



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

February 21, 2018

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 CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP17-016:** A Conditional Use Permit to establish and operate a towing service on 2.0 acres of land located at 810 East Main Street, within the IG (General Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section §15301 (Class 1-Existing Facilities) of the CEQA guidelines. The project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APNs: 1049-111-05 and 1049-111-06); **submitted by Pepe's Towing Service**
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP17-029:** A Conditional Use Permit to establish a 5,299 square-foot Escape Room/Game Room Facility on 0.28 acres of land, located at 520 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) 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); (APN: 1048-362-08) **submitted by Bramaron Entertainment, LLC.**

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 **February 16, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Maureen Duran



# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

February 21, 2018

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

**FILE NO.:** PCUP17-016

**DESCRIPTION:** A Conditional Use Permit to establish and operate a towing service on 2.0 acres of land located at 810 East Main Street, within the IG (General Industrial) zoning district. APNs: 1049-111-05 and 1049-111-06; **submitted by Pepe's Towing Service.**

## ***PART I: BACKGROUND & ANALYSIS***

**PEPE'S TOWING SERVICE**, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The 2 acre project site is comprised of two parcels and two buildings, located at 810 East Main Street. Building 1 is a 2,277 square foot building, located along the southwest corner of the site and building 2 is a 13,800 square foot industrial building, located along the eastern portion of the site. The project is proposing to use portions of Building 2. The project site and buildings are 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>	Industrial Buildings	Industrial	IG (General Industrial)	N/A
<i>North</i>	Southern Pacific Railroad	Rail	RC (Rail Corridor)	N/A
<i>South</i>	Industrial Warehouse Building	Industrial	IG (General Industrial)	N/A
<i>East</i>	Industrial Pallet Yard	Industrial	IG (General Industrial)	N/A
<i>West</i>	Industrial Beer Manufacturing/Brewery	Industrial	IG (General Industrial)	N/A

<i>Prepared:</i> DC 1/30/18	<i>Reviewed:</i> RZ 2/7/18	<i>Decision:</i> <b>Initials</b>
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**(2) Project Analysis:**

**(a) Background** — Pepe's Towing Service, Inc. was established in March of 1978 with one tow truck converted from a standard Ford F-350 pick-up truck. In the early days, Pepe's Towing only served the City of Los Angeles. Pepe's Towing has been in business for over 30 years and it now provides towing services to the cities of Los Angeles, Colton, Fontana, Moreno Valley, Ontario, Rialto, and San Bernardino.

Pepe's Towing Service employs approximately 90 employees and owns a fleet of 80 trucks, ranging from light to heavy duty trucks. Pepe's Towing currently has towing yard locations in Los Angeles, Riverside, and San Bernardino County.

In February of 2015, the City of Ontario issued Pepe's Towing Service a business license to operate the towing facility at project site. Prior to the City Council adoption of the Development Code Update in 2017, the outside storage of operable vehicles was permitted within the M3 zoning district. In January of 2016, the zoning for the project site was changed from M3 to IG (General Industrial). The current IG (General Industrial) zoning, requires a Conditional Use Permit for the outdoor of vehicle storage. Pepe's Towing Service has been operating as a non-conforming use since 2016.

On April 7, 2015, the City of Ontario and Pepe's Towing entered into a Professional Services Agreement, to contract towing services for the Ontario Police Department. The Professional Services Agreements scope of work required Pepe's towing to expand and intensify their current non-conforming use and therefore a Conditional Use Permit was required. On August 4, 2017, the applicant filed a Conditional Use Permit request to establish and operate a towing business that includes outdoor and indoor parking of operable and non-operable vehicles at 810 East Main Street.

The project site is comprised of two parcels, totaling approximately 2 acres with two existing buildings. Building 1 is a 2,277 square foot building with an established beer manufacturing use (Strum Brewery) and is not part of this application. Building 2 is a 13,830 square foot industrial building that is currently subleased to a general warehouse and furniture business (**see Exhibit A: Aerial Photograph**). The applicant is proposing to sublease a portion of Building 2 for their business.

**(b) Proposed Use** — The applicant is requesting to utilize approximately 1.9 of the existing 2-acre site to operate the vehicle towing facility. The proposed use of the site will consist of a 54,069 square feet outdoor vehicle parking area. Building 2 is 13,800 square feet in size and the applicant is proposes to only utilize 5,000 square feet of the building for a vehicle storage evidence room and 758 square feet for the business office (**See Exhibit's B1 & B2 – Overall Site Plan/proposed Site Plan**). The evidence room will serve as a staging and storage area of non-operable vehicles that were involved in serious accidents. The Police Department requires these vehicles to be stored inside the evidence room. The vehicle evidence room will have a 12' X 14' roll-up door, a man door, and one portable vehicle lift (**Exhibit C2: Vehicle Evidence Room Floor Plan**).

The proposed 758 square foot office area will be used for the dispatch area, customer lobby area, 2 storage rooms, and a restroom (**Exhibit C1: Dispatch Office Floor Plan**). The remaining 8,042 square feet of Building 2 is currently subleased to a separate general warehousing and storage furniture business and is not part of this application.

All vehicles not involved in a serious accident, will be stored outside within the 54,069 square foot parking lot area. The parking lot area will be screened from public view by an existing 8 foot tall masonry block wall and chain-link fence with a green screen. The masonry block wall runs along the project frontage of Campus Avenue and approximately 139 feet along the north property boundary of the site where it transitions into a 6 foot high chain-link fence with a green screen (**See Exhibit D; Site Photos**).

The towing operation will have a staff of 3 full time employees. The proposed hours of operation are Monday to Friday 8:00 a.m. to 5:00 p.m., for fifty weeks of the year. After the fifty weeks, the hours of operation will change to a 24-hour, 7-days a week, as required by the Police Department.

(c) Parking — According to the Ontario Development Code, the required parking for outdoor vehicle storage is 0.1 spaces per 1,000 square feet of Gross Floor Area (GFA) and 4 spaces per 1,000 square feet of Gross Floor Area (GFA) for office. Therefore, the proposed vehicle towing facility is required to provide a total of 9 parking spaces and the remainder of the warehouse building requires 8 parking spaces, for a total parking requirement of 17 parking spaces. The project site provides a total of 23 spaces, therefore, no parking issues are anticipated.

**Required Parking**

<b>Building 2 Uses</b>	<b>Square Footage</b>	<b>Parking Ratio</b>	<b>Required Parking</b>
Office	758	4/1,000 SF	3
Outdoor\Indoor Vehicle Storage Area	59,069	0.1/1,000 SF of GFA	6
Warehouse	8,200	1/1000 SF of GFA, less than 20,000 SF	8
<b>Total Square Footage</b>	<b>68,027</b>		
<b>Total Parking Required</b>			<b>17</b>
<b>Total Parking Provided</b>			<b>23</b>

(d) 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. Pepe's Towing Service has been operating from the project location, as a non-conforming use, since February 2015. The current operation has no outstanding Building or Code Enforcement activity. The surrounding uses will not be exposed to any impacts beyond those that would normally be associated with the current towing operation and surrounding industrial uses. In addition, staff believes that the recommended Conditions of Approval will also sufficiently mitigate any potential impacts associated with the use.

**(3) Airport Land Use Compatibility Plan:** This project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

**(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 February 21, 2018, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

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

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

### ***PART III: THE DECISION***

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the IG (General Industrial zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed outdoor vehicle towing facility use will be established and operated consistent with the objectives and purposes, and development standards and guidelines of the IG (General Industrial) zoning district. The scale and intensity of the proposed outdoor vehicle towing facility

would be consistent with the scale and intensity of land uses intended for the IG (General Industrial) zoning district; and

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed vehicle towing facility use will be located within the Industrial land use district of the Policy Plan Land Use Map, and the IG (General Industrial) zoning district. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan. Among some of these goals are: 1) To invest in the Growth and Evolution of the City's economy, 2) Operate in a business like manner, 3) Maintain a high level of public safety; 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 vehicle towing facility is located within the Industrial General Plan land use district, and the IG (General Industrial) zoning district, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use is consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code; 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). Conditions associated with the ONT Airport Land Use Compatibility Plan (ALUCP) are attached to this report; 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. PCUP17-016, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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APPROVED AND ADOPTED this XX day of February 2018.

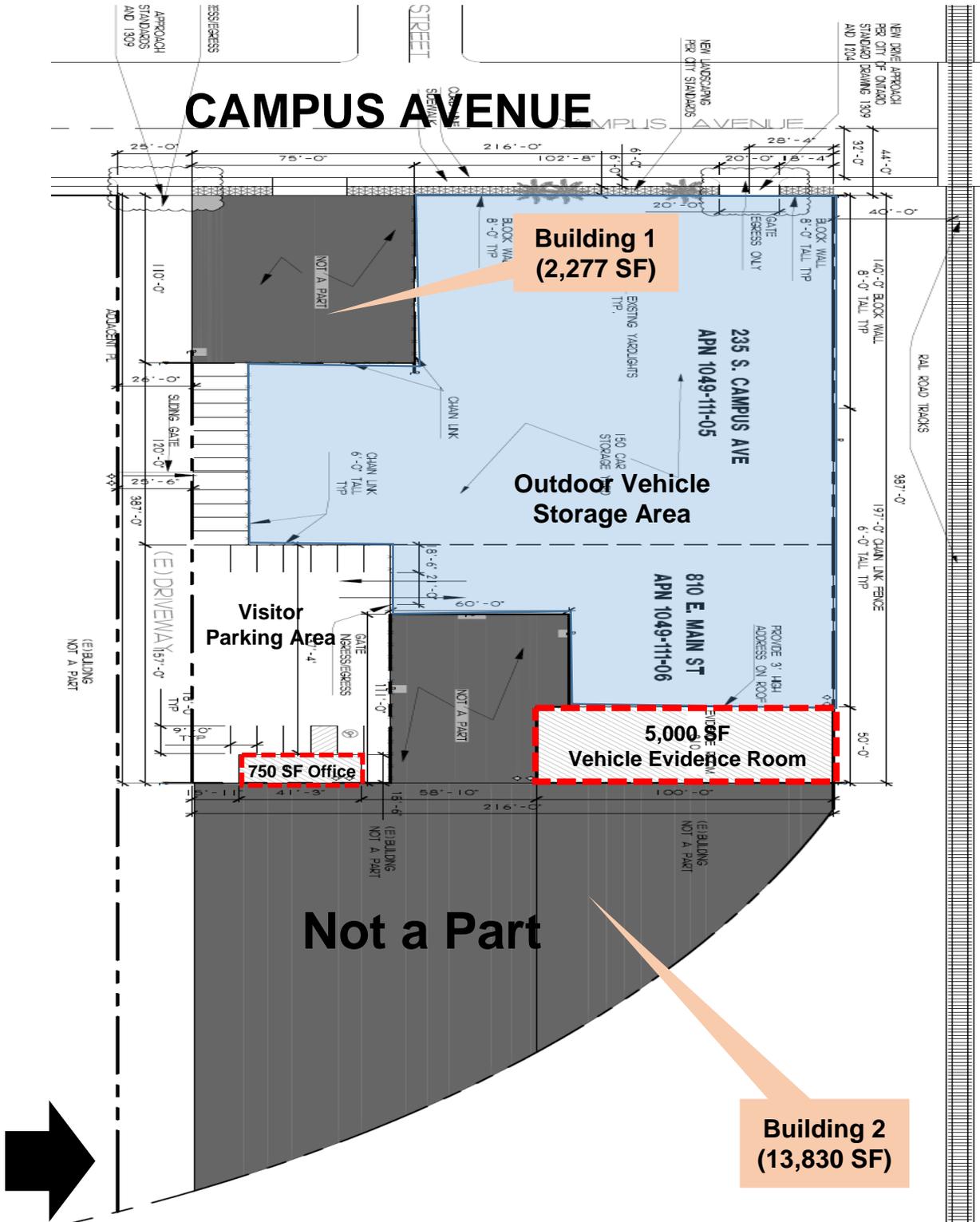
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Scott Murphy  
Zoning Administrator

**Exhibit A: Aerial Photograph**



**Exhibit B1: Overall Site Plan**



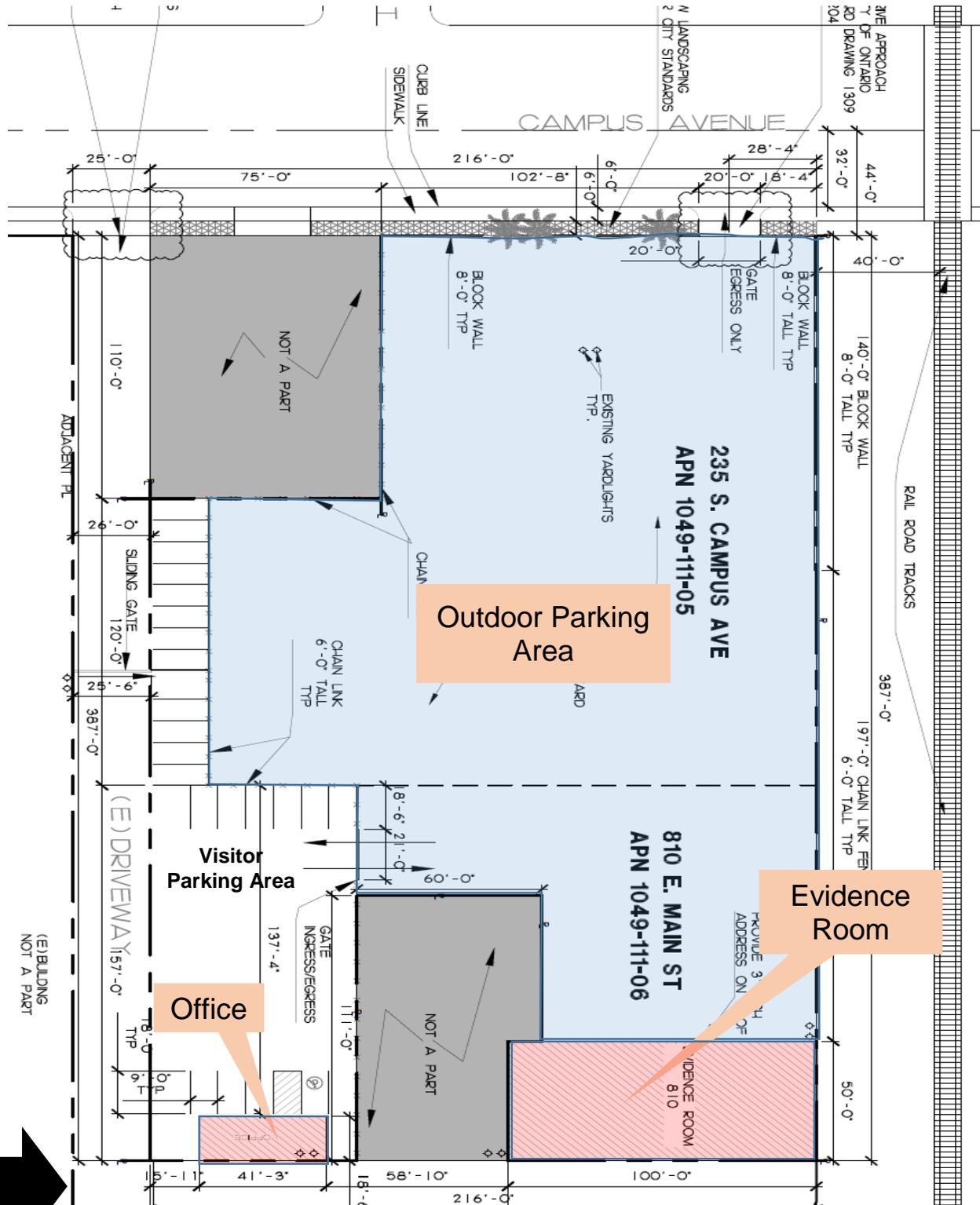
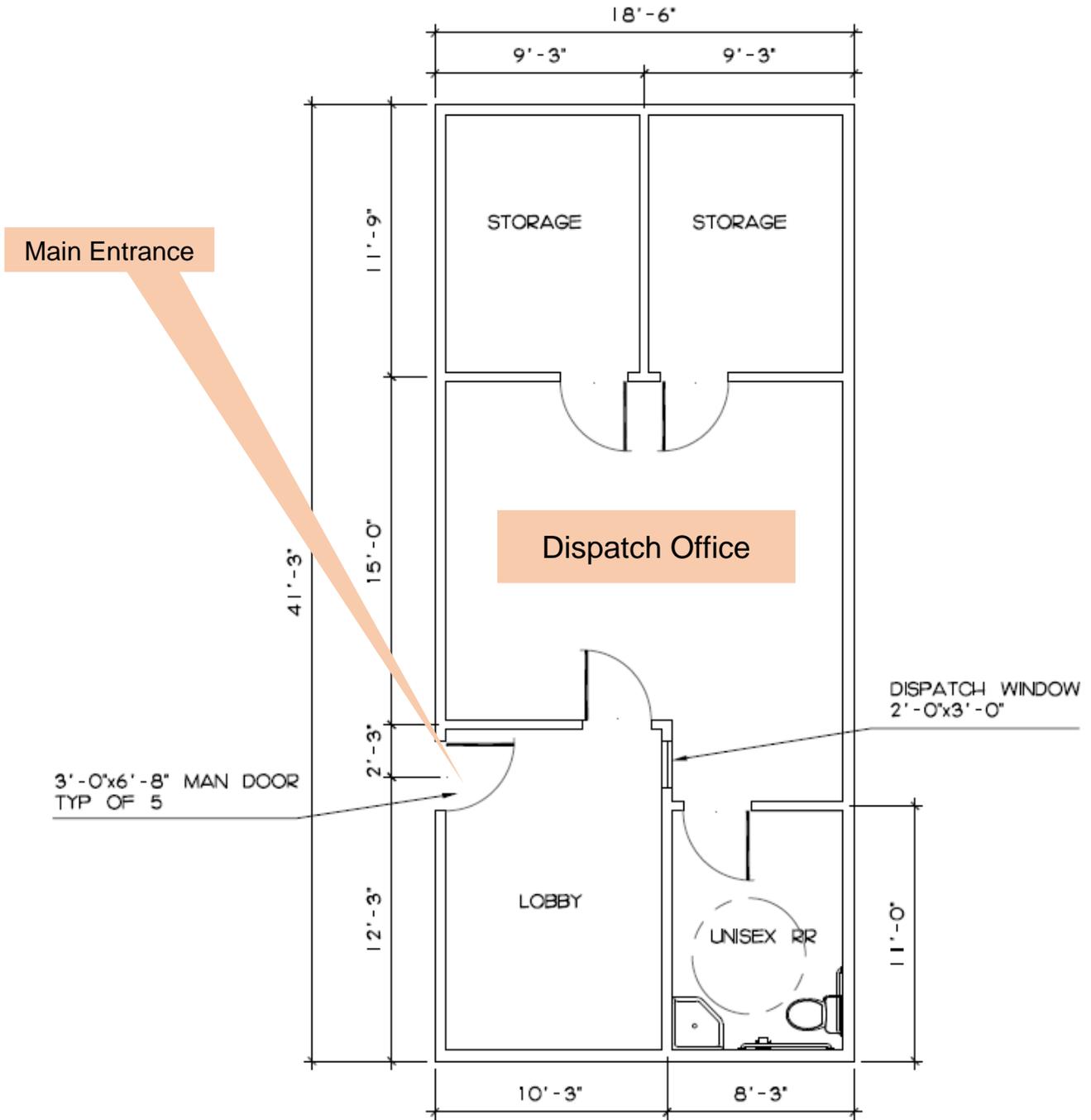
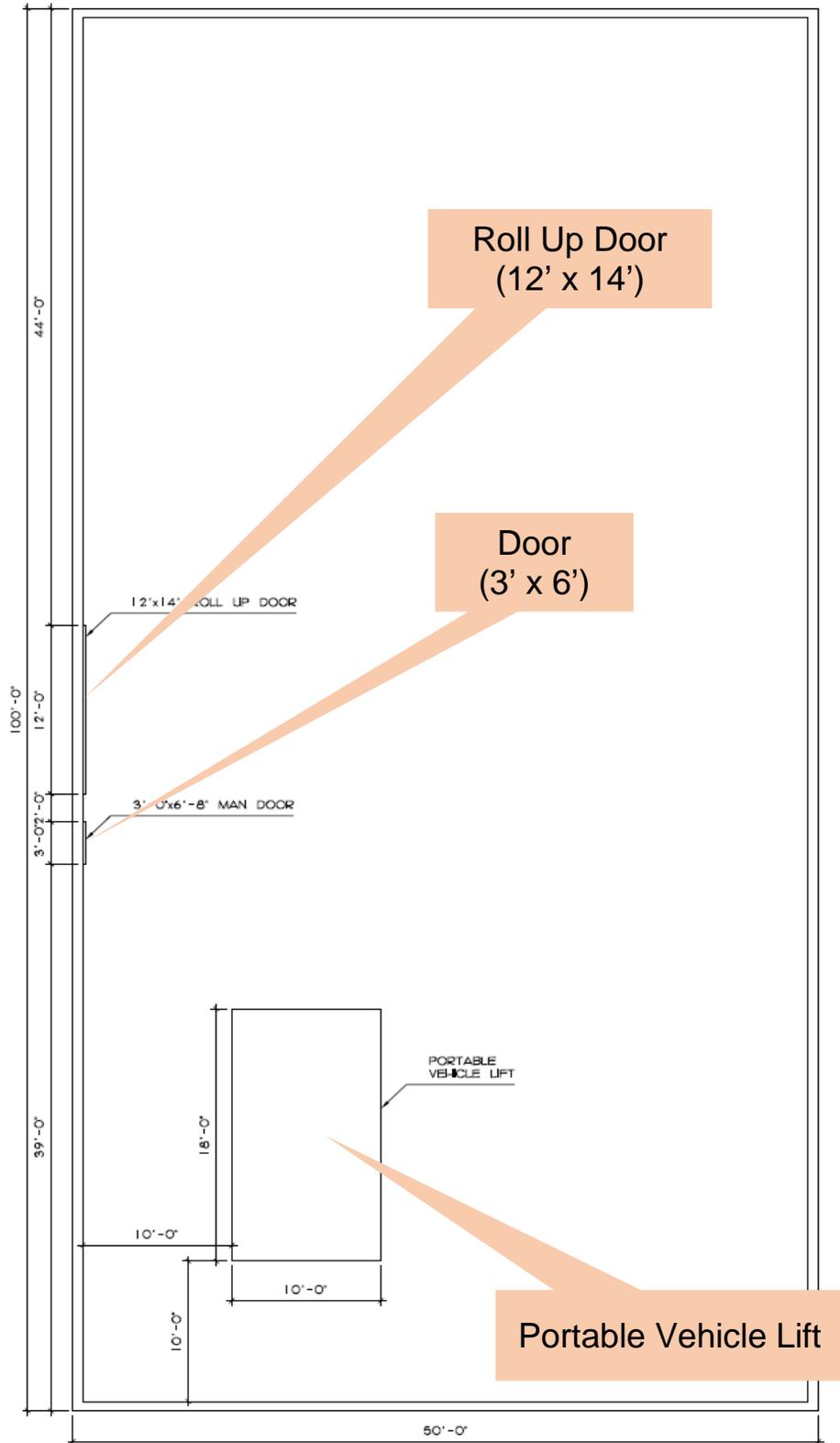


Exhibit C1: Dispatch Office Floor Plan



**Exhibit C2: Vehicle Evidence Room Floor Plan**



***Exhibit D: Site Photos***



**Southeast View of Towing Yard, along the Railroad Tracks**



**View Looking East of Project Site from Campus Avenue**

***Exhibit D: Site Photos***



**East View of Campus Avenue (Building 1: Beer Manufacturing Use)**



**View Looking East at Front of Pepe's Towing Service Office (Building 2)**

***Exhibit D: Site Photos***

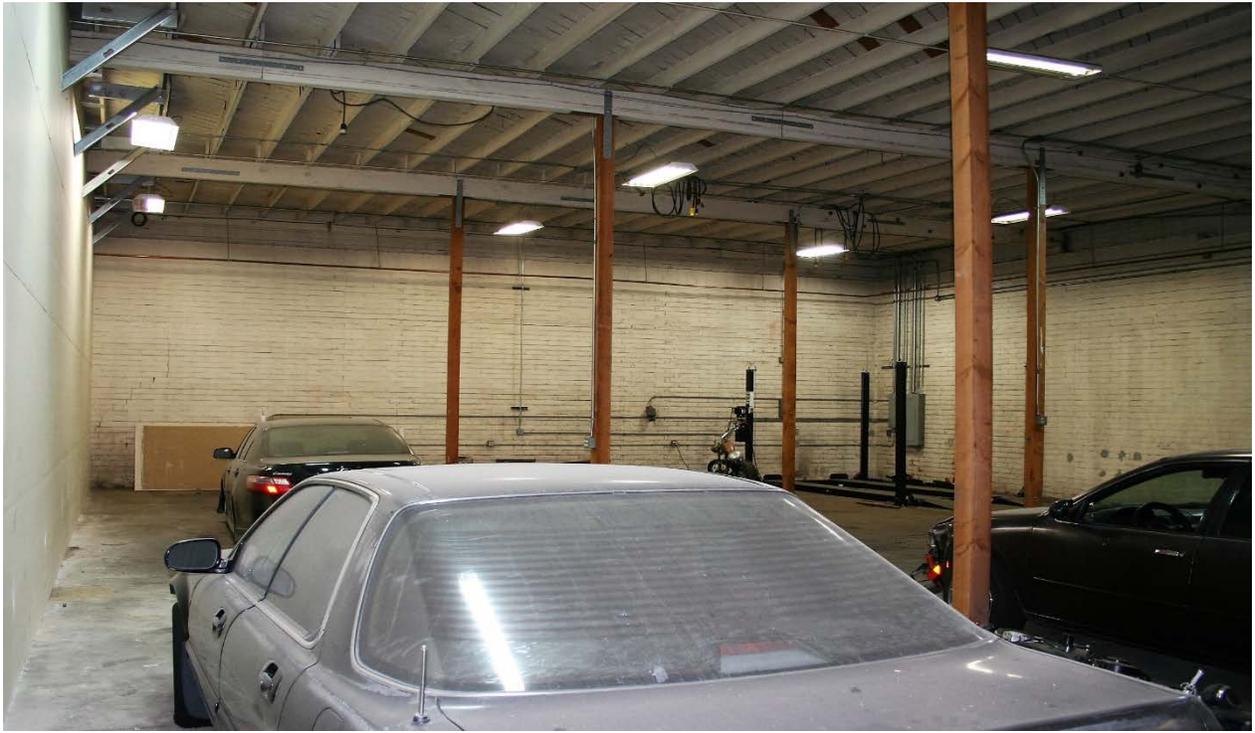


**View Looking East at Vehicle Evidence Room**



**Vehicle Evidence Room - Man Door Entrance**

***Exhibit D: Site Photos***



**Inside View of Vehicle Evidence Room**



**View of Portable Vehicle Lift – Inside Evidence Room**

***Exhibit D: Site Photos***



**Northwest View of Outdoor Parking Lot Area**



**View Looking North at Outdoor Parking Area**



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:** February 21, 2018

**File No:** PCUP17-016

**Related Files:** None

**Project Description:** A Conditional Use Permit to establish and operate a towing service on 2.0 acres of land located at 810 East Main Street, within the IG (General Industrial) zoning district. (APNs: 1049-111-05 and 1049-111-06); **submitted by Pepe's Towing Service**

**Prepared By:** Denny D. Chen  
Phone: 909.395.2424 (direct)  
Email: dchen@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, 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) 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) Use shall provide a minimum of 38 parking spaces for both office & vehicle storage.

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

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

**1.6** Any new exterior signs on the building shall be reviewed and approved by the City, prior to installation.

**1.7** Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Class 1 - Existing Facilities) of the CEQA Guidelines.

**1.8** 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.

(b) 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.

**2.1** Additional Requirements.

(a) A revised City Business License must be reviewed and approved by the Ontario Planning Department prior to building occupancy and operation of business.

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

(c) All dead or missing landscaping and trees along Campus Avenue, shall be replaced. An operational sprinkler system shall be set to a timer.

**(d)** Paint existing and new block walls with anti-graffiti paint to prevent tagging.

**(e)** All building signs & signage located on-site shall have an approved sign permit and shall comply with the requirements of the Ontario Development Code – Sign Regulations (Division 8.1).

**(f)** The Conditional Use Permit application is subject to the requirements of the Professional Services Agreement (April 7, 2015) between the City of Ontario and Pepe's Towing Service Inc.

**(g)** The Conditional Use Permit application is subject to all applicable provisions of Rotational Towing Services Ordinance No. 3008.



# CITY OF ONTARIO MEMORANDUM

## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**ZA MEETING DATE:** February 21<sup>st</sup>, 2018

**PROJECT:** PCUP17-016, a Conditional Use Permit to establish and operate a towing service.

**APN:** 1049-111-05 and 1049-111-06

**LOCATION:** 810 East Main Street

**PROJECT ENGINEER:** Antonio Alejos, Engineering Assistant *AA* (909) 395-2384

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

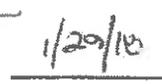
The following items are the Conditions of Approval for the subject project:

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The applicant/developer shall remove the two existing driveways for ingress & egress and replace with new commercial driveway approaches per City Standard Drawing Number 1204.
3. The applicant/developer shall install parkway landscaping with an irrigation system along the entire lot (APN 1049-111-05) property frontage at Campus Avenue, which includes the parkway fronting the property within the lot labeled as "NOT A PART".
4. The applicant/developer shall comply with stopping sight distance requirements per City Standard Drawing Number 1309.

  
Bryan Lirley, P.E.  
Principal Engineer

  
Date

  
Khoi Do, P.E.  
Assistant City Engineer

  
Date

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

**DAB CONDITIONS OF APPROVAL**

Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	4/27/17 Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
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D.A.B. File No.: PCUP17-016	Related Files:	Case Planner: Denny Chen
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Project Name and Location:  
**Towing Yard- Pepe's Towing  
810 East Main St**

Applicant/Representative:  
**Estrada Associates  
232458 Forest Canyon DR  
Diamond Bar CA 91765**

- |                                     |                                                                                                                                                                        |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>A site plan (dated ) 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**

- Existing trees shall be protected in place. If tree removal is requested a landscape plan and tree inventory shall be submitted to this department for review and approval. Avoid damaging existing tree roots, trunk or canopy during construction.
- Coordinate with property management to replace missing parkway landscape. Consider low water shrubs: Dianella, Myoporum, or Bulbine and add vines such as Ficus repens or Boston Ivy 15' apart on the walls. Install dripline irrigation for shrubs and vines.
- Add street trees missing on Campus ave: Fraxinus oxycarpus 'Raywood' Raywood Ash, 24" box 30' apart per city standard tree planting detail located on the Landscape Planning website. Install 2 - 1.0 gpm 5FB full circle stream spray bubblers at each tree with PCS or 20 gph drip bubblers.
- Coordinate with property management to repair broken damaged irrigation system prior to planting. Install 2" shredded bark mulch after planting and include weed control and pre-emergent.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Denny Chen, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** August 21, 2017

**SUBJECT:** PCUP17-016: A CONDITIONAL USE PERMIT TO ESTABLISH A TOW YARD AT 810 EAST STATE STREET

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The "Standard Conditions of Approval" contained in Resolution No. 2017-027 and the Ontario Development Code Section 5.03.310 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.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The indoor storage of motor vehicles shall comply with all requirements of the fire and building codes.
- All vehicles stored outdoors shall be screened from public view by a minimum 8-foot high decorative masonry block wall.
- All vehicles stored shall comply with the requirements for the base zoning district.

The applicant shall provide a detailed site plan and floor layout demonstrating the capacity to store 150 vehicles on site, as required by section 4-19.06 of the Professional Services Agreement between the City and the Applicant dated April 7, 2015.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Denny Chen, Planning Department

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

**DATE:** August 9, 2017

**SUBJECT:** PCUP17-016 A Conditional Use Permit to establish a Towing yard/service on two acres of land within the IG zoning district, located at 810 East Main Street. APN: 1049-111-05, 06

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

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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 forms.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Denny Chen  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** August 10, 2017  
**SUBJECT:** PCUP17-016

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

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, 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  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
~~Bob Clark~~, Code Enforcement Director  
Jimmy Chang, IT Department  
David Simpson, Development/IT (Copy of memo only)



FROM: Denny Chen, Associate Planner

DATE: August 07, 2017

SUBJECT: FILE #: PCUP17-016 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 **Monday, August 21, 2017**.

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a Towing yard/service on two acres of land within the IG zoning district, located at 810 East Main Street. APN: 1049-111-05, 06

- 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.

Code *J. M. Wilson* *Syerrisa* 8-7-17  
Department Signature Title Date

# AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP17-016  
 Address: 810 East Main St  
 APN: 1049-111-05 & 06  
 Existing Land Use: Industrial Buildings/Tow Service  
 Proposed Land Use: Tow Service Yard  
 Site Acreage: 2 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: 2/7/18  
 CD No.: 2017-058 Rev. 1  
 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 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 checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input checked="" type="checkbox"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 45 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:

1. Project is located within Safety Zone 3 and above ground storage of hazardous materials greater than 6,000 gallons is not allowed consistent with 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.

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

## Intensity Calculations for PCUP17-016

CD No. 2017-058

Proposed Land Use	Land Use SF	Acreage	Safety Zone	Load Factors	Sitewide Average Calculations (Zone 3 = 100 P/AC max)	Single Acre SF Calculations (Zone 3 = 250P/AC max)
				ALUCP Load Factor	ALUCP Load Factor	ALUCP Load Factor
Warehouse	5,000		3	1,000	5	5,000
Office	758		3	215	4	758
<b>Totals</b>	<b>5,758</b>	<b>1.91</b>			<b>4</b>	<b>9</b>
				<b>Sitewide Average Calculation</b>		
				4		
				<b>Single Acre Intensity Calculation</b>		
				9		
<p><b>Site Wide Average Calculation is for Zone 3. ONT criteria for Zone 3 allows a maximum of 100 people. The proposed project would generate a site wide average of 4 people as indicated in the calculations above.</b></p>						
<p><b>Single Acre Intensity Calculation is for Zone 3. ONT single acre criteria for Zone 3 allows a maximum of 250 people. The proposed project would generate a single acre intensity of 9 people as indicated in the above calculations.</b></p>						



# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

February 21, 2018

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

**FILE NO.:** PCUP17-029

**DESCRIPTION:** A Conditional Use Permit to establish a 5,299 square-foot Escape Room/Game Room Facility on 0.28 acres of land, located at 520 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning district (APN: 1048-362-08); **submitted by Bramaron Entertainment, LLC.**

## ***PART I: BACKGROUND & ANALYSIS***

BRAMARON ENTERTAINMENT, LLC, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-029, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of 0.28 acres of land located at 520 North Euclid Avenue, 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>	Office	Mixed Use	MU-1 (Downtown Mixed-Use)	N/A
<i>North</i>	Church	Mixed Use	MU-1 (Downtown Mixed-Use)	N/A
<i>South</i>	Gas Station	Mixed Use	MU-1 (Downtown Mixed-Use)	N/A
<i>East</i>	Offices, SFR & Veterinary Clinic	Mixed Use	MU-1 (Downtown Mixed-Use)	N/A
<i>West</i>	Bank/Retail	Mixed Use	MU-1 (Downtown Mixed-Use)	N/A

### **(2) Project Analysis:**

**(a) Background** — On November 27, 2017, the Applicant submitted a Conditional Use Permit for the proposed escape room facility. An escape room is a physical adventure game in which players solve a series of puzzles and riddles, using

Prepared: JA 02/05/18	Reviewed: CM 02/05/18	Decision: [enter initial/date]
-----------------------	-----------------------	--------------------------------

clues, hints, and strategies, to complete tasks and ultimately achieve their goal to “escape” from a room in a defined period of time (typically one hour). The concept of escape rooms has been inspired by video games, as early as 2004 with the Japanese video game “Crimson Room”. The success of the video game led to permanent escape rooms in fixed locations starting in Japan in 2007. Escape rooms were popularized in East Asia in the 2010s, and has increasingly generated interest worldwide, beginning in Europe, North and South Americas, Australia, and New Zealand.

**(b) Project Site/Proposed Use** — The project site will occupy the first floor of an existing building previously occupied by West Coast College. The second floor is currently vacant and will not be utilized by the proposed project. The project is located within the 1950’s Downtown District and is part of the Downtown Parking Model. The proposed Conditional Use Permit will allow for the establishment of the escape room facility, which includes four game rooms (varying between 442-927 square feet), lobby (497 square feet), control room (230 square feet), and a kitchen area (173 square feet) for employee use only **(Exhibit B: Site Plan)**.

The applicant is not proposing to make any exterior or interior changes to the building. Each escape room will be designed/themed to immerse players in the experience, such as “Hiker’s Refuge” and “Alien Abduction”. The escape rooms will vary in difficulty, with family-friendly themes to expert-level horror themes. Players will be “locked” in a room and given a time period of 60 minutes to achieve their goal. All locks are able to be opened by players and staff in the event of an emergency. Players will not be restrained or shackled during their experience. All rooms, including common areas of the building, will be monitored via closed-circuit television (CCTV) through the control room.

The hours of operation will be Monday through Friday, 3:00 P.M. to 12:00 A.M., and Saturday and Sunday, 10:00 A.M. to 12:00 A.M. The facility will be closed on Mondays. The facility will be staffed with 2 to 5 employees at all times, with a maximum of 41 people allowed within the entire facility at any given time. Each game room will have a maximum capacity of 8 people, with no more than 3 game rooms operating simultaneously. All staff members will be trained and certified in CPR/AED/First Aid to ensure the safety of the guests.

Rooms may be booked in advance and/or walk-in guests may pay electronically, eliminating the need for a cash register within the premises. Food and beverages will not be prepared or sold on the premises. Additionally, alcoholic beverages will not be consumed, sold, or permitted inside the building. Special and private events may vary throughout the year, but will not affect the standard operations of the facility.

**(c) Parking** — There are a total of 9 parking spaces being provided on-site and a minimum of 12 parking spaces are required for the escape room facility. Below is a breakdown of parking requirements for the proposed use:

Land Use	Square Footage	Parking Ratio	Required Parking
Office	727	4/1,000 SF	3
Office (2 <sup>nd</sup> Story)	5,347	4/1000 SF	21
Escape/Game Rooms	2,322 (36 people)	1 per 4-people *	9
		Total Parking (Escape Room Only)	12
		Total Parking (Entire Building)	33

(\*The proposed escape room facility includes land uses that are not listed in the Development Code. In order to analyze the parking demands for the escape room facility, staff relied upon the indoor recreational ratios provided in the American Planning Association – Parking Standards PAS Report Number 510/511.)

Since the project site is situated within the downtown area and the requisite number of on-site parking spaces is not attainable, the Ontario Development Code allows for staff to conduct parking analysis using the Downtown Ontario Parking Model. The Parking Model specifically evaluates each block within the downtown at maximum build out, and provides an estimate of parking availability (on-site and street parking combined), from 6 a.m. to 12 a.m., with shared parking as the premise.

The Parking Model evaluates the parking availability both by time of day and use. For example, a restaurant use has a higher parking demand during lunch time hours (12:00 p.m. to 2:00 p.m.) and dinner hours (6:00 p.m. to 8:00 p.m.), and an office use has a higher parking demand during normal business hours (8:00 a.m. to 5:00 p.m.), but has zero parking demand after 5:00 p.m. The Parking Model accounts for a variety of land uses, but does not include a parking ratio for recreational uses such as the proposed escape room facility. Staff had determined that the proposed escape room use was most compatible with the theater land use, as guests visit the site for a set period of time, at various times of the day.

Based on the existing land uses calculated in the Model, staff determined that Block 22 (project site), immediately surrounding blocks, and the Euclid Avenue median (*Exhibit E: Parking Blocks*) have sufficient parking to accommodate the proposed escape room facility. The parking model indicates a parking deficiency of 3 to 18 parking spaces during the period of 6:00 p.m. through 11:00 p.m.; however, it is staff's belief that availability of parking spaces within the surrounding blocks and along the Euclid Avenue median will be sufficient, as the majority of escape room attendance the will be on weekends and during evening hours, when a parking surplus exists. The second floor is currently vacant, however the Parking Model also supports the office use for future occupancy of that space. Additionally, on-street parking is available on blocks located west of the project site, which have not been included in the Downtown Parking Model calculation. Therefore, it is staff's belief that based upon the results of the Downtown Ontario Parking Model and the operation of the proposed escape room facility use, sufficient parking exists to support

the project. The tables below illustrate the combined parking available to the proposed use on the project site (Block 22), immediately surrounding blocks, and the Euclid Avenue median.

**Available Public Parking with Proposed Use – Day Hours  
 (10:00 a.m. – 5:00 p.m.)**

Available Public Parking	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.
Block 14	110	35	(134)	(118)	(179)	(9)	(69)	(7)
Block 22	99	99	46	19	19	19	22	26
Block 30	72	81	79	83	73	77	76	78
Block 31	(37)	(36)	(34)	(38)	(43)	(42)	(39)	(6)
Block 38	125	125	125	125	125	125	125	125
Median	69	69	69	69	69	69	69	69
<b>Total</b>	<b>439</b>	<b>374</b>	<b>151</b>	<b>140</b>	<b>64</b>	<b>240</b>	<b>184</b>	<b>285</b>

**Available Public Parking with Proposed Use – Evening Hours  
 (5:00 p.m. – 12:00 a.m.)**

Available Public Parking	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Block 14	(120)	(223)	(177)	170	173	174	174
Block 22	8	9	(18)	(17)	(17)	10	37
Block 30	97	98	98	99	102	134	117
Block 31	68	70	69	69	71	72	72
Block 38	125	125	125	125	125	125	125
Median	69	69	69	69	69	69	69
<b>Total</b>	<b>224</b>	<b>173</b>	<b>199</b>	<b>412</b>	<b>421</b>	<b>427</b>	<b>423</b>

**(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 subject site is located in the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts, within Ontario’s downtown area. The proposed escape room facility use is a conditionally permitted land use. The Ontario Plan (TOP) identifies Downtown as a Focused Growth Area. The downtown is envisioned as an intensive mixed-use area of retail, office and residential uses, to help guide economic and development activity in the downtown. Escape room facility uses within the downtown provide much needed entertainment opportunities to area residents and visitors. The proposed escape room facility use is located on Euclid Avenue, which is developed with various retail, office, banks and residential (mixed-use) uses. It is staff’s belief that the proposed escape room facility is

compatible with surrounding land uses and will help to attract people to support uses in Ontario's downtown area.

(e) **Recommendation** — Based upon the analysis above, staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Additionally, the proposed use will coexist in a safe manner with surrounding commercial uses, and its approval would not result in impacts beyond those that would normally be associated with any other similarly allowed business in MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts.

(3) **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.

(4) **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.

(5) **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, 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 2.01-1 (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 located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed;

WHEREAS, on February 21, 2018, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Jeanie Irene Aguilo, Assistant 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 DECIDED by

(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 escape room facility will be located at 520 North Euclid Avenue, which is designated for the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts 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 MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts 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 escape room facility land use will be located at 520 North Euclid Avenue, which the Policy Plan Master Land Use Plan designates for Mixed Use. The proposed land use is clearly 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 an intense mixture of land uses that, when concentrated, create focal points for community activity 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 location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. The proposed land use will be operated in accordance with the applicable requirements of the Ontario Development Code, and is consistent with the objectives and purposes of the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. Projects within the MU-1 (Downtown Mixed-Use) zoning district are intended to create focal points for community activity, which the proposed use will do by attracting people to support land uses within the surrounding downtown area.

(d) *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 MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts, for which escape room facilities are conditionally permitted uses. Escape room facilities are consistent with the allowed types of uses specified within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. 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.

(3) 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.

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

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP17-029, subject to the conditions of approval attached hereto and incorporated herein by this reference.

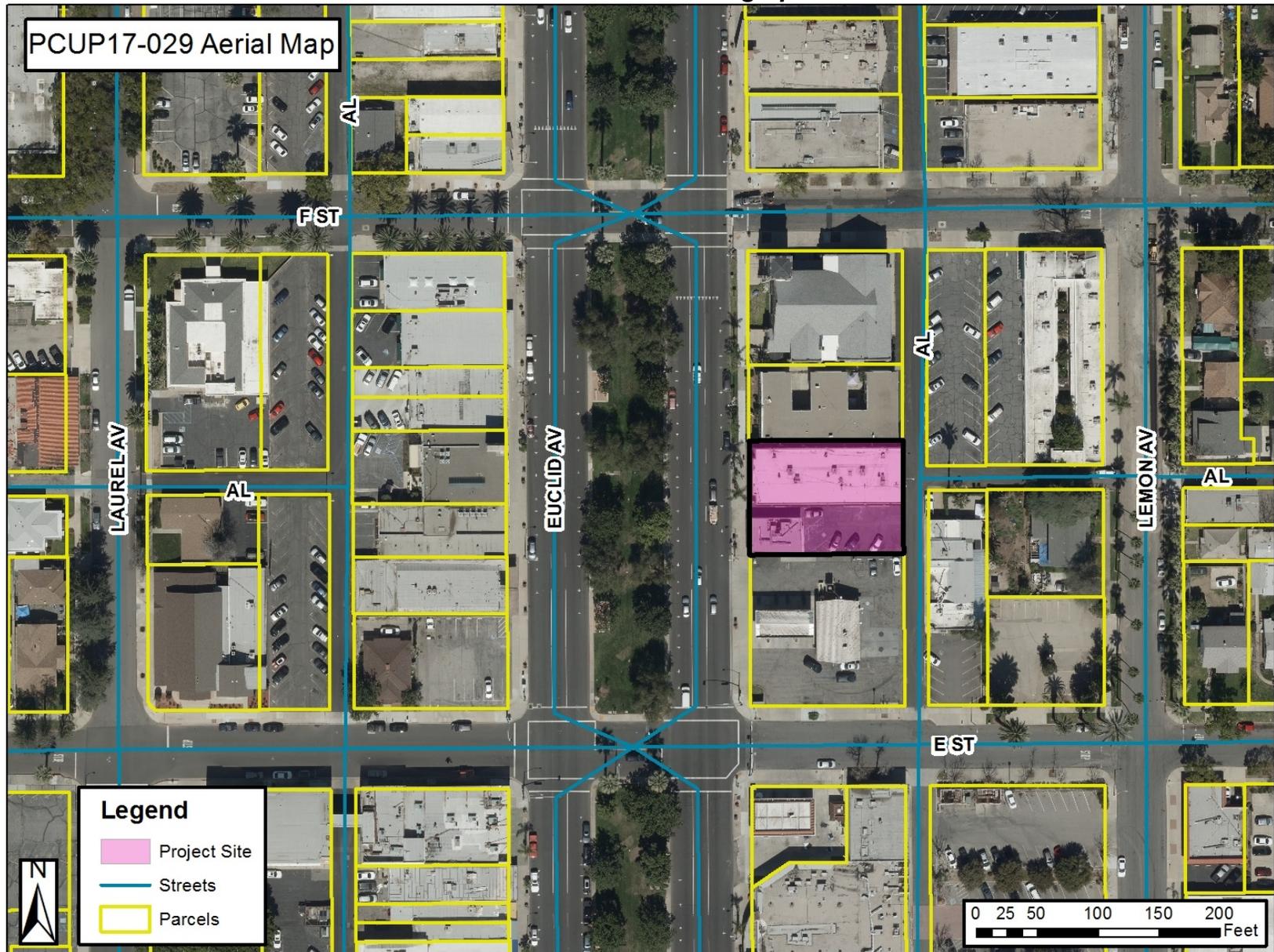
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APPROVED AND ADOPTED this 21st day of February 2018.

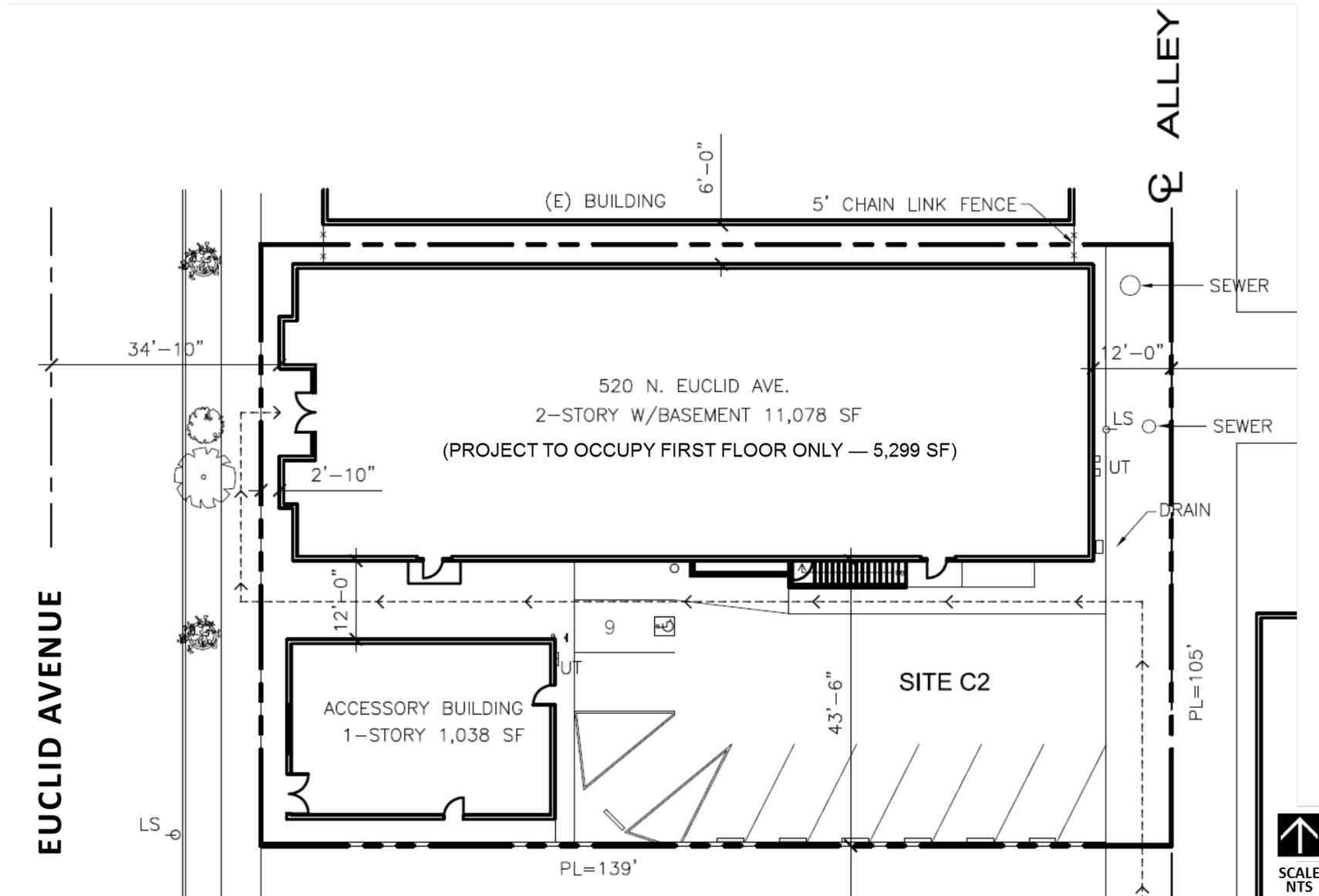
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Scott Murphy  
Zoning Administrator

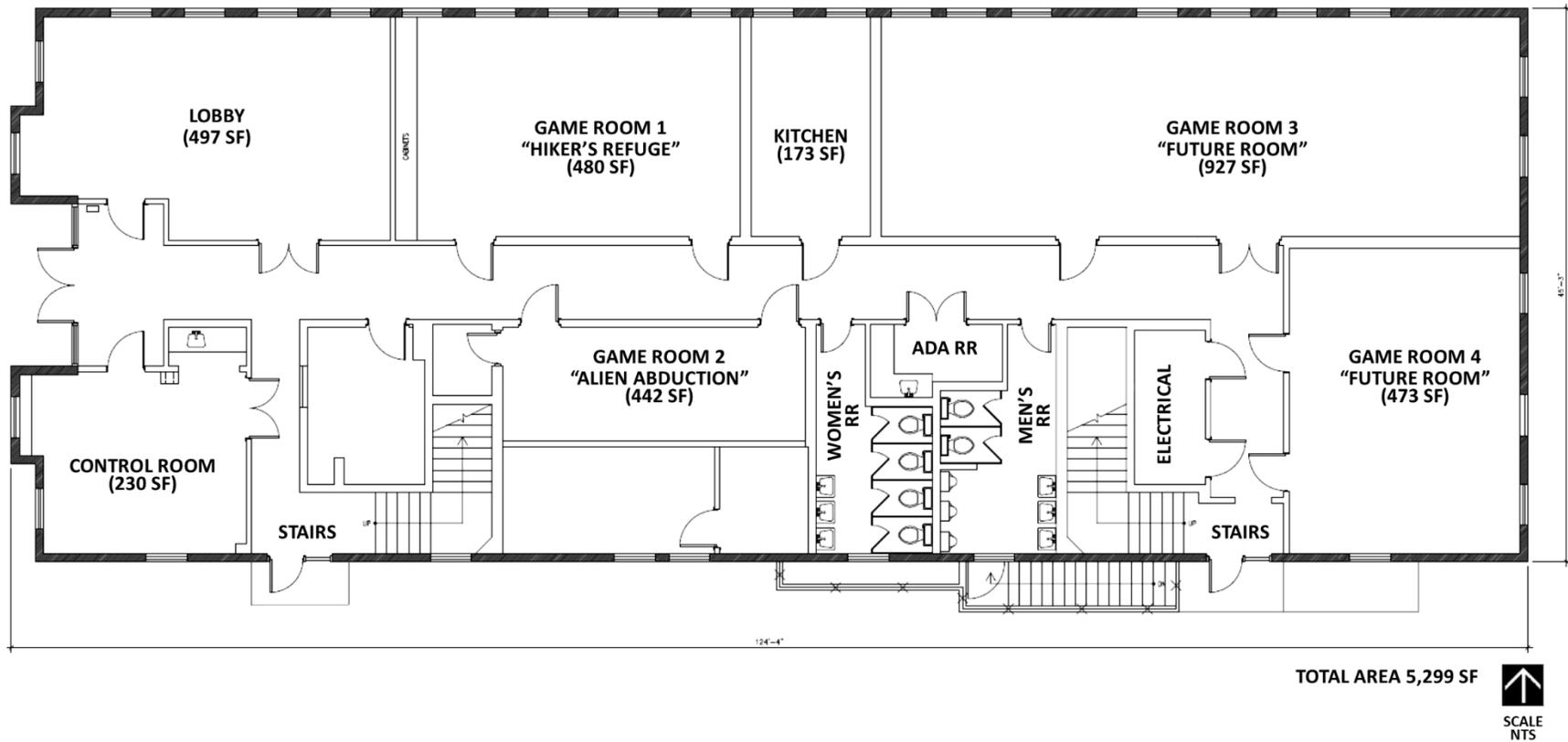
**Exhibit A: Aerial Photograph**



**Exhibit B: Site Plan**



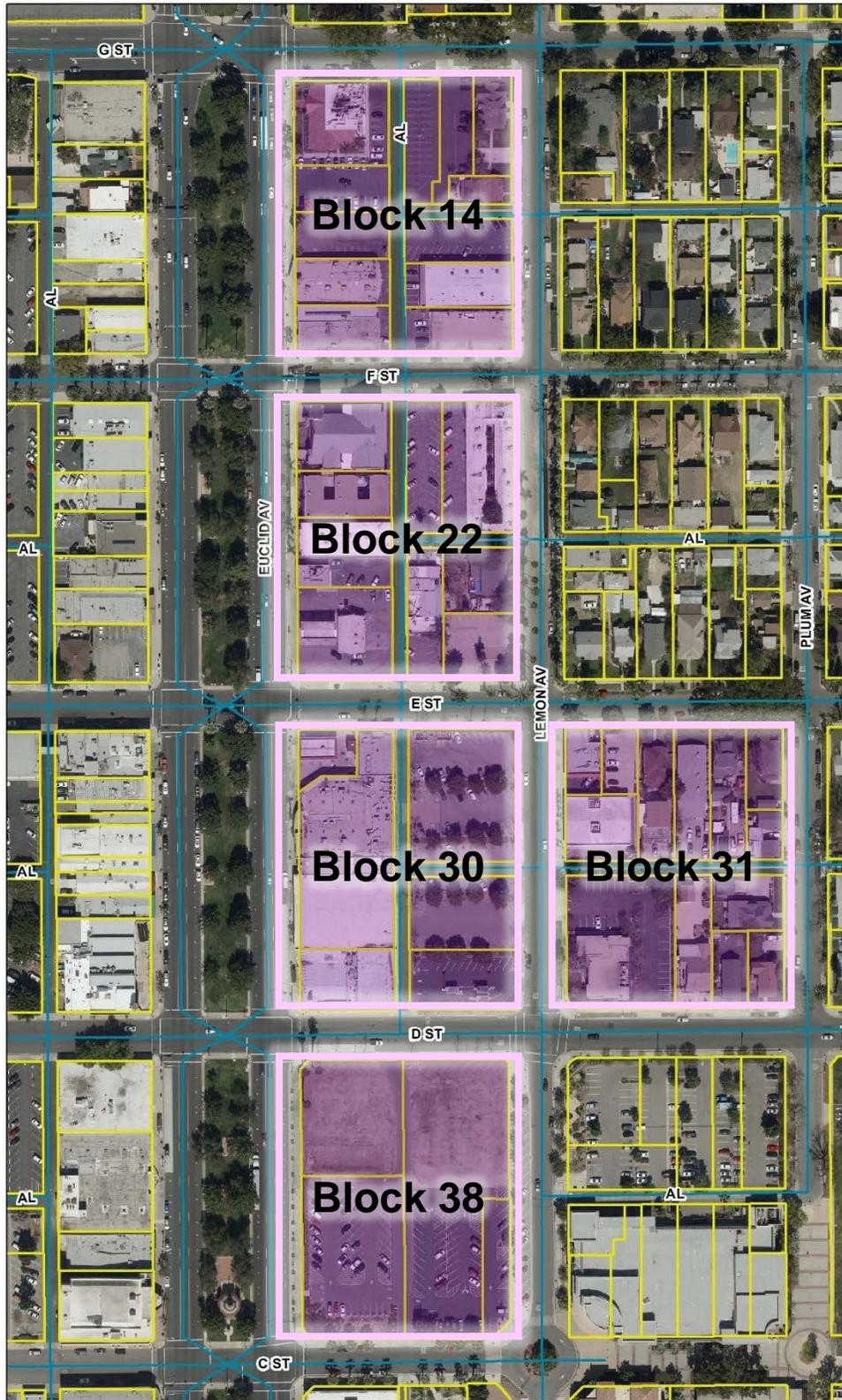
**Exhibit C: Floor Plan**



***Exhibit E: Site Photo***



**Exhibit F: Parking Blocks**





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:** February 21, 2018

**File No:** PCUP17-029

**Related Files:** n/a

**Project Description:** A Conditional Use Permit to establish a 5,299 square-foot Escape Room/Game Room Facility on 0.28 acres of land, located at 520 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning district (APN: 1048-362-08); **submitted by Bramaron Entertainment, LLC.**

**Prepared By:** Jeanie Irene Aguilo, Assistant Planner  
Phone: 909.395.2418 (direct)  
Email: jaguilo@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

**(a)** 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 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).

**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).

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

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

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

**2.9** Environmental Review.

(a) The Project is categorically exempt from environmental review pursuant to **Section 15301 (Class 1, Existing Facilities)** of the CEQA Guidelines, which 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 (less than 10,000 square feet) or no expansion, and is consistent with the following conditions:

(i) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

(ii) The area in which the project is located is not environmentally sensitive.

**(b)** If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(c)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.10** 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.

**2.11** 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, if applicable.

**2.12** Additional Requirements.

**(a)** All tenant/site improvements shall be completed prior to operating the proposed escape room facility.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Aguilo, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** December 19, 2017

**SUBJECT:** PCUP17-029: A CONDITIONAL USE PERMIT TO ESTABLISH AN ESCAPE ROOM/GAMING FACILITY AT 520 N. EUCLID AVE.

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The Applicant proposes to operate an escape room/gaming facility at the above address. The Ontario Police Department has no objection to the establishment of the facility provided the following conditions are met.

1. No cash transactions.
2. The business shall maintain a security camera surveillance system in proper working order, with at least one camera covering the lobby area and at least one camera covering each escape room. Each camera shall record at a minimum resolution of 640x480 and a minimum of fifteen (15) frames per second. Rooms occupied by patrons shall be monitored in real time by staff. Recorded video will be stored for a minimum of 30 days and made available to the Police Department upon request.
3. Light levels in game rooms shall be maintained at a level sufficient to ensure patron safety and freedom of movement.
4. Alcohol shall be prohibited on the premises during normal business operations. Alcohol may be permitted during events approved through the Special Event or Temporary Use permitting process.

Any special event outside the scope of the Conditional Use Permit will require a TUP (Temporary Use Permit) which will be processed by the Planning Department and conditioned by the Ontario Police Department.

The Police Department shall periodically review calls for service requests related to the location to determine if any additional conditions may be required.

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



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Irene Aguilo, Assistant Planner  
Planning Department

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

**DATE:** December 14, 2017

**SUBJECT:** PCUP17-029 A conditional Use Permit to establish a 5,700 square-foot Escape Room/Game Room Facility on 0.278 acres of land located at 520 N. Euclid Avenue, within the MU-1 (Mixed Use) zoning district (APN(s): 1048-362-08). Related File(s): N/A.

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

If the maximum occupant load is 49 or less, this plan is approved.

If the maximum occupant load is 50 or more, then this occupancy must meet all requirements of a Place of Assembly, such as, but not limited to, the following:

- Proper exiting
- Emergency lighting
- All decorations must be flame treated
- Evacuation plan

If the maximum occupant load is 100 or more than this building must be equipped with a fire sprinkler system if one is not already installed.

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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 forms.



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**ZA MEETING DATE:** February 21<sup>st</sup>, 2018

**PROJECT:** PCUP17-029, a Conditional Use Permit to establish a 5,299 square-foot Escape Room/Game Room Facility.

**APN:** 1048-362-08

**LOCATION:** 520 North Euclid Avenue

**PROJECT ENGINEER:** Antonio Alejos, Engineering Assistant *AA* (909) 395-2384

**PROJECT PLANNER:** Jeanie Aguilo, Assistant Planner (909) 395-2418

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

1. No Conditions.

  
Bryan Lirley, P.E.  
Principal Engineer

1/29/18  
Date

  
Khoi Do, P.E.  
Assistant City Engineer

1/29/18  
Date

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** December 13, 2017  
**SUBJECT:** PDPCUP17-029

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

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Assistant Development Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
**Joe De Sousa, Supervising Code Enforcement Officer**  
Jimmy Chang, IT Department  
David Simpson, IT Department (Copy of memo only)

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: December 01, 2017

SUBJECT: FILE #: PCUP17-029 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 **Friday, December 15, 2017**.

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 5,700 square-foot Escape Room/Game Room Facility on 0.278 acres of land located at 520 N. Euclid Avenue, within the MU-1 (Mixed Use) zoning district (APN(s): 1048-362-08). Related File(s): N/A.

- 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.

Code Department      *Joe De Sousa* Signature      Supervisor Title      12/1/17 Date



# CITY OF ONTARIO

## MEMORANDUM

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Landscape Planning Carolyn Bell Sr Landscape Architect  
Department Signature Title Date 12/12/17



# CITY OF ONTARIO MEMORANDUM

TO: Hassan Haghani, Development Director  
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Airport + Planning      Lorena Mejia      Senior Planner      12/12/17  
 Department      Signature      Title      Date

CD 2017 - 083