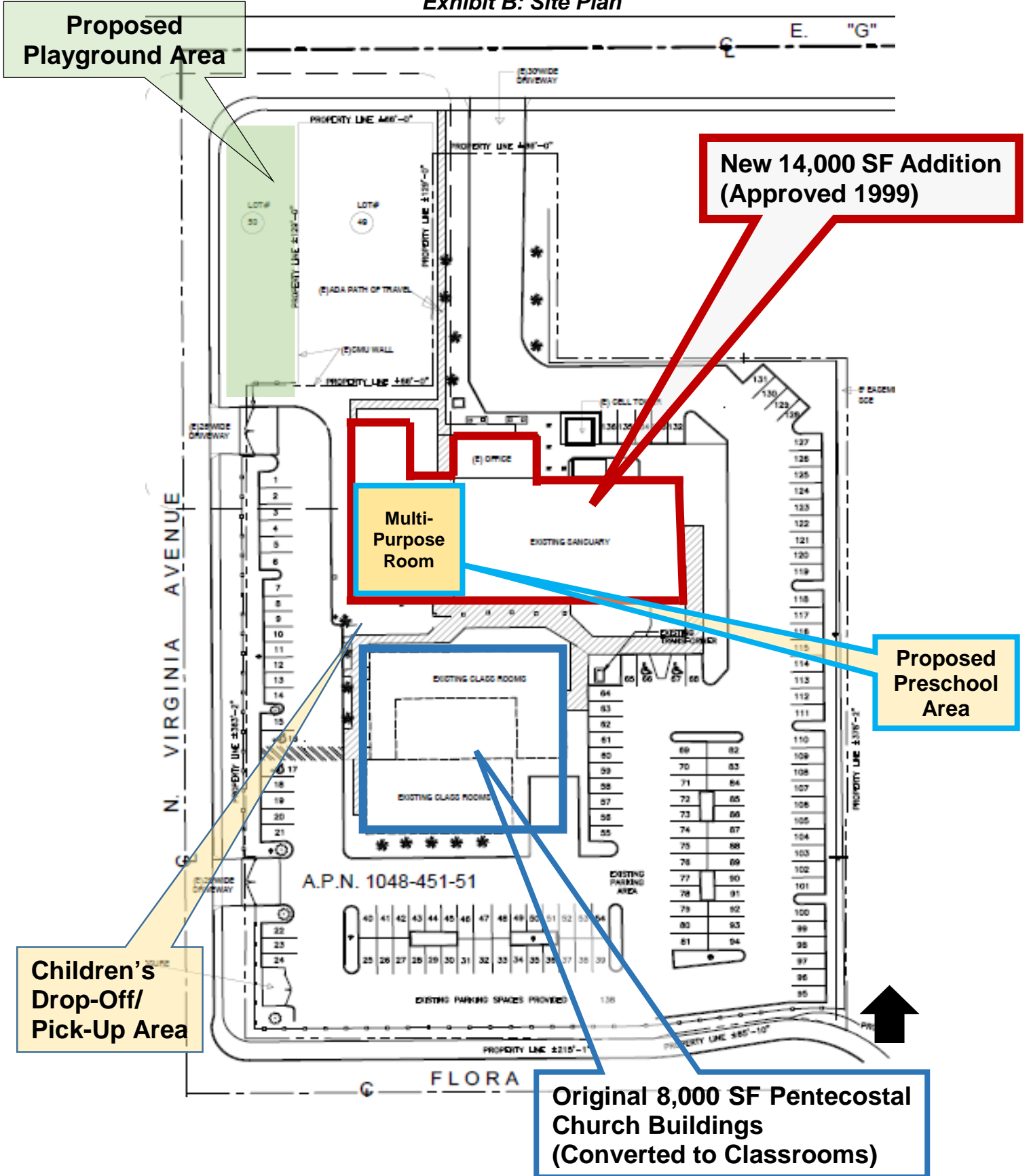


Exhibit C: Enlarged Site Plan

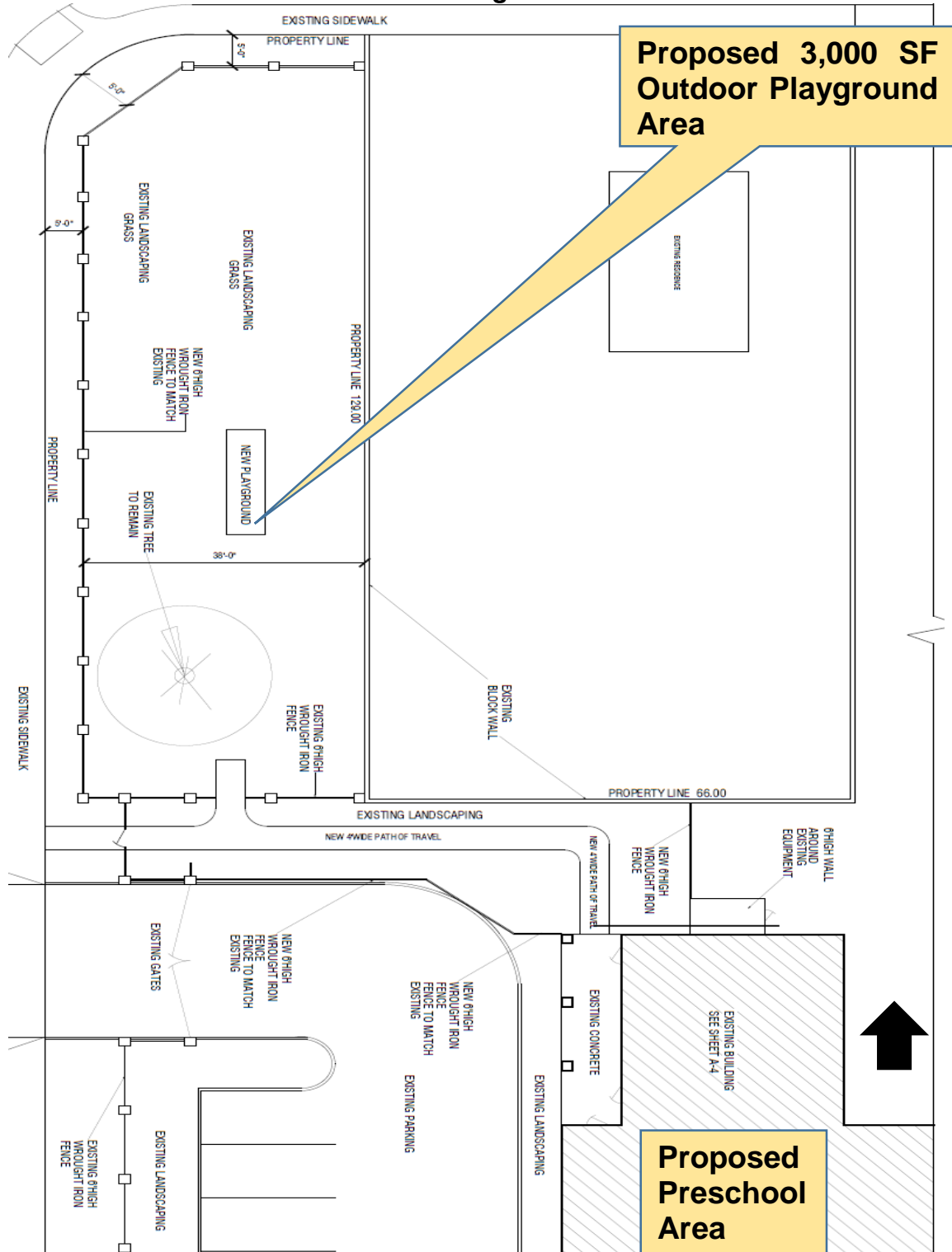


Exhibit D: Proposed Pre-School Floor Plan

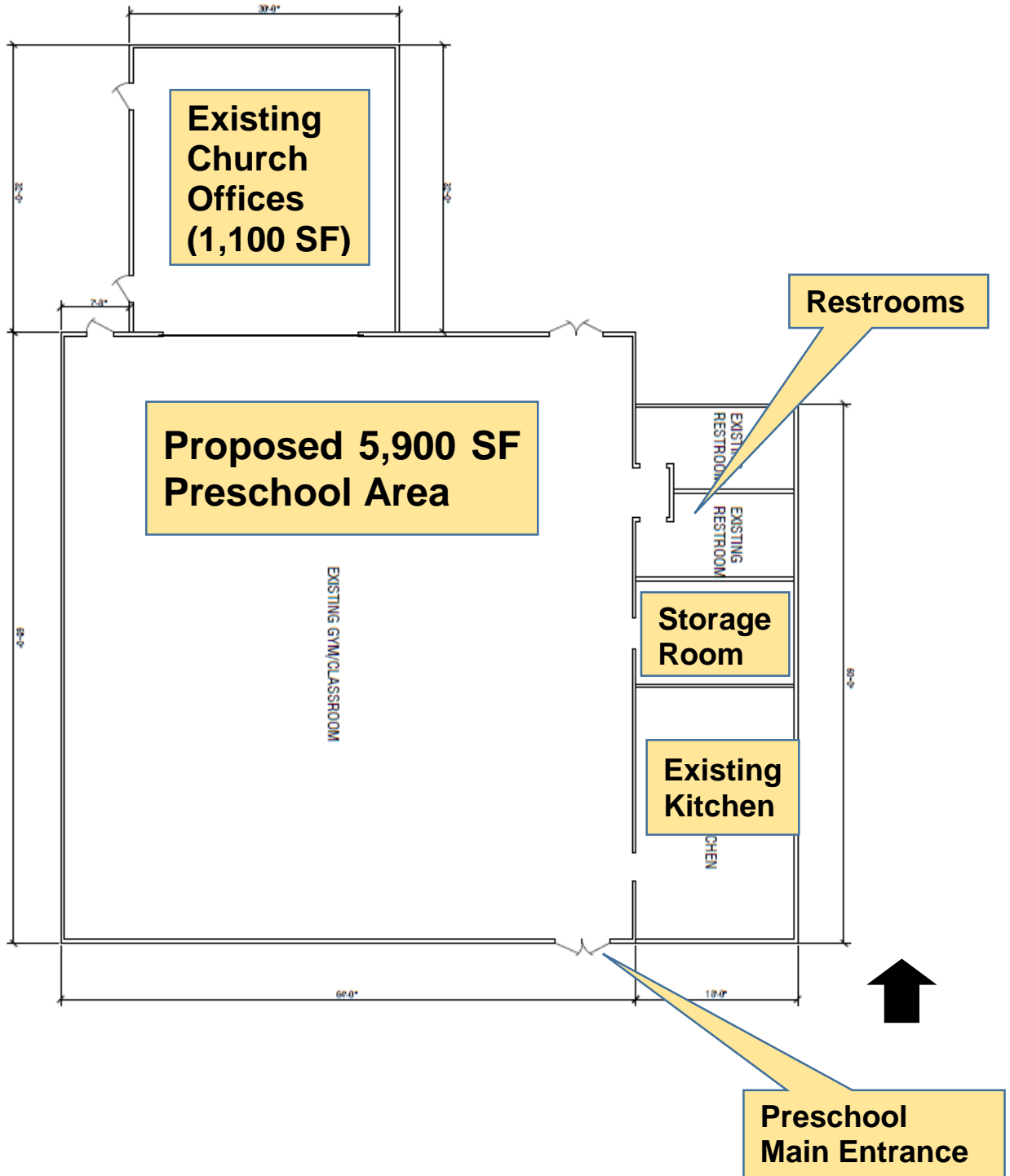
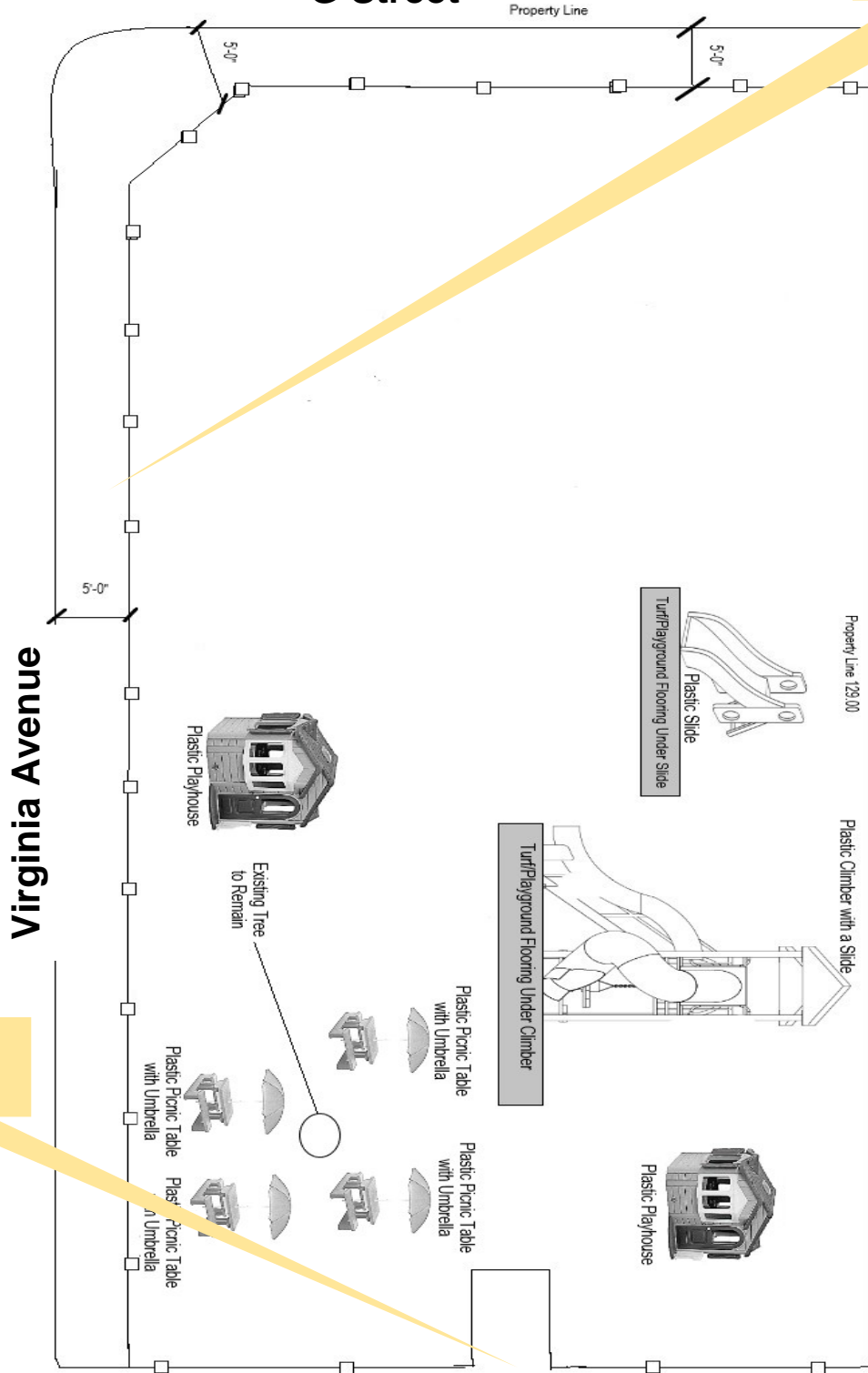


Exhibit E: Proposed Playground Area

G Street

Proposed 6-FT Tall Wrought Iron Fence



Playground Entry Gate

Exhibit F: Site Photos



Church's G Street Entrance – Looking South from G Street

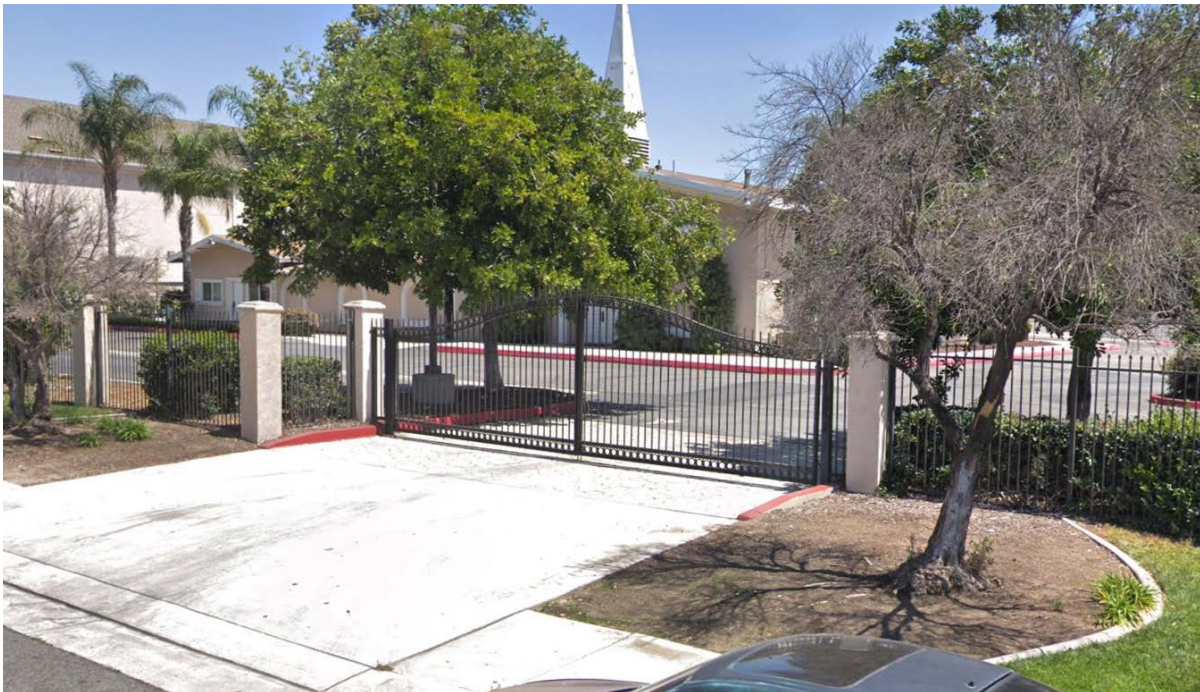


View of G Street & Virginia Avenue – Where the Proposed Playground Area Will Be

Exhibit G: Site Photos



Church's Northwest Driveway – Looking East from Virginia Avenue



Church's Southwest Driveway – Looking East from Virginia Avenue

Exhibit H: Site Photos



View Looking North from G Street



View Looking West on Virginia Avenue

EXHIBIT I – SITE PHOTOS



Inside View of Existing Multi-Purpose Room



View of Existing Tables & Chairs for Preschool



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 No: PCUP18-040

Related Files: None

Project Description: A Conditional Use Permit to establish a 5,900-square foot preschool on 2.78 acres of land located at 602 North Virginia Avenue, within the MDR18 (Medium Density Residential-11.1 to 18 DU/Acre) and MDR11 (Medium Density Residential-5.1 to 11 DU/Acre) zoning districts (APNs: 1048-451-51, 1048-451-49 & 1048-451-32); **submitted by Truth Church of Southern California**

Prepared By: Denny D. Chen, Associate Planner 
Phone: 909.395.2424
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) 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) 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) Project shall provide a minimum of 18 parking spaces.

1.3 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.

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

1.8 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.

2.0 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.

3.0 Additional Requirements.

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

(b) To ensure the safety of children utilizing the playground and the proximity of the playground to the intersection, the fence surrounding the playground should be constructed to prevent vehicles from entering the playground in the case of a traffic collision.

(c) The applicant shall work with staff, during the plan check process, and provide a landscape buffer between the sidewalk and the wrought iron fence, along the south side of G Street and east side of Virginia Avenue, in order to beautify and provide privacy between the playground area and the existing sidewalk.

(d) A City Business License must be reviewed and approved by the Ontario Planning Department prior to the operation of the preschool use.

(e) A final inspection from Planning is required prior to opening for business.



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Planning Department

FROM: Douglas Sorel, Police Department

DATE: March 26, 2019

SUBJECT: PCUP18-040: A CONDITIONAL USE PERMIT TO ESTABLISH A PRESCHOOL AT 602 N VIRGINIA AND 1136 EAST G STREET

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. 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.

In addition, the Ontario Police Department places the following conditions on the project:

- To ensure the safety of children utilizing the playground and the proximity of the playground to the intersection, the fence surrounding the playground should be constructed so as to prevent vehicles from entering the playground in the case of a traffic collision.

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



CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Associate Planner
Planning Department

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

DATE: January 16, 2019

SUBJECT: PCUP18-040 A Conditional Use Permit to establish a 5,312-square foot preschool and an outdoor play area in conjunction with an existing on 2.78 acres of land located at 602 North Virginia Avenue and 1136 East G Street, within the MDR11 (Medium Density Residential 5.1 to 11 DU/Acre) and MDR 18 (Medium Density Residential 11.1 to 18 DU/Acre) zoning districts. (APN(s): 1048-451-49 and 1048-451-51).

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

Please contact Community Care Licensing if that has not been done already. They are the licensing agency for preschools/daycares.

Depending on the approved number of children, some fire code requirements may be needed.

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

1/19/19
 Date

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

D.A.B. File No.: **PCUP18-040** Related Files: Case Planner: **Denny Chen**

Project Name and Location:
Preschool and outdoor play area
602 N Virginia Ave

Applicant/Representative:
Truth Preschool Academy – Kristy Rowell
602 N Virginia Ave
Ontario ca 91764

- A site plan (dated 12/18/19) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.**
- A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.**

1. Show property line on Virginia Ave. and at the corner of G St; dimension right of way.
2. Show shade trees in the playground area. Show proposed area for play equipment, walkways, benches, and tables, shade trellis or patio cover.
3. Call out modification to existing irrigation system shall meet City of Ontario requirements for water efficient landscape and irrigation systems.
4. Note existing trees shall be protected in place. Provide a tree inventory and show existing Olive tree not shown on plans. Show actual location of Chinese Elm tree. Replace dead Olive tree at front entry.
5. Show parkway landscape irrigation and street trees on construction plans.
6. Landscape and irrigation plans shall be submitted for review and approval if any on-site construction, staging or storage occurs requiring landscape or irrigation replacement
7. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: December 20, 2018
SUBJECT: PCUP18-040

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

KS:lm



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)

ZA MEETING DATE: May 6th, 2019

PROJECT: PCUP18-040, a Conditional Use Permit to establish a 5,900-square foot preschool and an outdoor play area in conjunction with an existing on 2.78 acres of land.

APN: 1048-451-49 and 1048-451-51


LOCATION: 1136 East G Street and 602 North Virginia Avenue

PROJECT ENGINEER: Antonio Alejos, Assistant Engineer *A.A.* (909) 395-2384

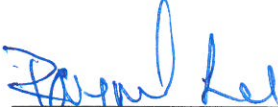
PROJECT PLANNER: Denny D. Chen, Associate Planner (909) 395-2424

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

1. No Conditions.

fa 
 Bryan Lirley, P.E.
 Principal Engineer


 5/1/19
 Date


 Raymond Lee, P.E.
 Assistant City Engineer


 5/1/19
 Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP18-040
 Address: 602 N Virginia Ave & 1136 E G Street
 APN: 1048-451-49
 Existing Land Use: Religious Assembly and Single Family Residential
 Proposed Land Use: Establish a 5,312 SF preschool and outdoor play area
 Site Acreage: 2.78AC Proposed Structure Height: Existing Building
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Denny Chen
 Date: 3/25/2019
 CD No.: 2018-084
 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 type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 70 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: _____