



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

September 19, 2016

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" St., Ontario, CA 91764

**PUBLIC HEARINGS**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP16-014:** A Conditional Use Permit request to establish a 9,468 square foot towing facility in conjunction with outdoor vehicle storage, on approximately 1.75 acres of land, located at 1101 East California Street, within the General Industrial (IG) zoning district. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). 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). (APN: 1049-172-05); **submitted by Airport Mobil, Inc.**

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 **September 15, 2016**, 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

September 19, 2016

DECISION NO.: [insert #]

FILE NO.: PCUP16-014

**DESCRIPTION:** A Conditional Use Permit request to establish a 9,468 square foot towing facility in conjunction with outdoor vehicle storage, on approximately 1.75 acres of land, located at 1101 East California Street, within the General Industrial (IG) zoning district. (APN: 1049-172-05); **submitted by Airport Mobil, Inc.**

## PART I: BACKGROUND & ANALYSIS

AIRPORT MOBIL, INC., (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP16-014, 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 1.75 acres of land and is developed with a 9,468 square foot building located at 1101 East California 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>  | Automobile Repair        | Industrial                      | IG (General Industrial)   | N/A                           |
| <i>North</i> | Railroad                 | Rail                            | RC (Rail Corridor)        | N/A                           |
| <i>South</i> | Vacant                   | Business Park                   | IL (Light Industrial)     | N/A                           |
| <i>East</i>  | Automobile Repair        | Industrial                      | IG (General Industrial)   | N/A                           |
| <i>West</i>  | Warehousing              | Industrial                      | IG (General Industrial)   | N/A                           |

### (2) Project Analysis:

**(a) Background** — The project site is located at 1101 East California Street and building records indicate that it was developed in 1948, with the existing 9,468 square foot building. The project site has been historically utilized as an auto dismantling yard that sells used vehicle parts. A & A Auto Parts was the last business to operate at the project site dismantling vehicles and selling used auto parts. A & A

|                       |                                |                                |
|-----------------------|--------------------------------|--------------------------------|
| Prepared: RB/9-7-2016 | Reviewed: [enter initial/date] | Decision: [enter initial/date] |
|-----------------------|--------------------------------|--------------------------------|

ceased operations at the project site in May of 2015. The property has remained vacant since May of 2015.

The Applicant is proposing to establish a tow yard facility with outdoor vehicle storage at 1101 East California Street. The Applicant, Airport Mobil currently operates a towing service business within the City of Ontario at two separate locations (1046 East California Street and 1025 North Mountain Avenue) further described below:

- **1046 East California Street Location** - The towing service at 1046 East California Street was established in 2009 and approved for a dispatch office with tow-truck vehicle parking. Storage of auto vehicles is not permitted at this location. This towing service business is located approximately 400 feet west of the project site (see **Exhibit B: Project Vicinity**).
- **1025 North Mountain Avenue Location** - A Conditional Use Permit (File No. 99-027) was approved in May 20, 2000 for towing services in conjunction with outdoor vehicle storage at the 1025 North Mountain Avenue location. Conditions of approval for this location includes restrictions that only allow a maximum of seven tow-truck vehicles to be parked overnight.

The applicant is seeking a location that allows outdoor vehicle storage in close proximity to their towing service operations at 1046 East California Street. In May 2016, the Applicant applied for a Conditional Use Permit (File No. PCUP16-014) to establish a tow yard facility with outdoor vehicle storage at the project site.

(b) Proposed Use — The Applicant is proposing to operate a tow yard facility with outdoor vehicle storage (see **Exhibit C: Site Plan, Exhibit D: Floor Plan, and Exhibit E: Elevations**) and establish the uses on-site in two phases that are further described below:

- **Phase 1** - The first phase will consist of using the site for outdoor vehicle storage and tow-truck vehicle parking. Customers will not be coming to the site to retrieve their vehicles but instead conducting business at 1046 East California Street. Customers will wait at the 1046 East California Street location, while employees retrieve vehicles from the project site located approximately 400 feet away. The project site will be monitored by surveillance cameras 24 hours a day, 7 days a week that will be monitored by employees located at the 1046 East California Street location. The existing building will be used for general storage and site improvements are required that include: installing gravel within the unpaved areas of the parking lot; interior and exterior perimeter landscaping that includes installing street trees along Ontario Boulevard and California Street; a customer parking lot located on the southwest corner of the project site; and the installation of new gates and block wall repair at the northern and southern entrances of the project site.

- **Phase 2** - The second phase requires tenant improvements to the existing building to accommodate an office, storage and mechanic/repair shop uses. The proposed future tenant improvements would divide the existing building into three different areas: 4,485 square feet for indoor vehicle and parts storage; 2,674 square feet for offices that would include dispatch services and an area for customers to process their payments with a waiting area; and 1,845 square feet for a mechanic/repair shop for purposes of maintaining the business's tow-truck vehicles (see **Exhibit D: Floor Plan**). Once the tenant improvements are completed, the Applicant will continue to operate the same business hours of 24 hours a day and 7 days a week. However, the business will operate the facility with 2 to 4 employees working on-site with 8-hour rotational shifts and approximately 10 to 15 tow-truck vehicle operators working in the field. There are typically no peak times associated with the use as the applicants other locations and customers typically arrive one at a time throughout the day.

(c) Parking/Access — There are a total of 146 parking spaces being provided on-site and a minimum of 26 parking spaces are required for the proposed use. Below is a breakdown of the required parking for the proposed use:

| Land Use                      | Square Footage | Parking Ratio | Required Parking |
|-------------------------------|----------------|---------------|------------------|
| Outdoor Motor Vehicle Storage | 50,000         | 0.1/1,000 SF  | 5                |
| General Warehousing           | 4,485          | 1/1,000 SF    | 5                |
| Motor Vehicle Repair          | 1,845          | 2.5/1,000 SF  | 5                |
| Administrative / Support      | 2,674          | 4/1,000 SF    | 11               |
| <b>Total Parking</b>          |                |               | <b>26</b>        |

The project site was designed with four customer parking spaces located outside of the enclosed storage area with the remaining 142 parking spaces for employee and vehicle storage within the enclosed yard area. Therefore, sufficient parking has been provided on-site for the proposed use.

Land Use Compatibility: The Conditional Use Permit review is required to ensure that the proposed use will be operated in a manner 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 establish an outdoor automobile storage yard within the IG (General Industrial) zoning district. The project site was previously used for auto dismantling and the sale of used vehicle parts. The proposed use is consistent with the IG zoning district and compatible with surrounding uses of the project site.

(d) Recommendation: Staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. The proposed use will not expose the surrounding businesses to any impacts beyond those that would be normally associated with any other use similarly allowed within the

General Industrial zoning district. As a result, the Planning Department is in support of this project.

**(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 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 September 19, 2016, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Randy Baez, Planning Intern, 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 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 towing facility in conjunction with outdoor vehicle storage will be located at 1101 East California Street, which is designated for the IG (General Industrial) zoning district. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the IG (General Industrial) zoning district.

(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 request to establish a towing facility in conjunction with outdoor vehicle storage, which the Policy Plan Master Land Use Plan

designates for Industrial land use. The proposed land use 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, which promotes the establishment and intensification of industrial land uses in the area of the project site.

(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 towing facility in conjunction with outdoor vehicle storage is located within the IG (General Industrial) zoning district, which permits outdoor vehicle storage as a conditionally permitted use. Outdoor vehicle storage is consistent with the allowed types of uses specified within the IG zone. The project will be conditioned to ensure that it will operate and be properly maintained, therefore the project will not create negative impacts to the other existing surrounding businesses.

(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).

(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 project site is located within the IG (General Industrial) zoning district, for which outdoor storage of vehicles are conditionally permitted uses. Outdoor vehicle storage is consistent with the allowed types of uses specified within the IG (General Industrial) zoning district. The project will be conditioned to ensure that it will operate and be properly maintained, therefore the project will not be detrimental or injurious to surrounding property and improvements.

(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 (Existing Facilities) of the State CEQA Guidelines. Existing Facilities consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within an existing building and does not include any negligible building additions and is therefore categorically exempt.

(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. PCUP16-014, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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APPROVED AND ADOPTED this 19th day of September 2016.

\_\_\_\_\_  
Scott Murphy  
Zoning Administrator



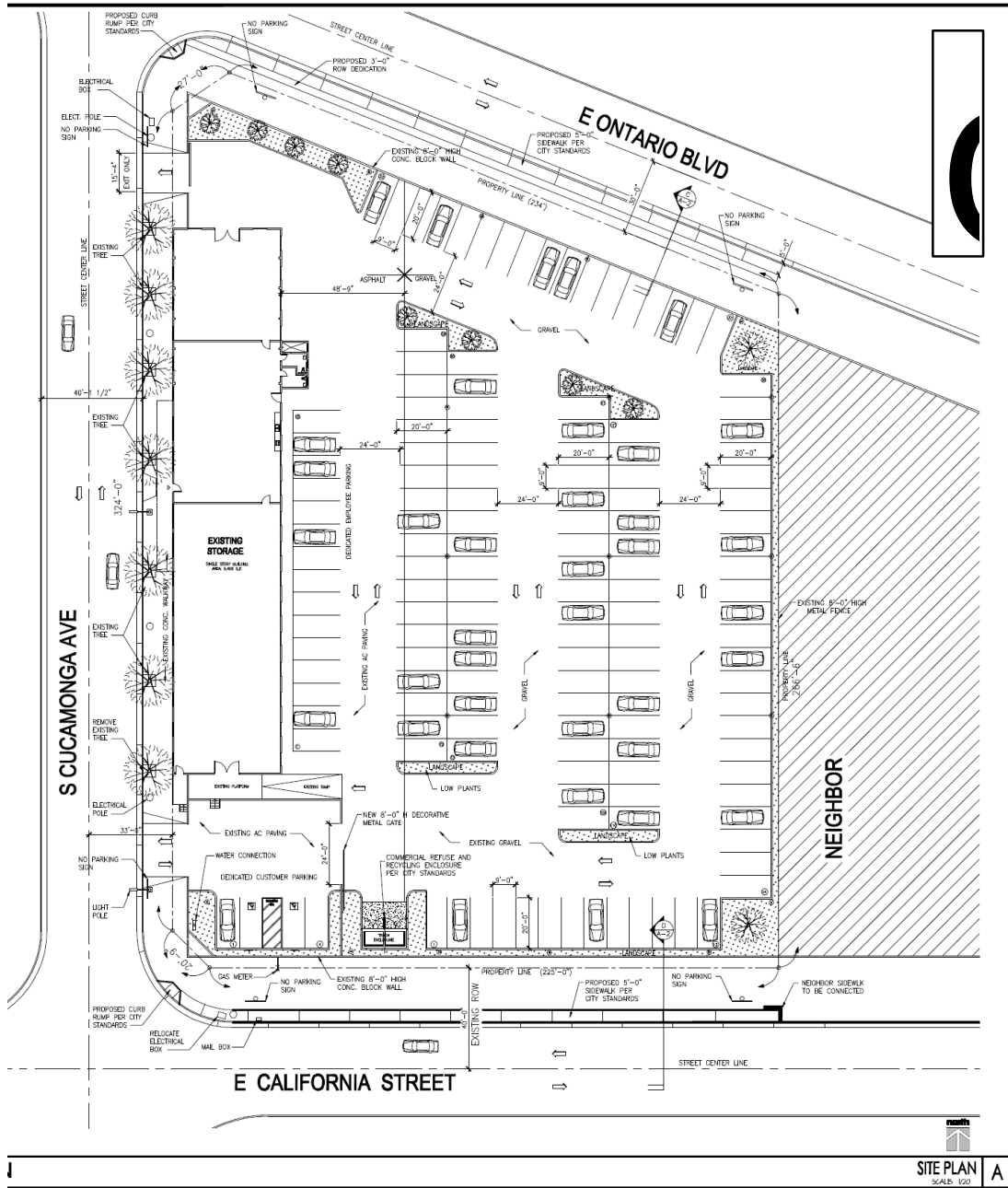
**Exhibit A: Aerial Photograph**



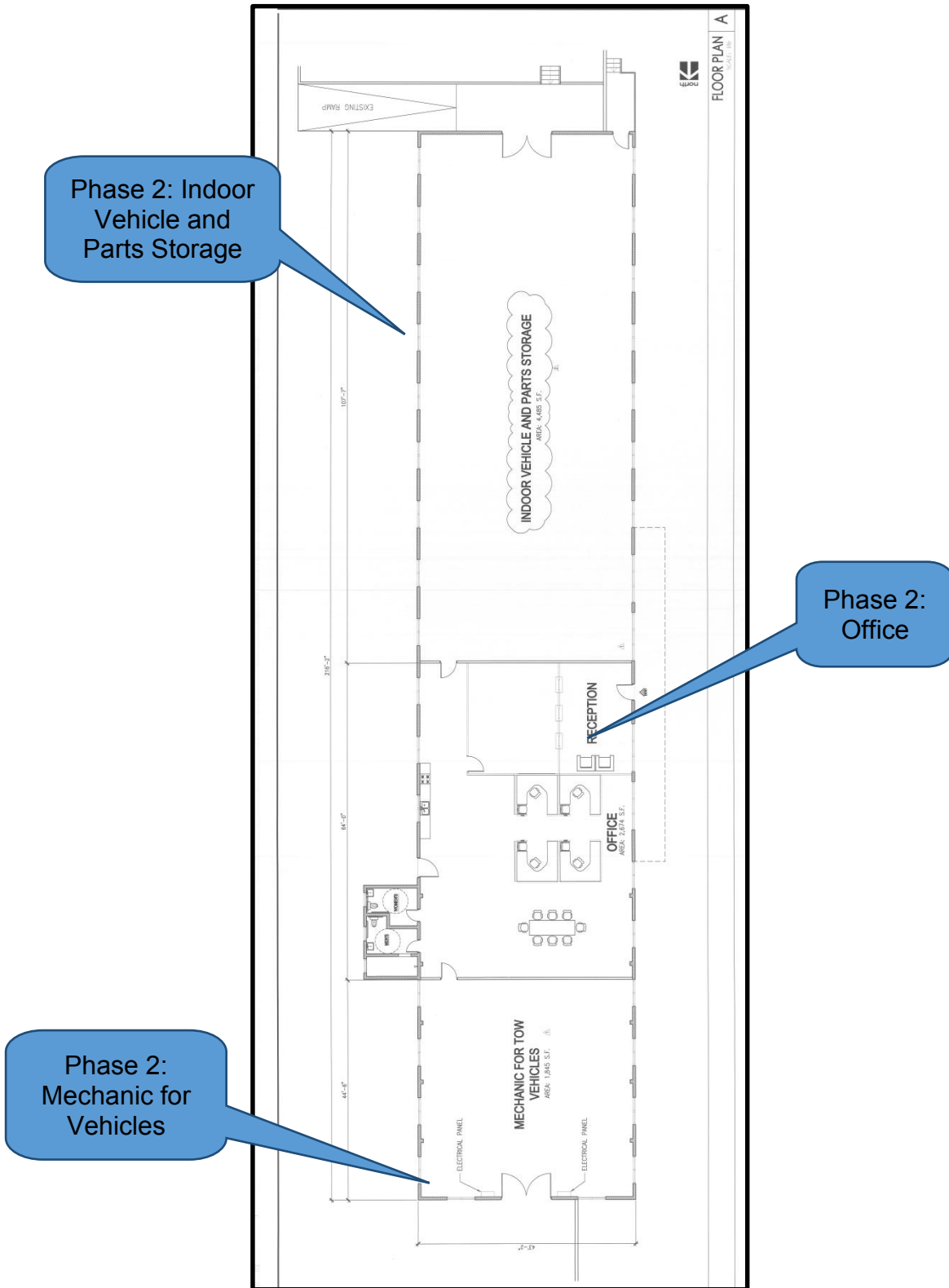
**Exhibit B – Project Vicinity**



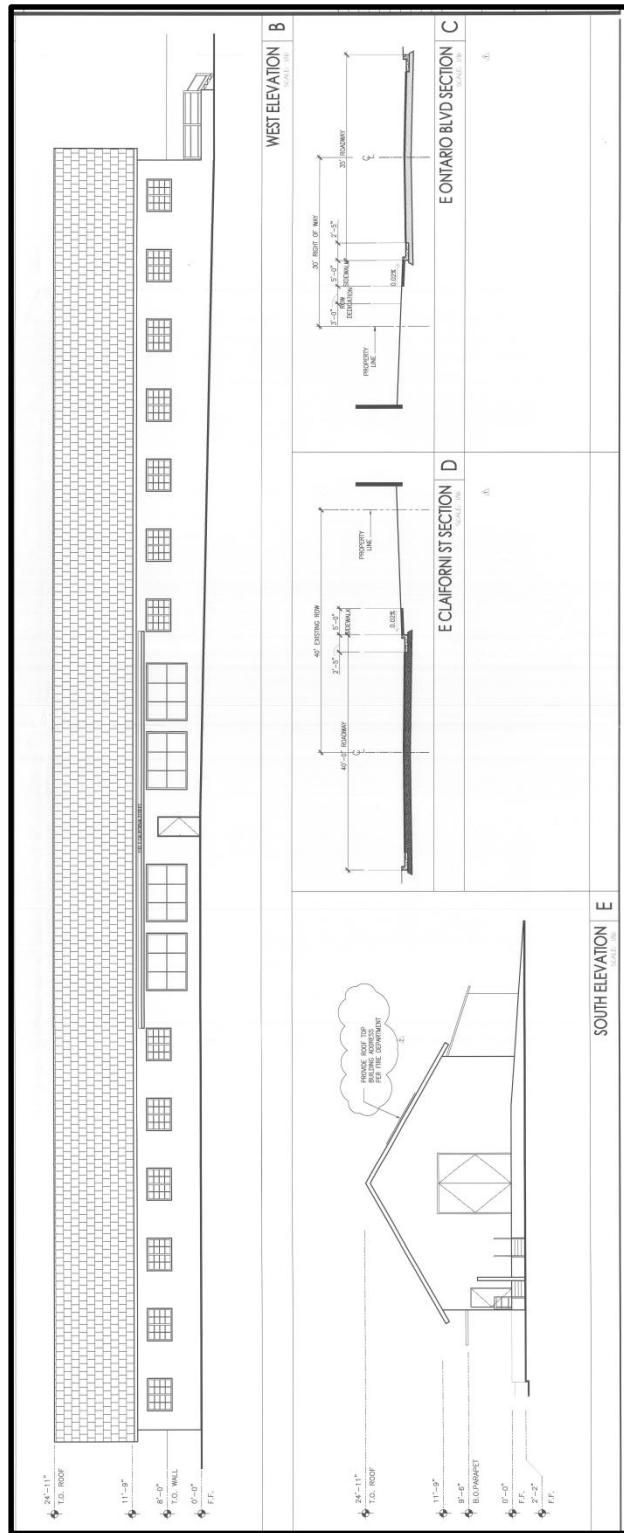
**Exhibit C: Site Plan**



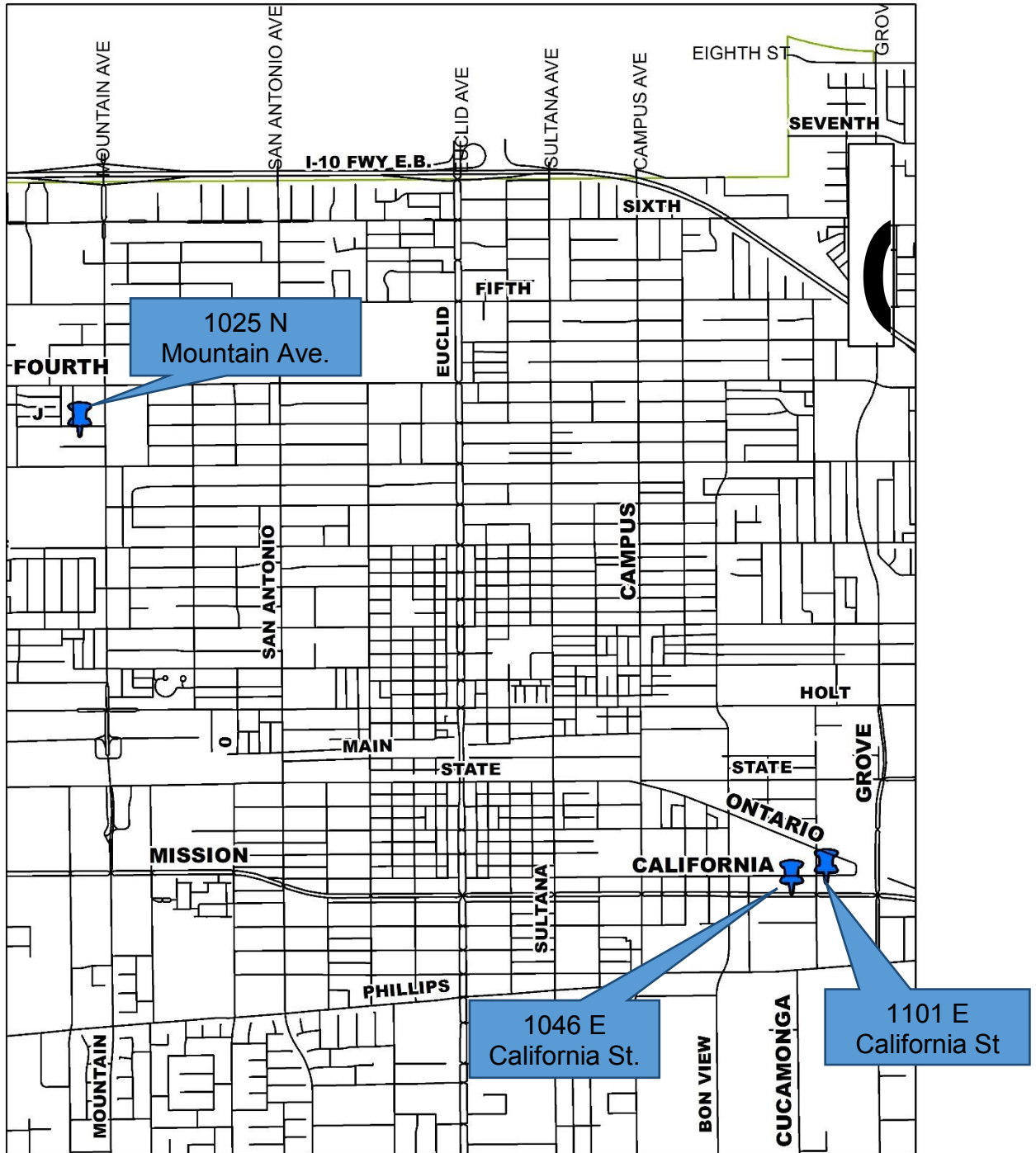
**Exhibit D: Floor Plan**



**Exhibit E: Elevations**



**Exhibit F: Locations of 3 Sites**



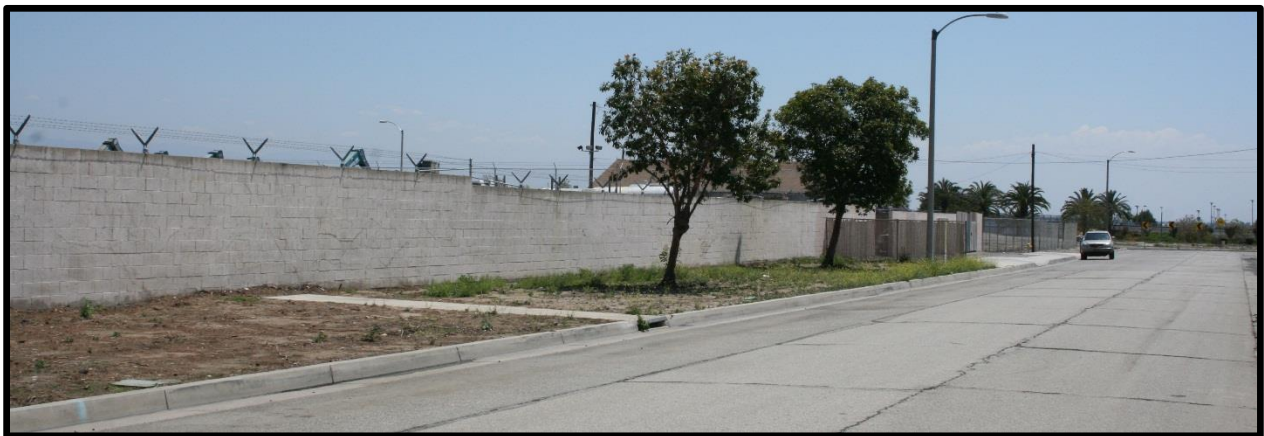
**Exhibit G: Site Photos**



View looking northeast at project site.



View looking north at project site.



View looking east away from project site.

**Exhibit H: Site Photos (Cont'd)**



View looking southwest at project site.



View looking southeast at project site.



View looking east at project site.



**Exhibit I: Site Photos (Cont'd)**



View looking south at existing vacant lot



View looking north at existing railroad corridor



View looking west at existing industrial building

**Exhibit J: Secondary Location at 1046 E California St. Photos**



View looking south at 1046 E California Street.

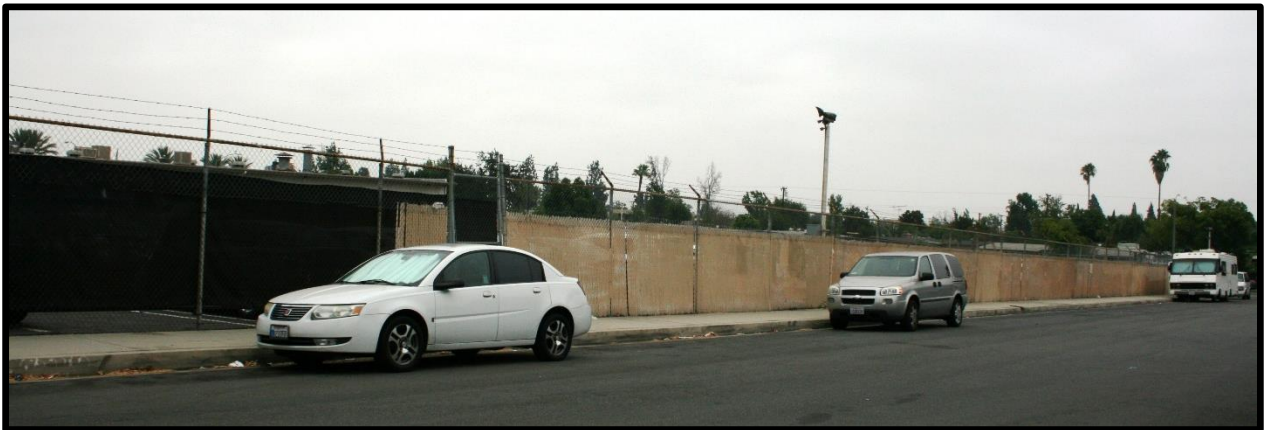


View looking southeast at 1046 E California Street.

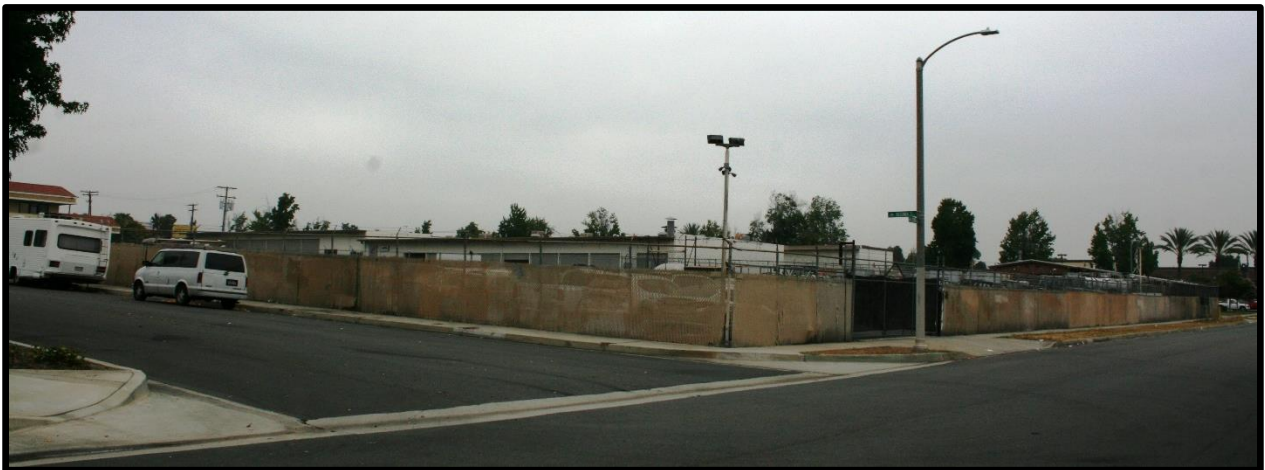
**Exhibit K: Secondary Location on Mountain Ave. Photos**



View looking east at 1025 N Mountain Avenue.



View looking southeast at 1025 N Mountain Avenue



View looking northeast at 1025 N Mountain Avenue



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

## ***Planning Department; Land Development Section Conditions of Approval***

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**Meeting Date:** September 19, 2016

**File No:** PCUP16-014

**Related Files:**

**Project Description:** A Conditional Use Permit request to establish a 9,468 square foot towing facility in conjunction with outdoor vehicle storage, on approximately 1.75 acres of land, located at 1101 East California Street, within the General Industrial (IG) zoning district. 1049-172-05; **submitted by Airport Mobil, Inc.**

**Prepared By:** Randy Baez, Planning Intern  
Phone: 909.395.2427 (direct)  
Email: rbaez@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. 2010-021 on March 16, 2010. 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)** 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.

**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 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 Section.

(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 Section.

(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 Section, prior to the commencement of the changes.

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

**2.5** Parking, Circulation and Access.

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

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

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

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

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

**2.6** Outdoor Loading and Storage Areas.

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

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

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

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

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

| <b>Screen Wall Height</b> | <b>Minimum Gate Height</b> |
|---------------------------|----------------------------|
| 14 feet:                  | 10 feet                    |
| 12 feet:                  | 9 feet                     |
| 10 feet:                  | 8 feet                     |
| 8 feet:                   | 8 feet                     |
| 6 feet:                   | 6 feet                     |

**2.7** Site Lighting.

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

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

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

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

**2.10** 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.

**2.11** 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.

**2.12** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County

Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

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

**2.13** Additional Requirements.

**(a)** Tenant improvements shall be completed prior to occupying the building with the proposed office and mechanic's shop.

**(b)** Exterior/interior parking and landscape improvements shall be completed prior to operating the outdoor vehicle storage use.



# CITY OF ONTARIO

## MEMORANDUM

TO: Otto Kroutil, Development Director  
Scott Murphy, Planning Director ( Copy of memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
**Antonio Alejos** Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Art Andres, Deputy Fire Chief/Fire Marshal  
Tom Danna, T. E., Traffic/Transportation Manager  
Lorena Mejia, Associate Planner, Airport Planning  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang , IT Department  
David Simpson , Development/IT ( Copy of memo only)

FROM: Lorena Mejia,

DATE: August 04, 2016

REVISION NO. 1

SUBJECT: FILE #: PCUP16-014

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, August 18, 2016**.

**PROJECT DESCRIPTION:** A request for Conditional Use Permit approval to establish a 9,468-square foot towing yard with on-site vehicle storage on approximately 1.75 acres of land, located at the northeast corner of California Street and Cucamonga Avenue, at 1101 East California Street, within the IG (General Industrial) zoning district (APN: 1049-172-05).

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - See previous report for Conditions
  - 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

Eng. Assistant  
Title

09/07/16  
Date





# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division and Municipal Utilities Agency, and Environmental Section Conditions incorporated)

**DATE:** 09/07/16

**PROJECT:** PCUP16-014, a request for Conditional Use Permit approval to establish a 9,468-square foot towing yard with on-site vehicle storage on 1.75 acres of land located at the northeast corner of California Street and Cucamonga Avenue, within the IG zoning district.

**APN:** 1049-172-05

**LOCATION:** 1101 East California Street

**PROJECT ENGINEER:** Antonio Alejos *A.A.*

**PROJECT PLANNER:** Lorena Mejia

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

1. Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below.
2. The applicant/developer shall install a backflow device to the service lines for the domestic water and irrigation use.
3. The applicant/developer shall construct the trash enclosure per the Solid Waste Manual.
4. The applicant/developer shall provide “No Stopping Anytime” signs along the property frontage facing Cucamonga Avenue, Ontario Boulevard and California Street. Signs shall be installed in accordance with Traffic and Transportation Guidelines.
5. The applicant/developer shall process a right-of-way dedication document to dedicate an additional 3 feet along the Ontario Boulevard frontage, for a total half width of 33 feet, per the City’s Master plan of Streets & Highways.
6. The applicant/developer shall process a property line corner cut back to dedicate both the NWC and SWC of the property, per City Standard Drawing Number 1301.

Project File No. PCUP16-014  
Project Engineer: Antonio Alejos  
Date: 09/07/16

7. All gates shall remain open during business hours.



9/7/16

Khoi Do, P.E.  
Assistant City Engineer

Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Associate Planner  
Planning Department

**FROM:** Adam A. Panos, Fire Protection Analyst  
Fire Department

**DATE:** May 16, 2016

**SUBJECT:** PCUP16-014 / A request for Conditional Use Permit approval to establish a 9,468-square foot towing yard with on-site vehicle storage on 1.75 acres of land located at the northeast corner of California Street and Cucamonga Avenue at 1101 East California Street, within the IG zoning district.

- 
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
  - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

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### **SITE AND BUILDING FEATURES:**

- A. 2013 CBC Type of Construction: VB
- B. Type of Roof Materials: non rated
- C. Ground Floor Area(s): 9,468 sq. ft.
- D. Number of Stories: 1 story
- E. Total Square Footage: 9,468 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, S-1

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

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

### **2.0 FIRE DEPARTMENT ACCESS**

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

### **3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is \_\_\_\_\_ gallons per minute (g.p.m.) for \_\_\_ hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

- 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA)

Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## 6.0 OTHER SPECIAL USES

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

## 7.0 PROJECT SPECIFIC CONDITIONS

None.

<END.>

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP16-014  
 Address: 1101 E California Street  
 APN: 1049-172-05  
 Existing Land Use: Auto Tow yard/Office  
 Proposed Land Use: Tow yard with on-site storage  
 Site Acreage: 1.75 Proposed Structure Height: N/A -existing structure  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Lorena Mejia  
 Date: 6/13/16  
 CD No.: 2016-037  
 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 checked="" type="checkbox"/> Avigation Easement Dedication |
| <input type="radio"/> Zone 1A              | <input checked="" type="checkbox"/> 70 - 75 dB CNEL | <input checked="" type="checkbox"/> FAA Notification Surfaces        | <input type="radio"/> Recorded Overflight Notification            |
| <input checked="" type="checkbox"/> 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 type="radio"/> 60 - 65 dB CNEL               | <input checked="" type="checkbox"/> Airspace Avigation Easement Area |   |
| <input type="radio"/> Zone 4               |   | Allowable Height: 30 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 provided the following conditions are met:

Airport Planner Signature: \_\_\_\_\_



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT

CD No.: 2016-037  
PALU No.: \_\_\_\_\_

### PROJECT CONDITIONS

1. The project site is located within Safety Zone 2 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed (ALUCP Policy S4b (Hazardous Material Storage)).
2. The Land Use Intensity calculations proposed for this building have been met and are attached to this report. Future land uses that deviate from what is currently proposed must meet the policies and criteria of the LA/Ontario ALUCP.

## Intensity Calculations for PCUP16-014

CD No. 2016-037

| Proposed Land Use   | Land Use SF  | Acreage     | Safety Zone | ALUCP Load Factor  | ALUCP Load Factor | Land Use SF | ALUCP Load Factor |
|---|--------------|-------------|-------------|--|-------------------|-------------|-------------------|
| Storage/Warehouse   | 6,330        |             | 2           | 1,000  | 6                 | 6,330       | 6                 |
| Office  | 2,674        |             | 2           | 215  | 12                | 2,674       | 12                |
| <b>Totals</b>   | <b>9,004</b> | <b>1.75</b> |             |  | <b>11</b>         |             | <b>19</b>         |
|   |              |             |             | <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 2px solid black; padding: 5px; background-color: #003366; color: white; text-align: center;"> <b>Sitewide Average Calculation</b><br/><br/> <span style="font-size: 1.5em; font-weight: bold;">11</span> </div> <div style="border: 2px solid black; padding: 5px; background-color: #660066; color: white; text-align: center;"> <b>Single Acre Intensity Calculation</b><br/><br/> <span style="font-size: 1.5em; font-weight: bold;">19</span> </div> </div> |                   |             |                   |
| <p><b>Site Wide Average Calculation</b> is for Zone 2. ALUCP criteria for Zone 2 allows a maximum of 60 people. The proposed project would generate a site wide average of 11 people as indicated in the calculations above.</p>                      |              |             |             |  |                   |             |                   |
| <p><b>Single Acre Intensity Calculation</b> is for Zone 2. ALUCP single acre criteria for Zone 2 allows a maximum of 120 people. The proposed project would generate a single acre intensity of 19 people as indicated in the above calculations.</p> |              |             |             |  |                   |             |                   |

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

| <b>DAB CONDITIONS OF APPROVAL</b>                          |                 |
|--|-----------------|
| Sign Off   |                 |
| <i>Carolyn Bell</i><br>Carolyn Bell, Sr. Landscape Planner | 8/19/16<br>Date |

|  |                                 |
|--|---------------------------------|
| Reviewer's Name:<br><b>Carolyn Bell, Sr. Landscape Planner</b> | Phone:<br><b>(909) 395-2237</b> |
|--|---------------------------------|

|                                       |                |                                      |
|---------------------------------------|----------------|--------------------------------------|
| D.A.B. File No.:<br><b>PCUP16-014</b> | Related Files: | Case Planner:<br><b>Lorena Mejia</b> |
|---------------------------------------|----------------|--------------------------------------|

|  |
|--|
| Project Name and Location:<br><b>Towing yard and vehicle storage<br/>1101 E California St,</b> |
|--|

|   |
|---|
| Applicant/Representative:<br><b>Airport Mobile – Farouk Nassery<br/>1046 E California<br/>Ontario, CA 91761</b> |
|---|

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <b>A site plan (dated 8/4/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.</b> |
|-------------------------------------|--|

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | <b>A site plan (dated ) has not been approved. Corrections noted below are required prior to DAB approval.</b> |
|--------------------------|--|

**CONDITIONS OF APPROVAL**

1. Show existing and proposed street trees spaced 30' oc; On California St: Lophostemon confertus  
On Cucamonga Ave: Melaleuca linarifolia; On Ontario Blvd: Podocarpus gracilior. Note type of irrigation system proposed for new landscaping such as dripline or pop up rotator heads with backflow, valves and timer. Call out type of background trees such as Callistemon, Lagerstroemia etc.
2. Add plant list for on-site landscape and parking lot trees such as Quercus agrifolia in larger corner planters and Eucalyptus sideroxylon rosea in narrow planters and note irrigation system for trees and shrubs such as dripline for shrubs two 1/2 gpm emitters per shrub and six 10gph emitters per tree.



# CITY OF ONTARIO

## MEMORANDUM

**TO: LORENA MEJIA, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, POLICE DEPARTMENT**

**DATE: MAY 19, 2016**

**SUBJECT: PCUP16-014: A REQUEST FOR A CUP TO ESTABLISH A TOW YARD  
AT 1101 EAST CALIFORNIA STREET**

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The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Photometrics for the site shall be provided to the Planning and Police Departments. Required lighting for walkways, driveways, doorways, parking areas, and the pallet storage area shall be provided and shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions.

The Police Department also places the following conditions on the Applicant:

1. The Applicant and all employees shall comply with all State of California laws, Department of Motor Vehicle regulations, and Ontario Municipal Code sections regulating tow service operations.
2. No vehicles shall not parked, stored, or otherwise kept on the public street in violation of any posted street sign or the Ontario Municipal Code.
3. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee’s or management control so that it may be abated by the property owner and/or the City’s graffiti team.

4. The applicant will be responsible for keeping the grounds of the business clean from debris and litter as much as possible.

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

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** June 2, 2016  
**SUBJECT:** PCUP16-014

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

KS:lm