



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

September 5, 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. PCUP18-016:** A Conditional Use Permit request to establish a children's indoor fitness playground within a proposed 14,397 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, 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: 1048-271-19) **submitted by Kids Empire Ontario LLC, Haim Elbaz. Continued from 8/20/18 meeting.**
- B. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-019:** A Conditional Use Permit request to establish a fitness facility within a proposed 14,500 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, 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: 1048-271-19) **submitted by Blink Fitness. Continued from 8/20/18 meeting.**
- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-026:** A Conditional Use Permit (PCUP18-026) request to establish a 1,400 square-foot massage business located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements

of the California Environmental Quality Act (CEQA) pursuant to Section §15301 (Class 1-Existing Facilities) of the CEQA guidelines. The project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); (APN: 1051-051-72); **submitted by Bao Jun Zhao.**

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 **August 31, 2018**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

  
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# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

September 5, 2018

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

**FILE NO.:** PCUP18-016

**DESCRIPTION:** A Conditional Use Permit request to establish a children’s indoor fitness playground within a proposed 14,397 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. APN: 1048-271-19; **submitted by Kids Empire Ontario LLC.**

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

KIDS EMPIRE ONTARIO LLC, (herein after referred to as “Applicant”) has filed an application requesting Conditional Use Permit approval for File No. PCUP18-016, 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 1.74 acres of land located at 130 West G Street, and is depicted in *Exhibit A: Aerial Photograph*, attached. The site is located at the northwest corner of Euclid Avenue and G Street. The property is located in an urbanized area with commercial, medical, office and residential uses. Existing land uses, General Plan and zoning designations, on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Retail	Mixed Use	MU-1 (Downtown Mixed Use) EA (Euclid Avenue Overlay)
<i>North</i>	Banking/Service	Mixed Use	MU-1 (Downtown Mixed Use) EA (Euclid Avenue Overlay)
<i>South</i>	Office/Multifamily/ Retail	Mixed Use	MU-1 (Downtown Mixed Use) EA (Euclid Avenue Overlay)
<i>East</i>	Medical Offices	Office Commercial	OL (Low Intensity Office)
<i>West</i>	Multifamily Residential	High Density Residential	HDR-45 (High Density Residential)

<i>Prepared:</i> EA 08/09/2018	<i>Reviewed:</i> RZ 08/09/2018	<i>Decision:</i> [enter initial/date]
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**(2) Project Analysis:**

**(a) Background** — The site is within an existing 4.09-acre commercial center, at the northwest corner of Euclid Avenue and G Street. The commercial center is comprised of four parcels with three property owners. The property was designated by the City Council on June 4, 2013 as a Non-Contributor to the Euclid Avenue Historic District. The use will occupy 14,397 square feet of an existing 28,805 square foot commercial building previously occupied by a grocery store. Plans have been submitted for tenant improvements to construct a demising wall subdividing the 28,805 square foot tenant space into 2, approximately 14,000 square feet spaces. A Conditional Use Permit application (File No. PCUP18-019) has been submitted for a Fitness Facility (Blink Fitness) to occupy the second tenant space.

**(b) Proposed Use** — The children's indoor fitness playground is a Fitness Center for children ages 2 to 12 years of age. The facility includes floor to ceiling climbing bars, slides, a running course, imagination areas, smaller play rooms for toddlers, a children's disco room and a seating area to accommodate up to 300 seats. The concept is to allow children to interact and be social while enjoying physical activity. The facility will have a pantry that will provide drinks and prepacked snacks, food will not be prepared on site. The site is available for birthday parties and special events. Kids Empire also offers party packages for birthdays and other celebrations. Typical party size is 8 to 10 children in attendance per party. There will be 3 to 12 employees per shift, depending on day and time. Operating hours are from 10:00 am to 8:00 pm Monday through Thursday and 10:00 am to 10:00 pm Friday through Sunday. Weekday participation is approximately 20 percent capacity. Peak hours are weekends between the hours of 2:00 pm and 6:00 pm.

Kid's Empire has an electronic registration system that is used upon entry and exit of the facility. Parents and children are logged into the electronic registration system using personal identification prior to entering the facility. All exits are staffed to prevent any child from exiting the business unsupervised and to prevent any unauthorized adult from removing a child or children from the premises who had not been previously identified as being responsible for.

**(c) Parking** — The Ontario Development Code does not identify a parking requirement for a children's indoor fitness playground. After review of the parking requirements for a variety of land uses, it was determined that the proposed land use is most similar to a fitness center which requires 5 spaces per 1,000 square feet. The use proposes occupying a net area of 10,897 square feet resulting in a required 54 parking spaces. The total on-site parking requirement for all existing and proposed land uses in the commercial center using the Ontario Development Code parking requirements (Table 6.03-1: Off-Street Parking Requirements) is 286 parking spaces. The subject property has 192 on-site and 15 on-street parking spaces (207 spaces). Below is a breakdown of the parking requirements for the existing and proposed land uses.

Tenant	SF	Land Use	Parking Code	Spaces Required
Rite Aid	20,106	Retail	4/1,000 SF	80
Variety Dollar Store	6,530	Retail	4/1,000 SF	26
<b>Kids Empire (Proposed)</b>	<b>10,897</b>	<b>Gym</b>	<b>5/1,000 SF</b>	<b>54</b>
Mission Cleaners	1,117	Retail	4/1,000 SF	4
Smoke Shop	1,289	Retail	4/1,000 SF	5
China Star	1,203	Restaurant	10/1,000 SF	12
Tasty Donut Shop	1,203	Convenience Restaurant	13.3/1,000 SF	16
Vacant	1,000	Retail	4/1,000 SF	4
Income Tax	1,000	Office	4/1,000 SF	4
Pizza Hut	1,272	Catering	2/1,000 SF	3
Water Store	1,070	Retail	4/1,000 SF	4
Nail Salon	1,030	Personal Care Services	4/1,000 SF	4
Check Into Cash	1,131	Retail	4/1,000 SF	5
Blink Fitness (Proposed)	12,858	Gym	5/1,000 SF	64
<b>Total</b>	<b>61,706</b>	<b>Total Parking Spaces Required Per Ontario Development Code</b>		<b>285</b>
		<b>Available On-Site Parking</b>		<b>192</b>
		<b>Available On-Street Parking</b>		<b>15</b>

The number of required parking spaces may be reduced based on a parking demand analysis for any project site where the hours of operation allow the shared use of off-street parking spaces to occur without conflict (*Ontario Development Code Section 6.03.020: Reduction in the Required Number of Parking Spaces*). The Applicant has submitted a parking demand analysis that includes a forecast of the weekday and weekend peak parking demand for the proposed use to assist with the parking analysis. The proposed fitness facility (Blink Fitness, File No. PCUP18-019) has also submitted a parking demand analysis for their proposed use. In addition to the submitted parking demand analyses, the Ontario Development Code allows parking to be analyzed using the Downtown Ontario Parking Model for developed sites where on-site parking is non-attainable. The Parking Model specifically evaluates each block within the downtown at maximum build out, and provides an estimate of parking availability by hour (public and private lots and street parking combined) with shared parking as the premise.

The project site is located on Block 5 of the Parking Model. Block 5 consists of the commercial center at the northwest corner of G Street and Euclid Avenue along with adjacent street parking. Available shared parking on Block 5 and the boundaries of the block are depicted in *Exhibit D: Parking Block 5*. Based on the proposed floor plans, the existing land uses on the site, the Parking Model and the submitted parking studies, a parking analysis was performed. The analysis found adequate parking availability to fulfill the requirement of 54 spaces, based on expected capacities and peak demand periods.

The reported peak demand periods (80%-100% occupancy) for the children’s indoor fitness playground are during lunch, and after school hours on weekdays, and from 11:00 am to 7:00 pm on weekends (*Exhibit E: Parking Demand Analysis*). The parking analysis indicates that although the children’s indoor fitness playground may achieve 100% occupancy during these periods, other uses on the block will have lower parking demands at those times, resulting in an overall parking surplus of no less than 30 spaces on the project site. The following table illustrates available parking for the entire project site (Block 5) based on the Parking Model and prepared parking demand analyses with the existing and proposed uses on a Weekday, Friday and Saturday.

**Available Public Parking with Proposed Use: Day Hours (7:00 a.m.–2:00 p.m.)**

Block 5	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.
Mon-Thu	155	148	153	129	105	87	83	80
Friday	143	123	138	115	96	79	73	76
Saturday	116	126	125	82	72	78	71	72

**Available Public Parking with Proposed Use: Evening Hours (3:00 p.m.–10:00 p.m.)**

Block 5	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.
Mon-Thu	95	82	52	30	40	61	106	166
Friday	78	80	51	40	33	54	115	169
Saturday	74	79	60	81	90	108	128	165

The parking analysis indicates that peak parking demand periods for the entire site will likely be between 5:00 pm and 8:00 pm on weekdays (Monday-Friday). During these peak periods, there will be an estimated surplus of no less than 30 parking spaces as indicated in the table above. Therefore, there is sufficient parking on site to accommodate the existing and proposed uses.

(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 children’s indoor fitness playground 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. Children’s indoor fitness playground uses within the downtown provide much needed entertainment opportunities to area residents and visitors. The proposed children’s indoor fitness playground 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 children's indoor fitness playground is compatible with surrounding land uses and will help to attract people to support uses in Ontario's downtown area.

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

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

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

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

## ***PART II: RECITALS***

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

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

WHEREAS, the Development Advisory Board members 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 August 20, 2018, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Elly Antuna, Assistant Planner, presented the staff reports for the proposed children's indoor fitness playground (File No. PCUP18-016) and fitness facility (File No. PCUP18-019) uses. Ms. Antuna stated that one additional landscape requirement was added to File No. PCUP18-016 subsequent to preparation of the staff report. Ms. Antuna stated that notices were sent out to properties within 300 feet of the project site. As a result, a request was made by one of the commercial center's 3 property owners to review the parking studies and analysis. Ms. Antuna stated that staff provided the information as requested. Ms. Antuna stated that no additional comments or questions from the public were received. Staff recommended approval with the attached Conditions of Approval.

(2) The Zoning Administrator asked if each individual use in the commercial center was looked at to determine what the parking demand would be by use and time of day. Ms. Antuna confirmed that the parking analysis included existing uses and determined an estimated surplus of 30 parking spaces at any given time of day.

(3) The Zoning Administrator opened the public hearing.

(4) Veronica Becerra, representing Kids Empire (File No. PCUP18-016), explained the business operation and spoke in favor of the application. Ms. Becerra agreed to the Conditions of Approval, including the additional landscape condition.

(5) Elizabeth Valerio, representing Blink Fitness (File No. PCUP18-019), explained the business operation and spoke in favor of the application. Ms. Valerio stated that the Conditions of Approval were fair and agreed to work with the property owner to ensure that the Conditions of Approval were met.

(6) Turner Newton, an adjacent property owner, explained that he contacted the Planning Department and requested the additional information. Mr. Newton stated he was concerned about the parking analysis and what the potential impacts to his tenants would be. Mr. Newton suggested that the Applicant's employees be encouraged to park at the northwest quadrant of the site as depicted on the site plan because it is not useful for the retail customers. Mr. Newton stated that he was not opposed to the project but requested more time to review the parking analysis and that the item be continued.

(7) The Zoning Administrator asked staff to identify on the map the parking area in the northwest quadrant that Mr. Newton was referring to. Ms. Antuna clarified that the area in question was not a parking area and was not included in the analysis.



(8) The Zoning Administrator asked the Applicants if there would be any issues if the decisions were delayed for a few weeks. Ms. Valerio, representing Blink Fitness, stated that there would not be an issue if the item were continued for a few weeks. Ms. Becerra, representing Kids Empire, stated that continuing the item would impact their business operation because they are prepared to submit construction drawings for Tenant Improvements in the next week and stated that they would like to move forward with that schedule. The Zoning Administrator stated that plans could still be submitted, but that this would be done at the Applicant's risk. Ms. Becerra stated that she understood.

(9) Juan Carlos, representing the project site property owners, Reliable Properties, stated that parking would not be an issue at the site. He stated that they would accommodate anything that is requested of them.

(10) There being no one else to offer testimony regarding the application, the Zoning Administrator continued the item until the next Zoning Administrator hearing in two weeks.

WHEREAS, on August 20, 2018, the Zoning Administrator of the City of Ontario continued the public hearing on the application until September 5, 2018.

(11) [insert additional speaker info]

(12) 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 children's indoor fitness playground will be located at 130 West G Street, which is designated for the MU1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. 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 MU1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown.

(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 children's indoor fitness playground will be located at 130 West G Street, which the Policy Plan Master Land Use Plan designates for Mixed Use land uses. 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 the establishment and intensification of Mixed Use land uses in the area of the project site. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown. New recreation facilities within the downtown provide much needed entertainment opportunities to downtown residents and visitors.

(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 project, with conditions of approval, meets the objectives and purposes of the Ontario Development Code, as required in the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. Projects within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts are intended to create economic and development activity in the downtown

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The project site is not located within any identified ONT noise impact or safety zones and is consistent with the provisions of the Airport Land Use Compatibility Plan.

(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 fitness facility use is allowed upon approval of a Conditional Use Permit. The project has been conditioned so that the facility and use are operated in a manner that will not be detrimental to the health and safety of the surrounding community.

(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 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 (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP18-016, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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APPROVED AND ADOPTED this      day of      , 2018.

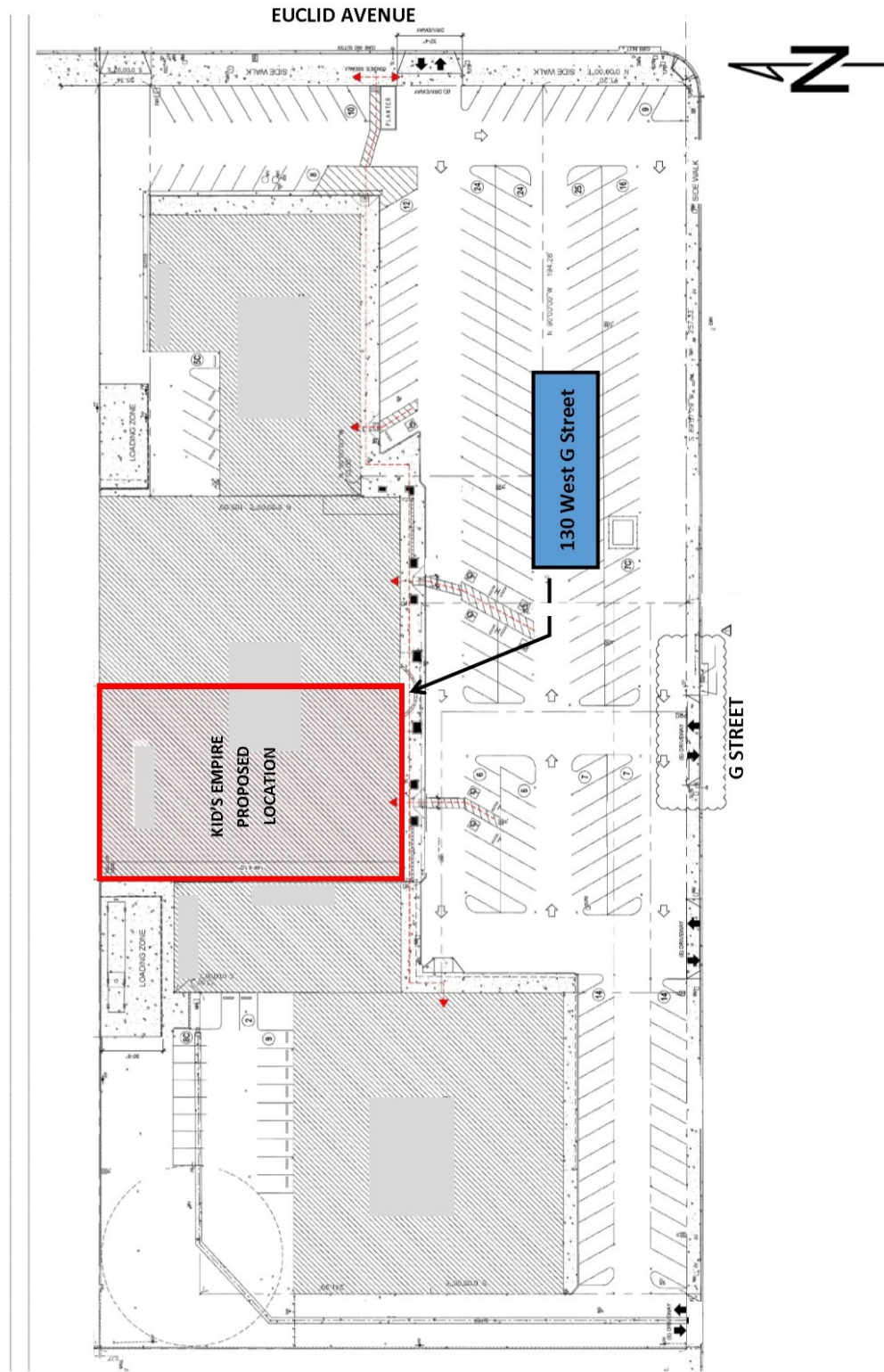
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Cathy Wahlstrom  
Zoning Administrator

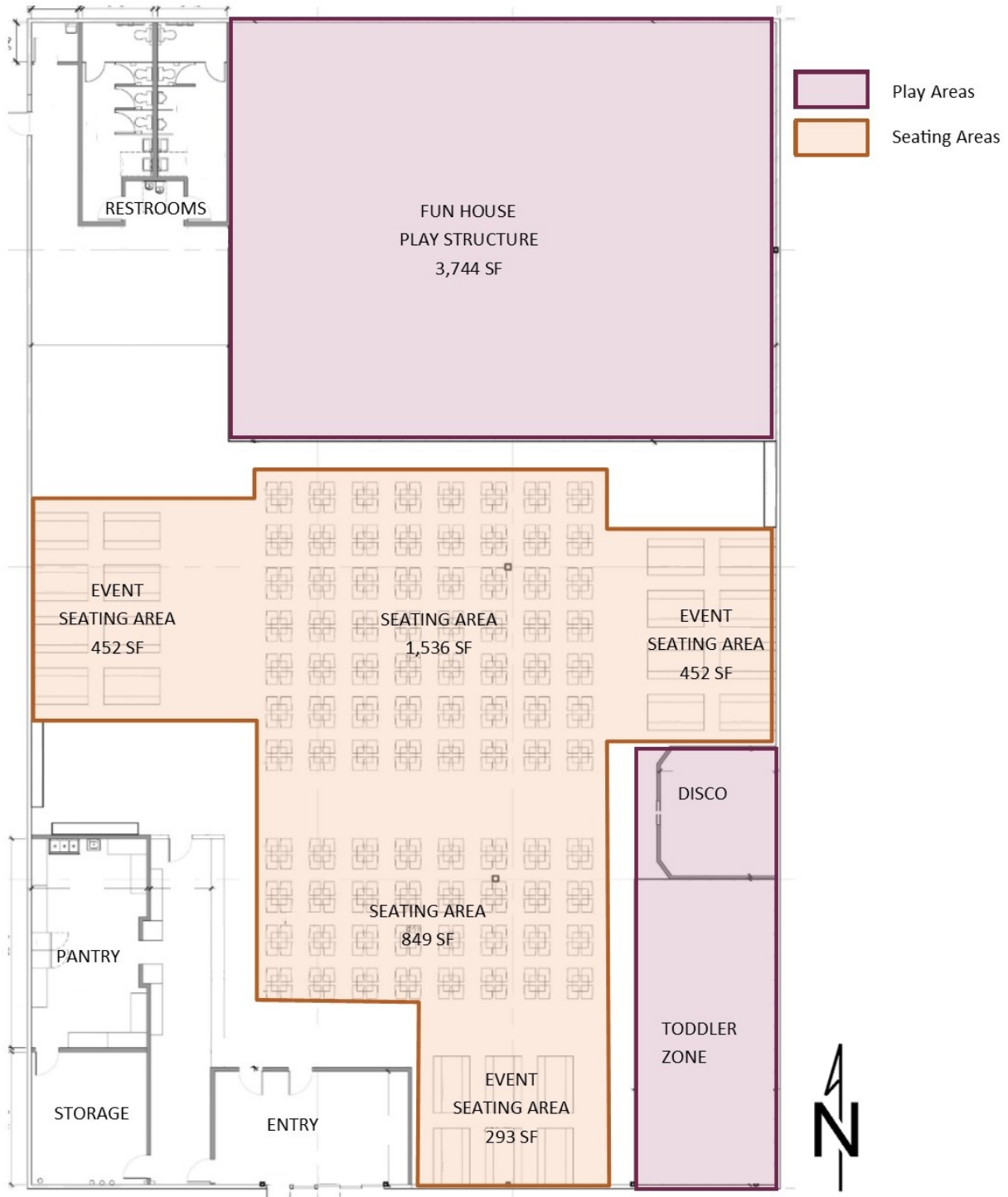
***Exhibit A: Aerial Photograph***



**Exhibit B: Site Plan**






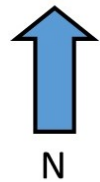
**Exhibit C: Floor Plan**



**Exhibit D: Parking Block 5**



-  Public Parking Lot (192 Spaces)
-  Street Parking (15 Spaces)
-  Block 5 Boundaries



**Exhibit E: Parking Demand Analysis**

				Weekday (Monday-Thursday) Conditions				
	Available On-Site Parking	Available On-Street Parking	Total Available Parking	Parking Model Demand	Kids Empire Demand	Blink Fitness Demand	Total Weekday Demand	Surplus / (Deficit)
7:00 AM	192	15	207	27		26	52	155
8:00 AM	192	15	207	29		30	59	148
9:00 AM	192	15	207	32		22	54	153
10:00 AM	192	15	207	32	27	19	78	129
11:00 AM	192	15	207	38	41	24	102	105
12:00 PM	192	15	207	45	54	21	120	87
1:00 PM	192	15	207	54	54	16	124	83
2:00 PM	192	15	207	54	46	27	127	80
3:00 PM	192	15	207	48	41	24	112	95
4:00 PM	192	15	207	47	46	32	125	82
5:00 PM	192	15	207	55	54	47	155	52
6:00 PM	192	15	207	59	54	64	177	30
7:00 PM	192	15	207	61	49	58	167	40
8:00 PM	192	15	207	56	38	52	146	61
9:00 PM	192	15	207	39	32	30	101	106
10:00 PM	192	15	207	20	16	5	41	166
				Weekday (Friday) Conditions				
	Available On-Site Parking	Available On-Street Parking	Total Available Parking	Parking Model Demand	Kids Empire Demand	Blink Fitness Demand	Total Weekday Demand	Surplus / (Deficit)
7:00 AM	192	15	207	27		37	64	143
8:00 AM	192	15	207	29		55	84	123
9:00 AM	192	15	207	32		37	69	138
10:00 AM	192	15	207	32	27	33	92	115
11:00 AM	192	15	207	38	41	33	111	96
12:00 PM	192	15	207	45	54	29	128	79
1:00 PM	192	15	207	54	54	27	134	73
2:00 PM	192	15	207	54	46	31	131	76
3:00 PM	192	15	207	48	41	40	129	78
4:00 PM	192	15	207	47	46	34	127	80
5:00 PM	192	15	207	55	54	47	156	51
6:00 PM	192	15	207	59	54	54	167	40
7:00 PM	192	15	207	61	49	64	174	33
8:00 PM	192	15	207	56	38	59	153	54
9:00 PM	192	15	207	39	32	20	92	115
10:00 PM	192	15	207	20	16	1	38	169



**Exhibit E: Parking Demand Analysis Continued**

	Available On-Site Parking	Available On-Street Parking	Total Available Parking	Weekday (Saturday) Conditions			Total Weekday Demand	Surplus / (Deficit)
				Parking Model Demand	Kids Empire Demand	Blink Fitness Demand		
7:00 AM	192	15	207	27		64	91	116
8:00 AM	192	15	207	29		51	81	126
9:00 AM	192	15	207	32		49	82	125
10:00 AM	192	15	207	32	41	52	125	82
11:00 AM	192	15	207	38	54	44	135	72
12:00 PM	192	15	207	45	54	31	129	78
1:00 PM	192	15	207	54	54	29	136	71
2:00 PM	192	15	207	54	54	27	135	72
3:00 PM	192	15	207	48	54	31	133	74
4:00 PM	192	15	207	47	54	27	128	79
5:00 PM	192	15	207	55	54	38	147	60
6:00 PM	192	15	207	59	54	13	126	81
7:00 PM	192	15	207	61	49	7	117	90
8:00 PM	192	15	207	56	43		99	108
9:00 PM	192	15	207	39	41		79	128
10:00 PM	192	15	207	20	22		42	165

**Kids Empire Peak Parking Demand Periods (80%-100%)**

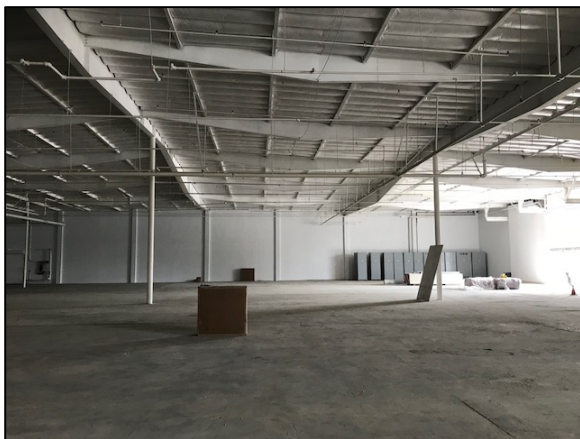
**Exhibit F: Site Photos**



Front Entrance – View looking northeast from G Street



Adjacent Commercial – View looking northwest from G Street



Interior



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

## Planning Department Conditions of Approval

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**Meeting Date:** August 20, 2018

**File No:** PCUP18-016

**Project Description:** A Conditional Use Permit request to establish a children's indoor fitness playground within a proposed 14,397 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1048-271-19); **submitted by Kids Empires Ontario LLC.**

**Prepared By:** Elly Antuna, Assistant Planner  
Phone: 909.395.2414 (direct)  
Email: eantuna@ontarioca.gov

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

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

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

**2.1** Time Limits.

(a) 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) 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.

(b) 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** 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) 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).

#### 2.4 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.

#### 2.5 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.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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) and the Downtown Ontario Design Guidelines.

#### 2.8 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.

2.9 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.

**2.10** 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.

**2.11** Additional Requirements.

(a) All exterior alterations to existing building and site improvements requires a Certificate of Appropriateness, or a Waiver, if applicable, prior to issuance of building permits and/or final occupancy.

(b) All tenant/site improvements shall be completed prior to operating the proposed children's indoor fitness playground use.

(c) Architecturally appropriate outdoor furniture (decorative planters, bike racks, benches, trash bins, etc.) shall be provided prior to occupancy. Outdoor furniture shall be reviewed in conjunction with construction drawings submitted for occupancy change.

(d) Operating hours shall be limited to 10:00 am to 8:00 pm Monday through Thursday and 10:00 am to 10:00 pm Friday through Sunday

(e) The occupancy change of the building to accommodate an assembly use shall be completed and all applicable permits shall be finalized prior to commencement of use.



# 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:** August 20<sup>th</sup>, 2018

**PROJECT:** PCUP18-016, a Conditional Use Permit to establish a 14,253-SF children's indoor fitness playground on 0.32 acres of land.

**APN:** 1048-271-19

**LOCATION:** 130 W G Street

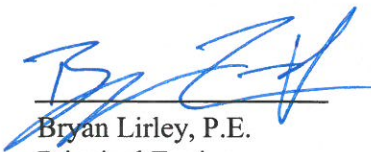
**PROJECT ENGINEER:** Antonio Alejos, Engineering Assistant *J.A.* (909) 395-2384

**PROJECT PLANNER:** Elly Antuna, Assistant Planner (909) 395-2414


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

1. The applicant/developer shall install a backflow preventer onto the existing domestic water service per the latest City standards.
2. The applicant/developer shall upgrade the existing single check detector assembly to a double check detector assembly per City Standard Drawing Number 4208.
3. The applicant/developer shall provide one master meter with a sub meter for each of the two tenants (Kids Empire and Blink Fitness Gym) per the latest City standards.

  
\_\_\_\_\_  
Bryan Lirley, P.E.  
Principal Engineer

*8/9/18*  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Khoi Do, P.E.  
Assistant City Engineer

*8/9/18*  
\_\_\_\_\_  
Date

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Elly Atuna  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** May 14, 2018  
**SUBJECT:** PCUP18-016

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

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### Conditions of Approval

1. Plans and permits are required for the project.
2. No occupancy will be allowed until all improvements are approved and permits have been finalized.

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Elly Antuna, Assistant Planner  
Planning Department

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

**DATE:** May 22, 2018

**SUBJECT:** PCUP18-016 A Conditional Use Permit to establish a 14,253 square-foot children's indoor fitness playground on 0.32 acres of land, located at 130 W. G Street, within the MU-1 zoning district (APN: 1048-271-19).

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

1. Must comply with all requirements of an A-type occupancy.

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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:** Elly Antuna, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** May 29, 2018

**SUBJECT:** PCUP18-016: A CONDITIONAL USE PERMIT TO ESTABLISH AN INDOOR CHILDREN'S FITNESS PLAYGROUND AT 130 WEST G STREET

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- 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.

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

- The Applicant shall develop and implement a system for matching parents and children upon entry and exit to the premises. The patron exit shall be staffed at all times in order to prevent any child from exiting the business unsupervised and to prevent any unauthorized adult from removing a child/children from the premises whom had not been previously identified as being responsible for.
- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry and exit doors. Cameras shall be positioned so as to maximize the coverage of patrons entering and exiting the premises. Cameras shall record at least 15 frames per second and at a minimum of 640x480 lines of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.

- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- 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.
- Outdoor services and activities are prohibited in the absence of a Temporary Use Permit.

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

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

<b>CONDITIONS OF APPROVAL</b>	
<b>Sign Off</b>	
<i>Carolyn Bell</i>	8/20/18
Carolyn Bell, Sr. Landscape Planner	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.: <b>PCUP18-016</b>	Related Files:	Case Planner: <b>Elly Antuna</b>
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Project Name and Location: <b>Kids Empire, Children's Fitness Playground</b> <b>130 W G street</b>
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Applicant/Representative: <b>Kids Empire, Veronica Becerra</b> <b>449 W Foothill Blvd.</b> <b>Glendora, Ca 91741</b>
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<input checked="" type="checkbox"/>	<b>A site plan (dated 6/11/18) 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>

1. Provide a site plan showing revised parking layout with a min 5' wide landscape planter along 'G' street and Euclid Ave for 36" high landscape screening for parked cars. Reduce the one way drive aisle width to the minimum aisle width per the Development code 6.03 Off Street Parking 4. Parking Bays and Drive Aisles.
2. Note for parking lot landscape planters with shade trees and automatic irrigation to be provided per the requirements of the Landscape Development Standards and the Development Code. <http://www.ontarioca.gov/landscape-planning/standards>



# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

September 5, 2018

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

**FILE NO.:** PCUP18-019

**DESCRIPTION:** A Conditional Use Permit request to establish a fitness facility within a proposed 14,500 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. APN: 1048-271-19; **submitted by Blink Fitness.**

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

BLINK FITNESS, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP18-019, 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 1.74 acres of land located at 130 West G Street, and is depicted in *Exhibit A: Aerial Photograph*, attached. The site is located at the northwest corner of Euclid Avenue and G Street. The property is located in an urbanized area with commercial, medical, office and residential uses. Existing land uses, General Plan and zoning designations, on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>Site</i>	Retail	Mixed Use	MU-1 (Downtown Mixed Use) EA (Euclid Avenue Overlay)
<i>North</i>	Banking/Service	Mixed Use	MU-1 (Downtown Mixed Use) EA (Euclid Avenue Overlay)
<i>South</i>	Office/Multifamily/ Retail	Mixed Use	MU-1 (Downtown Mixed Use) EA (Euclid Avenue Overlay)
<i>East</i>	Medical Offices	Office Commercial	OL (Low Intensity Office)
<i>West</i>	Multifamily Residential	High Density Residential	HDR-45 (High Density Residential)

<i>Prepared:</i> EA 8/9/18	<i>Reviewed:</i> RZ 8/9/18	<i>Decision:</i> [enter initial/date]
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**(2) Project Analysis:**

**(a) Background** — The site is within an existing 4.09-acre commercial center, at the northwest corner of Euclid Avenue and G Street. The commercial center is comprised of four parcels with three property owners. The property was designated by the City Council on June 4, 2013 as a Non-Contributor to the Euclid Avenue Historic District. The proposed fitness center will occupy 14,500 square feet of an existing 28,805 square foot commercial building previously occupied by a grocery store. Conditional Use Permit review and approval is required for Fitness Centers exceeding 10,000 square feet in gross floor area in the MU-1 zoning district. Plans have been submitted for tenant improvements to construct a demising wall that will subdivide the 28,805 square foot tenant space into 2, approximately 14,000 square feet spaces. A Conditional Use Permit application (File No. PCUP18-016) has been submitted for a children’s indoor fitness playground (Kid’s Empire) to occupy the second tenant space.

**(b) Proposed Use** — Blink Fitness is a fitness facility with over 70 locations nationwide most of which are on the east coast with a few locations in the Los Angeles area. The proposed facility is divided into 3 main areas including an 8,867 square foot gym floor area with cardio and strength training machines, an 821 square foot stretch area, and a 680 square foot group training room. Blink Fitness facilities are designed with brightly-lit open spaces incorporating colors that are scientifically proven to enhance workouts and have an uplifting effect on mood. The proposed hours of operations for the fitness facility are from 5:00 am to 11:00 pm Monday through Thursday, 5:00 am to 10:00 pm Friday, and 7:00 am to 7:00 pm Saturday and Sunday. Additional business operations include personal training and group fitness classes.

**(c) Parking** — The Ontario Development Code parking requirement for a fitness center is 5 spaces per 1,000 square feet. The use proposes occupying a net area of 12,858 square feet resulting in a required 64 required parking spaces. The total on-site parking requirement for all existing and proposed land uses in the commercial center using the Ontario Development Code parking requirements (Table 6.03-1: Off-Street Parking Requirements) is 286 parking spaces. The subject property has 192 on-site and 15 on-street parking spaces (207 spaces). Below is a breakdown of the parking requirements for the existing and proposed land uses.

<b>Tenant</b>	<b>SF</b>	<b>Land Use</b>	<b>Parking Code</b>	<b>Spaces Required</b>
Rite Aid	20,106	Retail	4/1,000 SF	80
Variety Dollar Store	6,530	Retail	4/1,000 SF	26
Kids Empire (Proposed)	10,897	Gym	5/1,000 SF	54
Mission Cleaners	1,117	Retail	4/1,000 SF	4
Smoke Shop	1,289	Retail	4/1,000 SF	5
China Star	1,203	Restaurant	10/1,000 SF	12
Tasty Donut Shop	1,203	Convenience Restaurant	13.3/1,000 SF	16
Vacant	1,000	Retail	4/1,000 SF	4

Income Tax	1,000	Office	4/1,000 SF	4
Pizza Hut	1,272	Catering	2/1,000 SF	3
Water Store	1,070	Retail	4/1,000 SF	4
Nail Salon	1,030	Personal Care Services	4/1,000 SF	4
Check Into Cash	1,131	Retail	4/1,000 SF	5
<b>Blink Fitness (Proposed)</b>	<b>12,858</b>	<b>Gym</b>	<b>5/1,000 SF</b>	<b>64</b>
<b>Total</b>	<b>61,706</b>	<b>Total Parking Spaces Required Per Ontario Development Code</b>		<b>285</b>
		<b>Available On-Site Parking</b>		<b>192</b>
		<b>Available On-Street Parking</b>		<b>15</b>

The number of required parking spaces may be reduced based on a parking demand analysis for any project site where the hours of operation allow the shared use of off-street parking spaces to occur without conflict (*Ontario Development Code Section 6.03.020: Reduction in the Required Number of Parking Spaces*). The Applicant has submitted a parking study that uses visitor check-in data from an existing and operational Blink Fitness Gym to forecast of the weekday and weekend peak parking demand. The proposed children's indoor fitness playground (Kid's Empire, File No. PCUP18-016) has also submitted a parking study including parking demand information for their proposed use. In addition to the submitted parking demand analyses, the Ontario Development Code allows parking to be analyzed using the Downtown Ontario Parking Model for developed sites where on-site parking is non-attainable. The Parking Model specifically evaluates each block within the downtown at maximum build out, and provides an estimate of parking availability by hour (public and private lots and street parking combined) with shared parking as the premise.

The project site is located on Block 5 of the Parking Model. Block 5 consists of the commercial center at the northwest corner of G Street and Euclid Avenue along with adjacent street parking. Available shared parking on Block 5 and the boundaries of the block are depicted in *Exhibit D: Parking Block 5*. Based on the proposed floor plans, the existing land uses on the site, the Parking Model and the submitted parking studies, a parking analysis was performed. The analysis found adequate parking availability to fulfill the requirement of 64 spaces, based on expected capacities and peak demand periods.

The reported peak demand periods (80%-100% occupancy) for the fitness facility are during early morning and after work hours on weekdays, and from 7:00 am to 10:00 am on weekends (*Exhibit E: Parking Demand Analysis*). The parking analysis indicates that although the fitness facility may achieve 100% occupancy during these periods, other uses on the block will have lower parking demands at those times, resulting in an overall parking surplus of no less than 30 spaces on the project site. The following table illustrates available parking for the entire project site (Block 5) based on the Parking Model and prepared parking demand analyses with the existing and proposed uses on a Weekday, Friday and Saturday.

**Available Public Parking with Proposed Use: Day Hours (7:00 a.m.–2:00 p.m.)**

Block 5	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.
Thursday	155	148	153	129	105	87	83	80
Friday	143	123	138	115	96	79	73	76
Saturday	116	126	125	82	72	78	71	72

**Available Public Parking with Proposed Use: Evening Hours (3:00 p.m.–10:00 p.m.)**

Block 5	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.
Thursday	95	82	52	30	40	61	106	166
Friday	78	80	51	40	33	54	115	169
Saturday	74	79	60	81	90	108	128	165

The parking analysis indicates that peak parking demand periods will likely be between 5:00 pm and 8:00 pm on weekdays (Monday-Friday). During these peak periods, there will be an estimated surplus of no less than 30 parking spaces as indicated in the table above. Therefore, there is sufficient parking on site to accommodate the existing and proposed uses.

**(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 fitness 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. Fitness facility uses within the downtown provide a much needed amenity to area residents and visitors. The proposed fitness 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 fitness facility is compatible with surrounding land uses and will help to attract people to support uses in Ontario’s downtown area.

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

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

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

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

## ***PART II: RECITALS***

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

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

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

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

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

WHEREAS, on August 20, 2018, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Elly Antuna, Assistant Planner, presented the staff reports for the proposed children's indoor fitness playground (File No. PCUP18-016) and fitness facility (File No. PCUP18-019) uses. Ms. Antuna stated that one additional landscape requirement was added to File No. PCUP18-016 subsequent to preparation of the staff report. Ms. Antuna stated that notices were sent out to properties within 300 feet of the project site. As a



result, a request was made by one of the commercial center's 3 property owners to review the parking studies and analysis. Ms. Antuna stated that staff provided the information as requested. Ms. Antuna stated that no additional comments or questions from the public were received. Staff recommended approval with the attached Conditions of Approval.

(2) The Zoning Administrator asked if each individual use in the commercial center was looked at to determine what the parking demand would be by use and time of day. Ms. Antuna confirmed that the parking analysis included existing uses and determined an estimated surplus of 30 parking spaces at any given time of day.

(3) The Zoning Administrator opened the public hearing.

(4) Veronica Becerra, representing Kids Empire (File No. PCUP18-016), explained the business operation and spoke in favor of the application. Ms. Becerra agreed to the Conditions of Approval, including the additional landscape condition.

(5) Elizabeth Valerio, representing Blink Fitness (File No. PCUP18-019), explained the business operation and spoke in favor of the application. Ms. Valerio stated that the Conditions of Approval were fair and agreed to work with the property owner to ensure that the Conditions of Approval were met.

(6) Turner Newton, an adjacent property owner, explained that he contacted the Planning Department and requested the additional information. Mr. Newton stated he was concerned about the parking analysis and what the potential impacts to his tenants would be. Mr. Newton suggested that the Applicant's employees be encouraged to park at the northwest quadrant of the site as depicted on the site plan because it is not useful for the retail customers. Mr. Newton stated that he was not opposed to the project but requested more time to review the parking analysis and that the item be continued.

(7) The Zoning Administrator asked staff to identify on the map the parking area in the northwest quadrant that Mr. Newton was referring to. Ms. Antuna clarified that the area in question was not a parking area and was not included in the analysis.

(8) The Zoning Administrator asked the Applicants if there would be any issues if the decisions were delayed for a few weeks. Ms. Valerio, representing Blink Fitness, stated that there would not be an issue if the item were continued for a few weeks. Ms. Becerra, representing Kids Empire, stated that continuing the item would impact their business operation because they are prepared to submit construction drawings for Tenant Improvements in the next week and stated that they would like to move forward with that schedule. The Zoning Administrator stated that plans could still be submitted, but that this would be done at the Applicant's risk. Ms. Becerra stated that she understood.

(9) Juan Carlos, representing the project site property owners, Reliable Properties, stated that parking would not be an issue at the site. He stated that they would accommodate anything that is requested of them.

(10) There being no one else to offer testimony regarding the application, the Zoning Administrator continued the item until the next Zoning Administrator hearing in two weeks.

WHEREAS, on August 20, 2018, the Zoning Administrator of the City of Ontario continued the public hearing on the application until September 5, 2018.

(11) [insert additional speaker info]

(12) [insert additional speaker info]

(13) 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 fitness facility will be located at 130 West G Street, which is designated for the MU1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. 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 MU1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown.

(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 fitness facility will be located at 130 West G Street, which the

Policy Plan Master Land Use Plan designates for Mixed Use land uses. 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 the establishment and intensification of Mixed Use land uses in the area of the project site. The downtown is envisioned as an intensive mixed-use area of retail, office and residential to help guide economic and development activity in the downtown. New recreation facilities within the downtown provide much needed entertainment opportunities to downtown residents and visitors.

(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 project, with conditions of approval, meets the objectives and purposes of the Ontario Development Code, as required in the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. Projects within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts are intended to create economic and development activity in the downtown

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The project site is not located within any identified ONT noise impact or safety zones and is consistent with the provisions of the Airport Land Use Compatibility Plan.

(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 fitness facility use is allowed upon approval of a Conditional Use Permit. The project has been conditioned so that the facility and use are operated in a manner that will not be detrimental to the health and safety of the surrounding community.

(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 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 (ONT)

and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP18-019, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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APPROVED AND ADOPTED this            day of            , 2018.

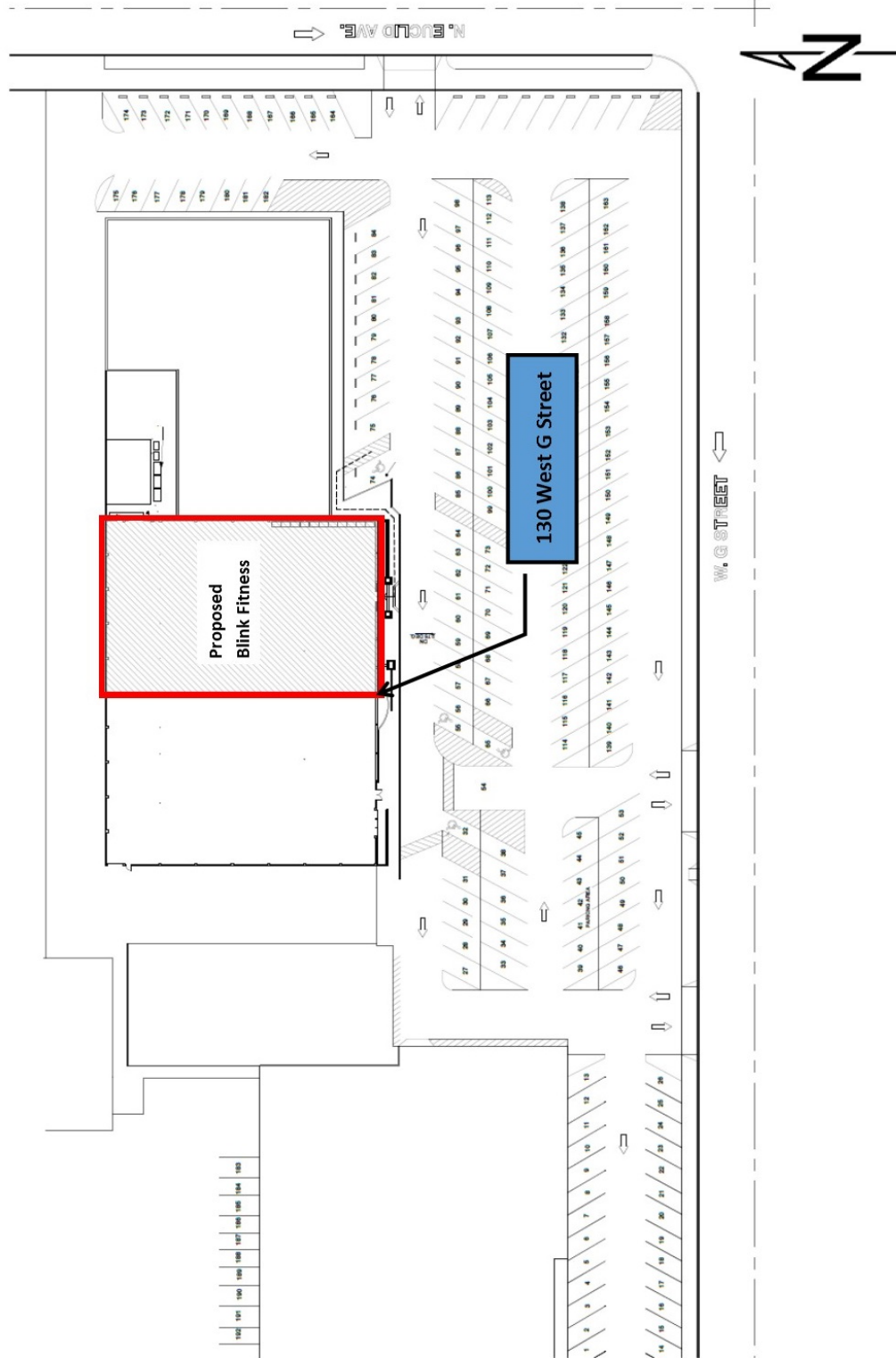
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Cathy Wahlstrom  
Zoning Administrator

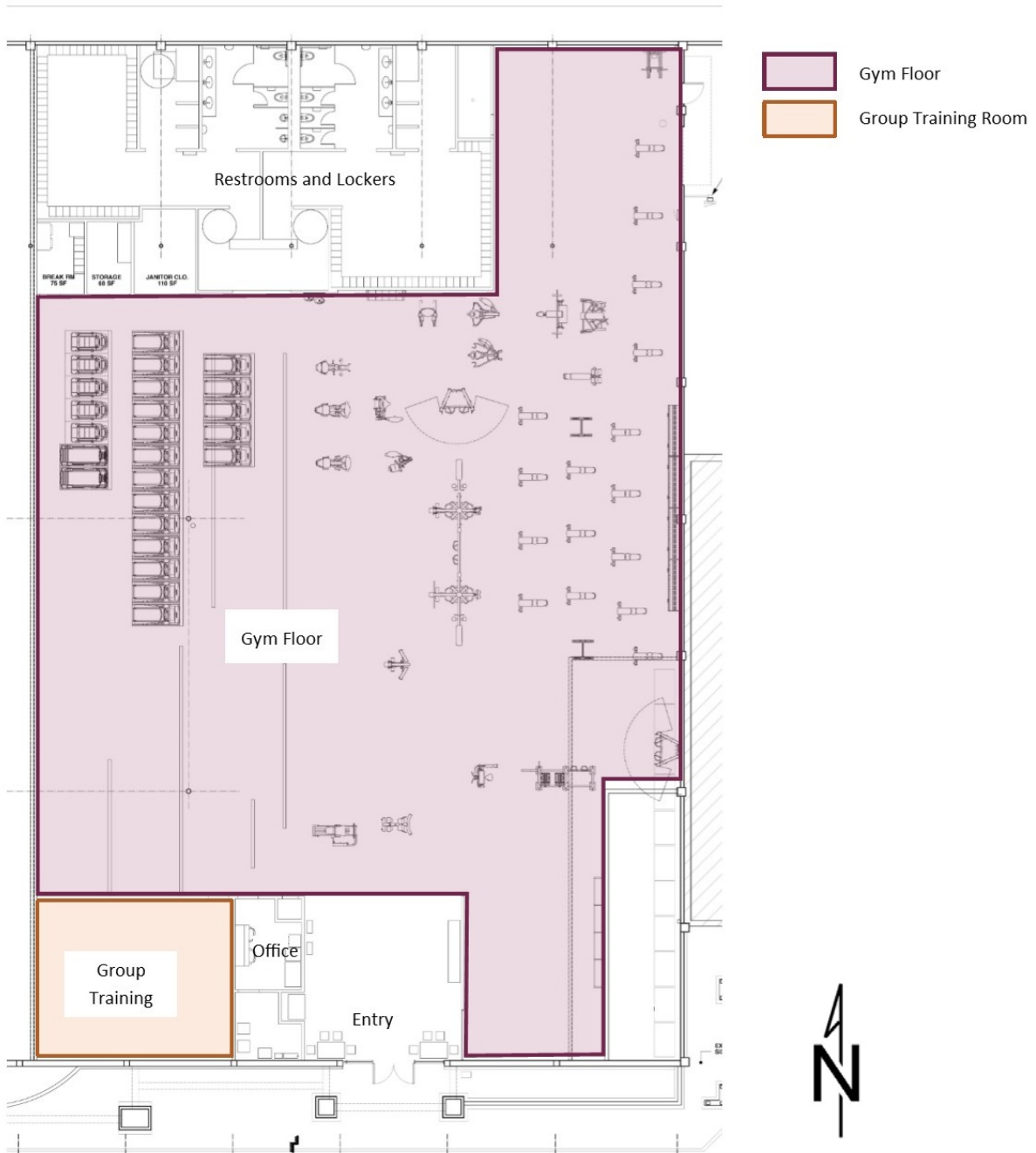
**Exhibit A: Aerial Photograph**



**Exhibit B: Site Plan**






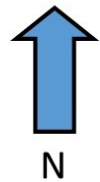
**Exhibit C: Floor Plan**



**Exhibit D: Parking Block 5**



-  Public Parking Lot (192 Spaces)
-  Street Parking (15 Spaces)
-  Block 5 Boundaries





**Exhibit E: Parking Demand Analysis**

				Weekday (Monday-Thursday) Conditions				
	Available On-Site Parking	Available On-Street Parking	Total Available Parking	Parking Model Demand	Kids Empire Demand	Blink Fitness Demand	Total Weekday Demand	Surplus / (Deficit)
7:00 AM	192	15	207	27		26	52	155
8:00 AM	192	15	207	29		30	59	148
9:00 AM	192	15	207	32		22	54	153
10:00 AM	192	15	207	32	27	19	78	129
11:00 AM	192	15	207	38	41	24	102	105
12:00 PM	192	15	207	45	54	21	120	87
1:00 PM	192	15	207	54	54	16	124	83
2:00 PM	192	15	207	54	46	27	127	80
3:00 PM	192	15	207	48	41	24	112	95
4:00 PM	192	15	207	47	46	32	125	82
5:00 PM	192	15	207	55	54	47	155	52
6:00 PM	192	15	207	59	54	64	177	30
7:00 PM	192	15	207	61	49	58	167	40
8:00 PM	192	15	207	56	38	52	146	61
9:00 PM	192	15	207	39	32	30	101	106
10:00 PM	192	15	207	20	16	5	41	166
				Weekday (Friday) Conditions				
	Available On-Site Parking	Available On-Street Parking	Total Available Parking	Parking Model Demand	Kids Empire Demand	Blink Fitness Demand	Total Weekday Demand	Surplus / (Deficit)
7:00 AM	192	15	207	27		37	64	143
8:00 AM	192	15	207	29		55	84	123
9:00 AM	192	15	207	32		37	69	138
10:00 AM	192	15	207	32	27	33	92	115
11:00 AM	192	15	207	38	41	33	111	96
12:00 PM	192	15	207	45	54	29	128	79
1:00 PM	192	15	207	54	54	27	134	73
2:00 PM	192	15	207	54	46	31	131	76
3:00 PM	192	15	207	48	41	40	129	78
4:00 PM	192	15	207	47	46	34	127	80
5:00 PM	192	15	207	55	54	47	156	51
6:00 PM	192	15	207	59	54	54	167	40
7:00 PM	192	15	207	61	49	64	174	33
8:00 PM	192	15	207	56	38	59	153	54
9:00 PM	192	15	207	39	32	20	92	115
10:00 PM	192	15	207	20	16	1	38	169

**Exhibit E: Parking Demand Analysis Continued**

	Available On-Site Parking	Available On-Street Parking	Total Available Parking	Weekday (Saturday) Conditions			Total Weekday Demand	Surplus / (Deficit)
				Parking Model Demand	Kids Empire Demand	Blink Fitness Demand		
7:00 AM	192	15	207	27		64	91	116
8:00 AM	192	15	207	29		51	81	126
9:00 AM	192	15	207	32		49	82	125
10:00 AM	192	15	207	32	41	52	125	82
11:00 AM	192	15	207	38	54	44	135	72
12:00 PM	192	15	207	45	54	31	129	78
1:00 PM	192	15	207	54	54	29	136	71
2:00 PM	192	15	207	54	54	27	135	72
3:00 PM	192	15	207	48	54	31	133	74
4:00 PM	192	15	207	47	54	27	128	79
5:00 PM	192	15	207	55	54	38	147	60
6:00 PM	192	15	207	59	54	13	126	81
7:00 PM	192	15	207	61	49	7	117	90
8:00 PM	192	15	207	56	43		99	108
9:00 PM	192	15	207	39	41		79	128
10:00 PM	192	15	207	20	22		42	165

**Blink Fitness Peak Parking Demand Periods (80%-100%)**

**Exhibit F: Site Photos**



Front Entrance – View looking northeast from G Street



Adjacent Commercial – View looking northwest from G Street



Interior



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

## Planning Department Conditions of Approval

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**Meeting Date:** August 20, 2018

**File No:** PCUP18-019

**Project Description:** A Conditional Use Permit request to a fitness facility within a proposed 14,500 square foot tenant space of an existing 28,805 square foot commercial building located at 130 West G Street, within the MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1048-271-19); **submitted by Blink Fitness.**

**Prepared By:** Elly Antuna, Assistant Planner  
Phone: 909.395.2414 (direct)  
Email: eantuna@ontarioca.gov

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

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

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

**2.1** Time Limits.

(a) 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) 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.

(b) 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** 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) 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).

#### 2.4 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.

#### 2.5 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.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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) and the Downtown Ontario Design Guidelines.

#### 2.8 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.

2.9 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.

**2.10** 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.

**2.11** Additional Requirements.

(a) All exterior alterations to existing building and site improvements requires a Certificate of Appropriateness, or a Waiver, if applicable, prior to issuance of building permits and/or final occupancy.

(b) All tenant/site improvements shall be completed prior to operating the proposed fitness facility use.

(c) Architecturally appropriate outdoor furniture (decorative planters, bike racks, benches, trash bins, etc.) shall be provided prior to occupancy. Outdoor furniture shall be reviewed in conjunction with construction drawings submitted for occupancy change.

(d) Operating hours shall be limited to 5:00 am to 11:00 pm Monday through Thursday, 5:00 am to 10:00 pm Friday, and 7:00 am to 7:00 pm Saturday and Sunday.

(e) The occupancy change of the building to accommodate an assembly use shall be completed and all applicable permits shall be finalized prior to commencement of use.



# 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:** August 20<sup>th</sup>, 2018

**PROJECT:** PCUP18-019, a Conditional Use Permit to establish a 14,500-square foot gym on 1.784 acres of land.

**APN:** 1048-271-19

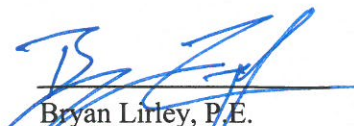
**LOCATION:** 130 West G Street

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


**PROJECT PLANNER:** Elly Antuna, Assistant Planner (909) 395-2414

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

1. The applicant/developer shall install a backflow preventer onto existing water services per the latest City standards.
2. The applicant/developer shall upgrade the existing single check detector assembly to a double check detector assembly per City Standard Drawing Number 4208.
3. The applicant/developer shall provide one master meter with a sub meter for each of the two tenants (Kids Empire and Blink Fitness Gym) per the latest City standards.

  
\_\_\_\_\_  
Bryan Lirley, P.E.  
Principal Engineer

*8/9/18*  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Khoi Do, P.E.  
Assistant City Engineer

*8/9/18*  
\_\_\_\_\_  
Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Elly Antuna, Assistant Planner  
Planning Department

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

**DATE:** June 19, 2018

**SUBJECT:** PCUP18-019 A Conditional Use Permit to establish a 14,500 square foot gym on 1.784 acres of land located at 130 West G Street, within MU-1 (Downtown Mixed Use) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1048-271-19).

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The plan **does** adequately address the departmental concerns at this time.

No comments

Report below.

- Any changes and/or modifications to the fire suppression and fire detection system will require a plans submittal to the fire department. Systems shall be current on all testing and maintenance.
- Occupant load to be determined and posted, based on the square footage.
- Occupant loads 50 or more must comply with all requirements of an A type occupancy. (Ex. Panic Hardware, Exiting, Emergency Lighting, etc.)

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

<b>CONDITIONS OF APPROVAL</b>	
<b>Sign Off</b>	
<i>Carolyn Bell</i>	7/10/18
Carolyn Bell, Sr. Landscape Planner	Date

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

D.A.B. File No.: <b>PCUP18-019</b>	Related Files:	Case Planner: <b>Elly Antuna</b>
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Project Name and Location: <b>Blink Fitness</b> <b>130 W G street</b>
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Applicant/Representative: <b>Blink Fitness/ Elizabeth Valerio</b> <b>386 park Ave South 11th floor</b> <b>NY, NY 10016</b>
---

<input checked="" type="checkbox"/>	<b>A site plan (dated 6/11/18) 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>

1. Provide a site plan showing revised parking layout with a min 5' wide landscape planter along 'G' street and Euclid Ave for 36" high landscape screening for parked cars. Reduce the one way drive aisle width to the minimum aisle width per the Development code 6.03 Off Street Parking 4. Parking Bays and Drive Aisles.
2. Note for parking lot landscape planters with shade trees and automatic irrigation to be provided per the requirements of the Landscape Development Standards and the Development Code. <http://www.ontarioca.gov/landscape-planning/standards>



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Elly Antuna, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** July 10, 2018

**SUBJECT:** PCUP18-019: A CONDITIONAL USE PERMIT TO ESTABLISH A GYM  
AT 130 WEST G STREET

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

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- 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.

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

- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry and exit doors and all cash registers. Cameras shall be positioned so as to maximize the coverage of patrons entering and exiting the premises. Cameras shall record at least 15 frames per second and at a minimum of 640x480 lines of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- 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.

- Outdoor services and activities are prohibited in the absence of a Temporary Use Permit.

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



# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

September 5, 2018

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

**FILE NO.:** PCUP18-026

**DESCRIPTION:** A Conditional Use Permit (PCUP18-026) request to establish a 1,400 square-foot massage business located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. APN: 1051-051-72; **submitted by Bao Jun Zhao.**

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

BAO JUN ZHAO, (herein after referred to as “Applicant”) has filed an application requesting Conditional Use Permit approval for File No. PCUP18-026, 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 6.7 acres of land located at 2250-A South 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>	Commercial	General Commercial (0.4 FAR)	CC (Community Commercial)	N/A
<i>North</i>	Single-Family Residential	Medium Density (11.1 – 25 du / ac)	MDR-18 (Medium-Density Residential)	N/A
<i>South</i>	Vacant	Medium Density (11.1 – 25 du / ac)	MDR-18 (Medium-Density Residential)	N/A
<i>East</i>	Commercial	General Commercial (0.4 FAR)	CC (Community Commercial)	N/A
<i>West</i>	Single-Family and Multi-Family Residential	Medium Density (11.1 – 25 du / ac)	MDR-18 (Medium-Density Residential)	N/A

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

**(a) Background—** The project site is located within the Driftwood Village multi-tenant retail shopping center, which was developed in 1989. The project suite is approximately 1,400 square feet, and is generally located at the southwest corner of the shopping center. The existing shopping center is currently occupied by a grocery store

Prepared: AV 08/16/18	Reviewed: RZ/08/29/18	Decision: [enter initial/date]
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and pharmacy, an assortment of small fast-food and casual dining restaurants, small retail stores, and other assorted services such as a credit union, dry cleaner, and beauty salon. The applicant is requesting approval of a Conditional Use Permit to establish a massage business, Golden Island Spa, within a vacant tenant suite.

**(b) Proposed Use and Floor Plan**— The proposed project will employ four people on-site. Proposed hours of operation are 10:00am to 9:00pm, Monday through Sunday. The business will provide an assortment of spa-related services, including massage, skincare, microblading (semi-permanent application of ink via shallow incisions, typically used to define or fill in eyebrows), and eyelash extensions. Staff will only be allowed to perform services for which they are licensed, and must continuously maintain required licenses. The applicant has provided copies of licenses showing that its staff members have obtained the following types of licenses: Certified Massage Therapist, Certified Massage Practitioner, Esthetician, and Cosmetologist, which will allow various staff members to perform proposed services.

The Ontario Police Department reviewed and is in support of the proposed project, provided specific conditions are met. The Police Department's conditions of approval are included with this report.

**(c) Parking and Site Plan**— The project site has full access along the northern frontage from Philadelphia Street and a limited right-in/right-out movement along the eastern frontage from Euclid Avenue. The site includes three multi-tenant buildings and one drive-thru restaurant (*see Exhibit B: Site Plan*). The project does not propose any changes to the overall site plan, buildings, parking, or circulation.

The retail center provides a total of 387 shared parking spaces. Approximately 461 parking spaces are required based on a survey of the center's current tenants, leading to a shortage of 74 parking spaces. Golden Island Spa would require 6 parking spaces, calculated at the Personal Care Services rate, which requires a total of 4 parking spaces per 1,000 square feet of gross floor area. As the project's retail center was originally designed for a variety of retail and service uses, and as personal services are among the least parking intensive of permitted uses in the zone, staff believes that the proposed use will not adversely affect the parking demand within the center (See the Summary of Parking Analysis Table below).

**(d) Land Use Compatibility**— Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and by establishing measures for mitigation. The existing tenant space will be utilized as a massage and related personal care facility, which will not intensify the surrounding uses. The surrounding uses are a mix of retail, restaurant, office, and other similar personal care uses. The proposed facility will be utilized similar to the surrounding businesses; therefore, no new impacts are anticipated.

In addition to the multi-tenant commercial facility, other nearby uses include single- and multi-family residential. The proposed massage and personal care facility will provide an added convenience to the neighborhood. Staff believes that the recommended Conditions of Approval will also sufficiently mitigate any potential impacts to the surrounding neighborhood that are associated with the use.

<b>Summary of Parking Analysis Table - Center</b>				
<b>Land Use</b>	<b>Gross Floor Area (SF)</b>	<b>Parking Ratio</b>	<b>Required Parking</b>	<b>Total Parking Provided</b>
<b>Grocery Store</b>	46,564	4 spaces per 1,000 SF of GFA	186	
<b>General and Convenience Retail</b>	16,658	4 spaces per 1,000 SF of GFA	67	
<b>Medical Offices</b>	2,000	5.7 spaces per 1,000 SF of GFA	11	
<b>Full-Service Restaurant</b>	10,438	10 spaces per 1,000 SF of GFA	104	
<b>Fast Food Restaurant</b>	2,636 (with 260 LF of drive-thru lane)	13.3 spaces per 1,000 SF of GFA; credit of 1 space for each 24 LF of drive-thru lane behind pickup window	24	
<b>General Business Office</b>	8,699	4 spaces per 1,000 SF of GFA	35	
<b>Personal Care Services</b>	8,426	4 spaces per 1,000 SF of GFA	34	
	<b>95,421</b>		<b>461</b>	<b>387 (-74)</b>

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

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

**(5) Public Notification:** The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real

property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

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

## ***PART II: RECITALS***

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

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

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

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

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

WHEREAS, on September 5, 2018, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Alexis Vaughn, Assistant Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval with 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) 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 massage establishment will be located at 2250-A South Euclid Avenue, which is designated for the CC (Community Commercial) zoning district. The proposed use will be established consistent with the City of Ontario Development Code and its objectives, purposes, development standards, and guidelines pertaining to the Community Commercial zoning district. The proposed business is of no greater intensity than other existing uses within the same shopping center or similar neighboring zoning or land use districts.

(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 massage establishment will be located at 2250-A South Euclid Avenue, which the Policy Plan Master Land Use Plan designates for General Commercial (0.4 FAR) 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 massage and other personal care and commercial land uses in the area of the project site.

As the intent of the General Commercial land use designation is to provide for an array of commercial services for an established neighborhood, the project will further this goal and provide an added convenience to the neighborhood and community with implementation of the listed conditions of approval. The proposed project will also meet City Council Policy LU1-6 Complete Community, in that the proposed use will further add to the variety of land uses in the area that result in a complete community. The vision for complete communities is to provide residents at all stages of life, employers, workers, and visitors access to a wide spectrum of choices where they can live, work, shop, and recreate in the City of Ontario. This business will provide an additional service to



complement those existing within the multi-tenant shopping center, which ultimately serves the neighboring residents and the greater community as a whole.

(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.*

With approval of the Conditional Use Permit, the project meets the Development Code's intent to provide a variety of uses to serve residents and businesses within the surrounding neighborhood and community. The existing multi-tenant commercial center was developed with retail, commercial, restaurant, office, and service uses in mind, and the listed Conditions of Approval will help to ensure that the proposed business provides an added convenience to the neighborhood within the shopping center.

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.*

(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. Staff believes that the proposed Conditions of Approval will help mitigate any potential impacts or nuisance activities on or around the site.*

(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.

(4) 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.

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP18-026, subject to the conditions of approval attached hereto and incorporated herein by this reference.

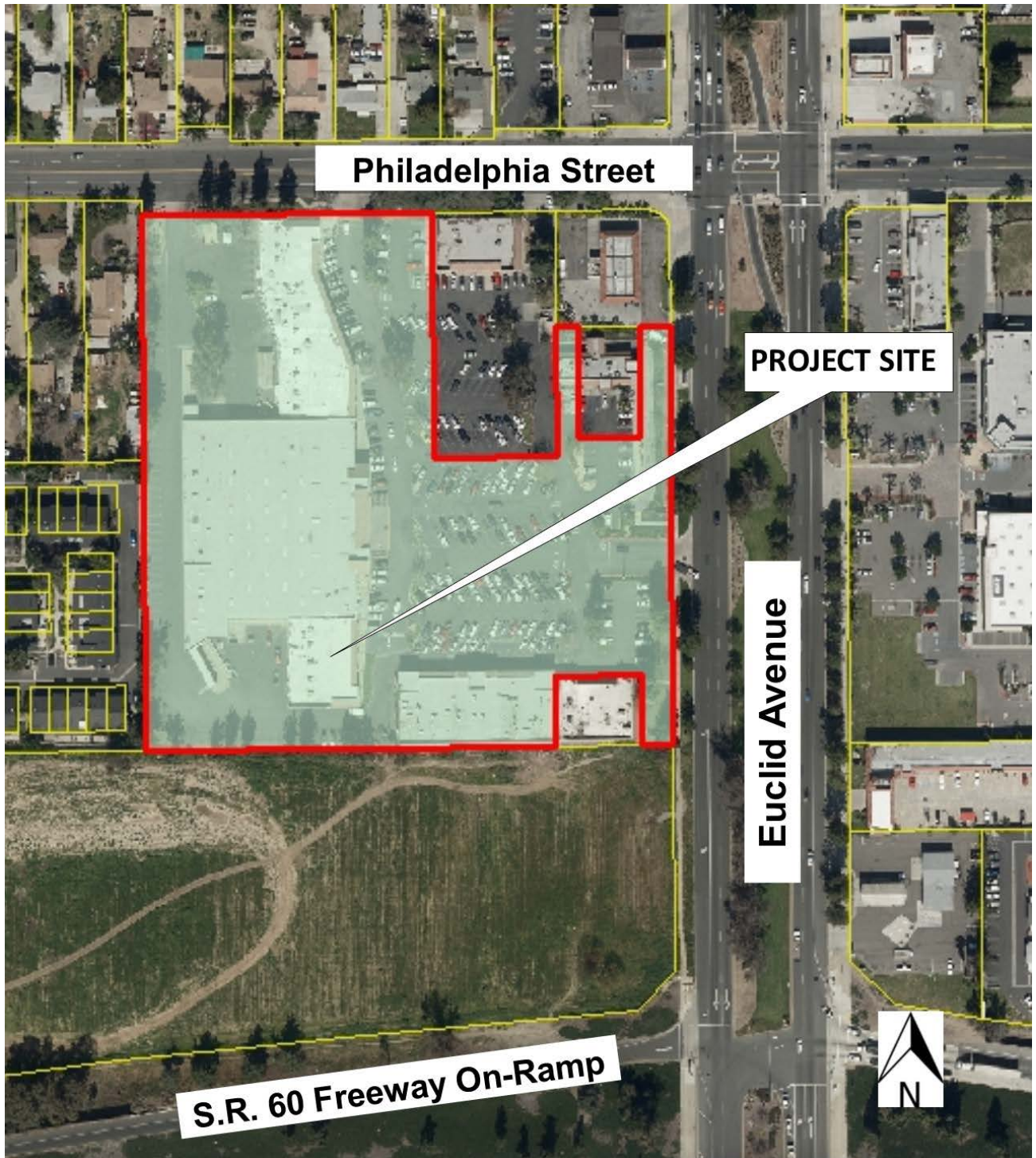
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APPROVED AND ADOPTED this [insert day] day of [insert month & year]

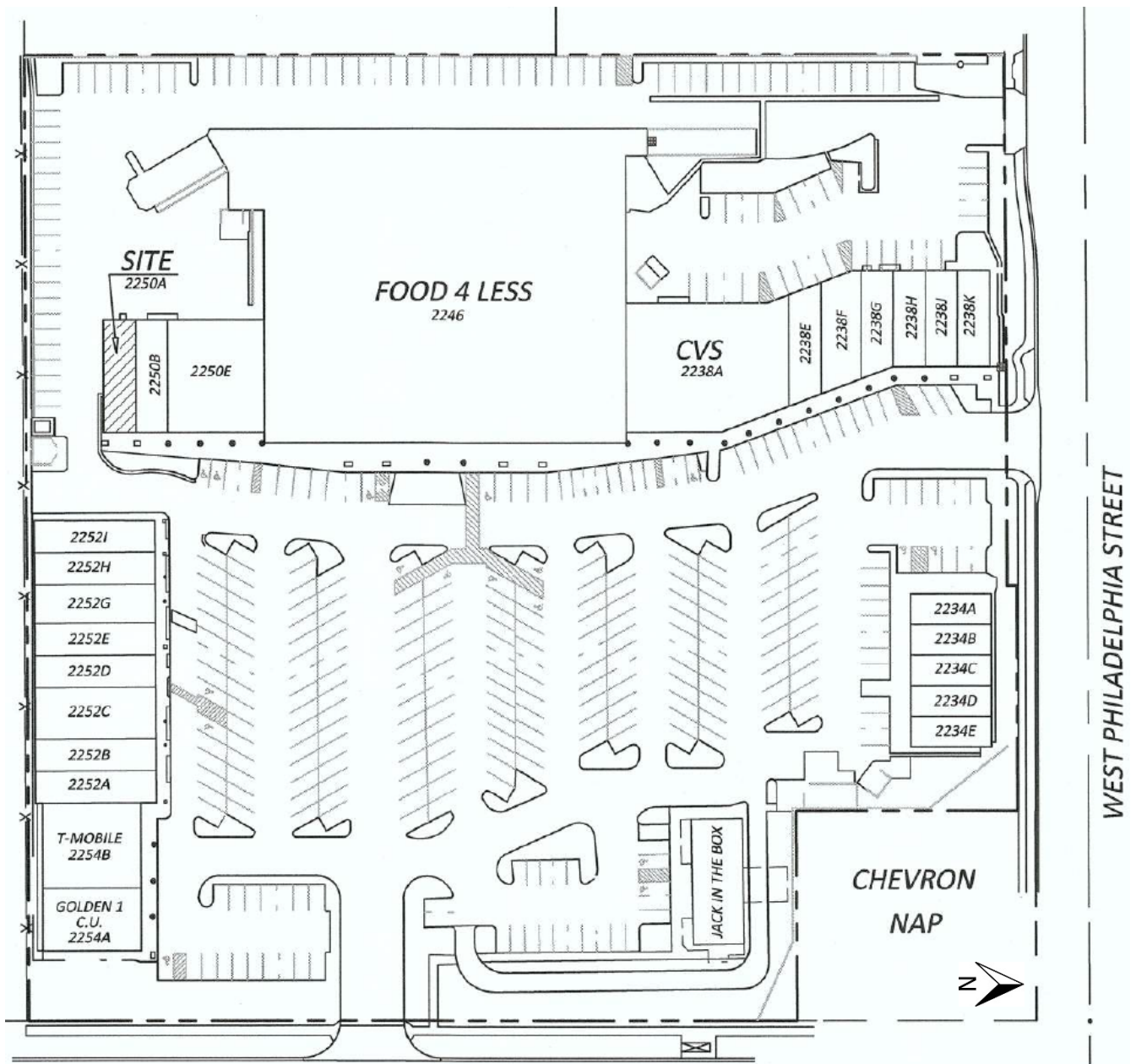
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Cathy Wahlstrom  
Planning Director

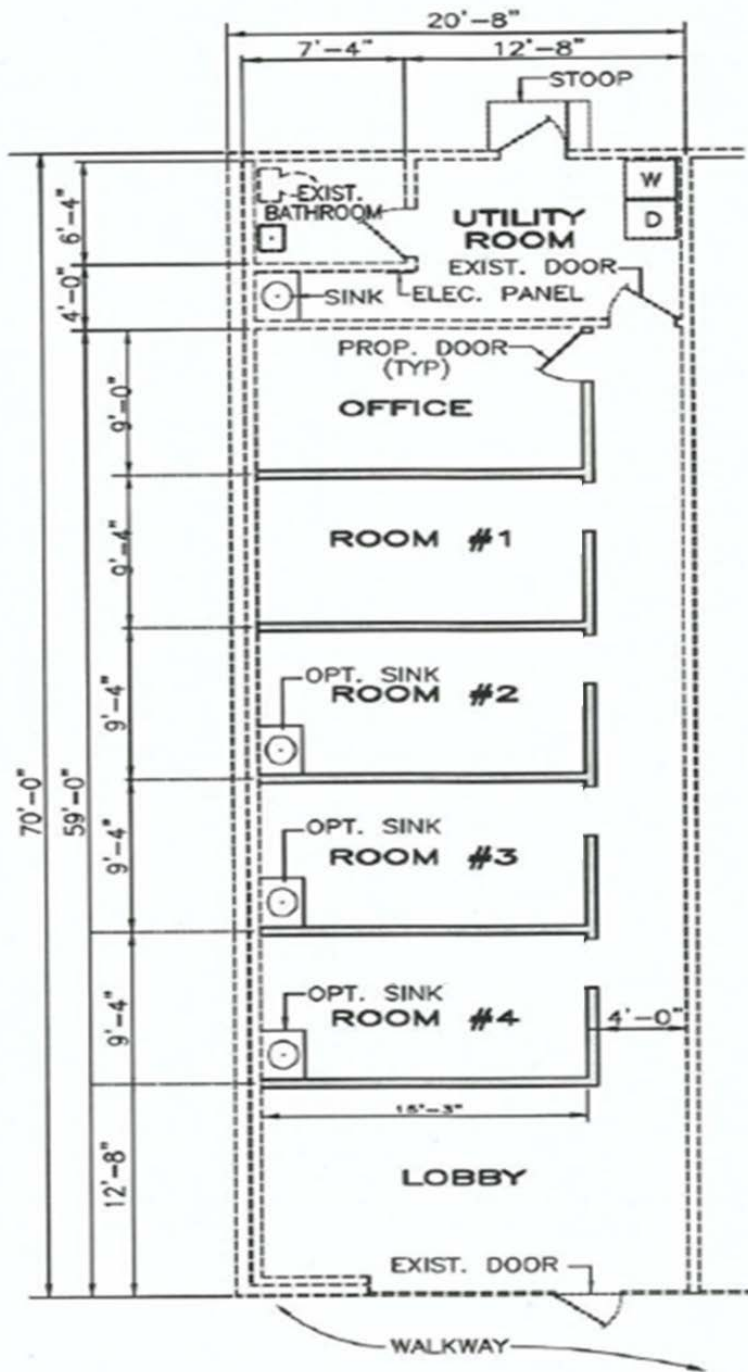
*Exhibit A: Aerial Photograph*



**Exhibit B: Site Plan**



**Exhibit C: Floor Plan**



***Exhibit D: Site Photos***



***View of front of tenant space***



***View of shopping center from Euclid 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 Division  
Conditions of Approval*

---

**Meeting Date:** September 5, 2018

**File No:** PCUP18-026

**Project Description:** A Conditional Use Permit (PCUP18-026) request to establish a 1,400 square-foot massage business located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. (APN: 1051-051-72); **submitted by Bao Jun Zhao.**

**Prepared By:** Alexis Vaughn, Assistant Planner  
Phone: 909.395.2416 (direct)  
Email: [avaughn@ontarioca.gov](mailto:avaughn@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 Special Conditions of Approval.** The project shall comply with the following special conditions of approval:

**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 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.

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

**1.4** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations). A Sign Plan application shall be applied for through the Planning Department.

**1.5** Business License. The Project shall apply for and receive approval of a business license prior to commencing massage and related services, and prior to installing a sign, at the project site.

**1.6** 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).

**1.7** 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.

**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.

**1.9** 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.

**1.10** Additional Requirements.

**(a)** Staff must continuously maintain the appropriate State, County, and all other required licensing to perform services such as massage, microblading, or cosmetology. Staff will only be allowed to perform services for which they are licensed.

**(b)** The business shall maintain accurate employment records and shall update the Business License, Planning, and Police Departments with new employees and their licensing.



**(c)** There shall be no doors installed in any of the rooms where clients are to receive services. A cloth or similar material curtain may be hung for privacy purposes.

**(d)** The business shall be subject to all other rules and regulations as set forth in the Ontario Development Code, Section 5.03.270 pertaining to Massage Establishments and Services and Section 5.03.390 pertaining to Tattooing, Body Piercing, Branding, and the Application of Permanent Cosmetics.

**(e)** All Conditions of Approval, comments, or corrections from other City Departments shall be observed and complied with.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alex Vaughn, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** July 16, 2018

**SUBJECT:** PCUP18-026 – A CONDITIONAL USE PERMIT FOR A MASSAGE ESTABLISHMENT AT 2250 S. EUCLID AVE #A

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In addition to the “Standard Conditions of Approval” contained in Resolution No. 2017-027 of the Ontario City Council, the provisions of California Assembly Bill 1137 (the Massage Therapy Act) and Ontario City Council Ordinance No. 3017 apply. The Applicant shall read and be thoroughly familiar with these laws and regulations.

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

1. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall advertise on any online classified ad or review website, including, but not limited to, *craigslist.com*, *backpage.com*, and *rubmaps.com*.
2. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall use sexually suggestive photographs or graphics on any advertisement material.
3. All employees and independent contractors operating in the establishment shall wear a name tag identifying their true names at all times.
4. The Applicant shall install and maintain a security camera surveillance system. Each camera shall record at a minimum of 640x480 lines of resolution and at a minimum of fifteen (15) frames per second. Recorded video shall be stored for at least 30 days and made available to the Police Department upon request. Cameras shall be positioned so as to capture the common areas of the business, including, but not limited to, the front entry door and hallway. Cameras shall be kept in proper working order at all times (ie. kept in focus, set to proper exposure levels for lighting conditions, etc.)

5. The Applicant shall comply with Section 52.6 of the California Civil Code requiring the posting of public notices regarding slavery and human trafficking.
6. No door shall be installed on any room used for massage therapy.
7. The Applicant shall keep the front door unlocked during operating hours.
8. No bathing or showering facilities shall be installed on the premises.
9. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall engage in any water-based massage modalities on the premises.
10. All massage tables and chairs shall be professionally manufactured and commercially available.
11. All materials (lotions, creams, rubs) used during the course of a massage shall be commercially available products manufactured for use by professional massage therapists and shall be stored in their original containers with intact labeling. Any materials advertised, packaged or labeled for a primary use other than professional massage therapy are prohibited.
12. No "adult entertainment" products, materials or contraceptives shall be kept, stored, or used on site.
13. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall use any container, compartment, or receptacle to hide, conceal or camouflage any prohibited items.
14. All employment records shall be kept on-site and produced upon request of any authorized representative of the City of Ontario, the County of San Bernardino Health Department, or any other public health or regulatory agency.

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

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Alexis Vaughn  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** July 10, 2018  
**SUBJECT:** PCUP18-026

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

---

### Conditions of Approval

1. Permits are required for all work.
2. The tenant space cannot be occupied until the Building Department has approved the final inspection.

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director  
Diane Ayala, Advanced Planning Division  
Charity Hernandez, Economic Development  
**Kevin Shear, Building Official**  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Ahmed Aly, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026

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 **Tuesday, July 17, 2018**.

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

**PROJECT DESCRIPTION:** A Conditional User Permit request to establish a 1,400 SF massage establishment located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. (APN: 1051-051-72)

- 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.

*Building*  
Department

Signature

Title

Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Associate Planner  
Planning Department

**FROM:** Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** July 6, 2018

**SUBJECT:** PCUP18-026 - A Conditional Use Permit request to establish a 1,400 SF massage establishment located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. (APN: 1051-051-72)

---

- The plan does adequately address Fire Department requirements at this time.
- No Comments.
-



# CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director  
Diane Ayala, Advanced Planning Division  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Ahmed Aly, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

*Antonio*

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026 Finance Acct#:

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**PROJECT DESCRIPTION:** A Conditional User Permit request to establish a 1,400 SF massage establishment located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. (APN: 1051-051-72)

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

*Engineering (land)*  
Department

*[Signature]*  
Signature

*Eng. Assistant*  
Title

*08/09/18*  
Date



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director  
Diane Ayala, Advanced Planning Division  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
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Lorena Mejia, Airport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026 Finance Acct#:

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

Engineering - Traffic *fs* Senior Associate Civil Eng. 7/11/18  
Department Signature Title Date





# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director  
Diane Ayala, Advanced Planning Division  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
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Lorena Mejia, Airport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

(Antonio)

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026 Finance Acct#:

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**PROJECT DESCRIPTION:** A Conditional User Permit request to establish a 1,400 SF massage establishment located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. (APN: 1051-051-72)

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.

Eng Env *S Woodley* Eng Asst 7/13/18  
Department Signature Title Date

## Alexis Vaughn

---

**From:** Jeffrey F. Krizek  
**Sent:** Friday, July 27, 2018 3:53 PM  
**To:** Antonio Alejos  
**Cc:** Peter Tuan M. Tran; Ahmed Aly; Christopher T. Quach; Brent Elo  
**Subject:** DPR1 PCUP18-026 (#5489)

Antonio,

OMUC has no comments on this submittal.

Let me know if you have any questions.

Thank You,

- Jeff (On Behalf of Peter Tran)

Jeffrey F. Krizek  
Associate Engineer



City of Ontario  
Ontario Municipal Utilities Company  
Utilities Engineering Department  
1425 S. Bon view  
Ontario, CA 91761  
Tel: 909.395.2697  
Fax: 909.395.2608  
<mailto:jkrizek@ontarioca.gov>



# CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director  
Diane Ayala, Advanced Planning Division  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
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Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026 Finance Acct#:

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- 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.

Department

Airport Planning  
Signature

Senior Planner  
Title

7/31/18  
Date

# AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP18-026  
 Address: 2250 S Euclid Ave, Suite A  
 APN: 1051-051-72  
 Existing Land Use: Commercial Shopping Center  
 Proposed Land Use: Conditional Use Permit to establish a 1,400 SF massage establishment  
 Site Acreage: 6.7 ac 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: Alexis Vaughn  
 Date: 7/31/18  
 CD No.: 2018-044  
 PALU No.: n/a

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

- | Safety                        | Noise Impact                          | Airspace Protection   | Overflight Notification  |
|-------------------------------|---------------------------------------|---|--|
| <input type="radio"/> Zone 1  | <input type="radio"/> 75+ dB CNEL     | <input type="radio"/> High Terrain Zone                           | <input type="radio"/> Avigation Easement Dedication                    |
| <input type="radio"/> Zone 1A | <input type="radio"/> 70 - 75 dB CNEL | <input checked="" type="checkbox"/> FAA Notification Surfaces     | <input type="radio"/> Recorded Overflight Notification                 |
| <input type="radio"/> Zone 2  | <input type="radio"/> 65 - 70 dB CNEL | <input checked="" type="checkbox"/> Airspace Obstruction Surfaces | <input checked="" type="checkbox"/> Real Estate Transaction Disclosure |
| <input type="radio"/> Zone 3  | <input type="radio"/> 60 - 65 dB CNEL | <input type="radio"/> Airspace Avigation Easement Area            |  |
| <input type="radio"/> Zone 4  |                                       | Allowable Height: 200 + FT  |  |
| <input type="radio"/> Zone 5  |                                       |   |  |

## The project is impacted by the following Chino ALUCP Safety Zones:

- Zone 1     Zone 2     Zone 3     Zone 4     Zone 5     Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP    ● Consistent     Consistent with Conditions     Inconsistent

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

Airport Planner Signature:



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Development Director  
Cathy Wahlstrom, Planning Director  
Diane Ayala, Advanced Planning Division  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
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Lorena Mejia, Airport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026 Finance Acct#:

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  - 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.

Department: Landscape Planning      Signature: Carolyn Bell Sr.      Title: Landscape Architect      Date: 7/20/18



# CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director  
 Cathy Wahlstrom, Planning Director  
 Diane Ayala, Advanced Planning Division  
 Charity Hernandez, Economic Development  
 Kevin Shear, Building Official  
 Khoi Do, Assistant City Engineer  
 Carolyn Bell, Landscape Planning Division  
 Ahmed Aly, Municipal Utility Company  
 Doug Sorel, Police Department  
 Paul Ehrman, Deputy Fire Chief/Fire Marshal  
 Jay Bautista, T. E., Traffic/Transportation Manager  
 Lorena Mejia, Airport Planning  
 Steve Wilson, Engineering/NPDES  
 Joe De Sousa, Code Enforcement (Copy of memo only)  
 Jimmy Chang, IT Department

FROM: Alexis Vaughn, Assistant Planner

DATE: July 03, 2018

SUBJECT: FILE #: PCUP18-026 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 **Tuesday, July 17, 2018**.

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

**PROJECT DESCRIPTION:** A Conditional User Permit request to establish a 1,400 SF massage establishment located at 2250-A South Euclid Avenue, within the CC (Community Commercial) zoning district. (APN: 1051-051-72)

- 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

7/26/18  
 Date