



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

April 15, 2019

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. PCUP18-034**: A Conditional Use Permit to establish a 3,800-square foot Escape Room/Game Room Facility within an existing building on 8.7 acres of land located at 2403 South Vineyard Avenue, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirement 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: 0113-285-12) **submitted by Blackout Escape Room.**

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 **April 11, 2019**, 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

April 15, 2019

**DECISION NO.:**

**FILE NO.:** PCUP18-034

**DESCRIPTION:** A Conditional Use Permit to establish a 3,800-square foot Escape Room/Game Room Facility within an existing building on 8.7 acres of land located at 2403 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0113-285-12); **submitted by Blackout Escape Room.**

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

BLACKOUT ESCAPE ROOM, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP18-034, 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 8.7 acres of land located at 2403 South Vineyard 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>	Retail	GC (General Commercial)	CC (Community Commercial)	N/A
<i>North</i>	60 Freeway	60 Freeway	60 Freeway)	N/A
<i>South</i>	Single Family Residences	LDR	LDR5	N/A
<i>East</i>	Retail	GC (General Commercial)	CC (Community Commercial)	N/A
<i>West</i>	Retail	GC (General Commercial)	CC (Community Commercial)	N/A

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

**(a) Background** — On October 4, 2018, the Applicant submitted a Conditional Use Permit for the proposed escape room facility. An escape room is a physical adventure game in which players solve a series of puzzles and riddles, using clues, hints, and strategies, to complete tasks and ultimately achieve their goal to

Prepared: JA 04/01/19	Reviewed: CM 04/03/19	Decision:
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“escape” from a room in a defined period of time (typically one hour). The concept of escape rooms has been inspired by video games, as early as 2004 with the Japanese video game “Crimson Room”. The success of the video game led to permanent escape rooms in fixed locations starting in Japan in 2007. Escape rooms were popularized in East Asia in the 2010s, and has increasingly generated interest worldwide, beginning in Europe, North and South Americas, Australia, and New Zealand.

(b) Project Site/Proposed Use — The project site will occupy 3,800-square foot unit within an existing shopping center, which was previously occupied by 24-Hour Fitness. The proposed Conditional Use Permit will allow for the establishment of the escape room facility, which includes one game room (405 square feet), lobby and waiting area (2,309 square feet), control room, and break room for employee use only (**Exhibit B: Site Plan**). The game room will be utilizing the existing locker room and restrooms as the game area. The Applicant is proposing to construct a new restroom for the facility.

The escape room will be designed/themed to immerse players in the game experience. Players will be “locked” in a room and given a time period of 75 minutes to achieve their goal. All locks are able to be opened by players and staff in the event of an emergency. Players will not be restrained or shackled during their experience. All rooms, including common areas of the building, will be monitored via closed-circuit television (CCTV) through the control room.

The hours of operation will be Monday through Thursday, 3:00 PM to 11:00 PM; Friday, from 3:00 PM to 12:00 AM; Saturday, from 12:00 PM to 12:00 AM; and Sunday, from 1:00 PM to 11:00 PM. The facility will be staffed with 2 to 3 employees at all times, with a maximum of 10 people allowed within the entire facility at any given time. All staff members will be trained and certified in CPR/AED/First Aid to ensure the safety of the guests.

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

(c) Parking — The proposed escape room facility includes land uses that are not specifically listed in the Development Code. In order to analyze the parking demands for the escape room facility, staff relied upon the indoor recreational ratios provided in the American Planning Association – Parking Standards PAS Report Number 510/511, which requires that the facility provide a total of 3 parking spaces, at the rate of one space per 4 people. Sufficient parking will be provided, as the number of shared parking spaces provided for the entire shopping center is more than adequate. A total of 3 parking spaces are required for the subject escape room and a 12 parking spaces have been provided within close proximity to the escape room.

(d) **Recommendation** — Based upon the analysis above, staff believes that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Additionally, the proposed use will coexist in a safe manner with surrounding commercial uses, and its approval would not result in impacts beyond those that would normally be associated with any other similarly allowed business in CC (Community Commercial) zoning district.

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

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

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

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

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

WHEREAS, 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 April 15, 2019, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Jeanie Irene Aguilo, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval. Following staff's presentation, the Zoning Administrator opened the public hearing.

(2) \_\_\_\_\_, the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(3) \_\_\_\_\_

(4) \_\_\_\_\_

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

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

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed escape room facility will be located at 2403 South Vineyard 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 and purposes, and the objectives and purposes, and development standards and guidelines, of the CC (Community Commercial) zoning district.

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed escape room facility land use will be located at 2403 South Vineyard Avenue, which the Policy Plan Master Land Use Plan designates for General Commercial. The proposed land use is clearly consistent with the goals, policies, plans,

and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which promotes an intense mixture of land uses that, when concentrated, create focal points for community activity in the area of the project site.

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. The proposed land use will be operated in accordance with the applicable requirements of the Ontario Development Code, and is consistent with the objectives and purposes of the CC (Community Commercial) zoning district. Projects within the CC (Community Commercial) zoning district are intended to accommodate retail, office, and services for the area.

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP); and

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The City departmental review of the proposed project has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

(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, 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 or no expansion of use beyond that existing at the time of the lead agency's determination.

(4) The Zoning Administrator hereby finds and determines that the proposed project is located within the Airport Influence Area of Ontario International Airport, and

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

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP18-034, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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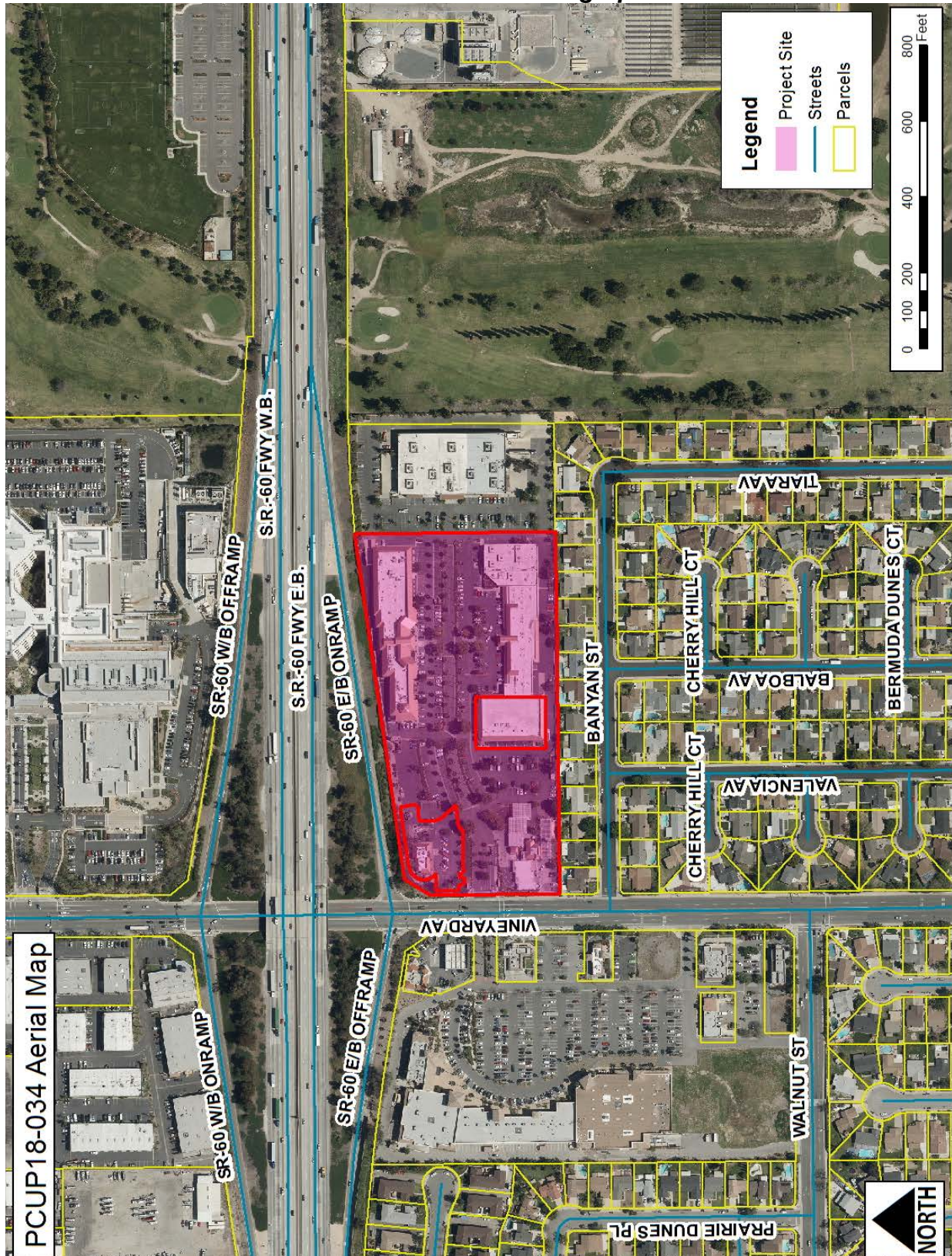
APPROVED AND ADOPTED this 15th day of April 2019.

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Zoning Administrator

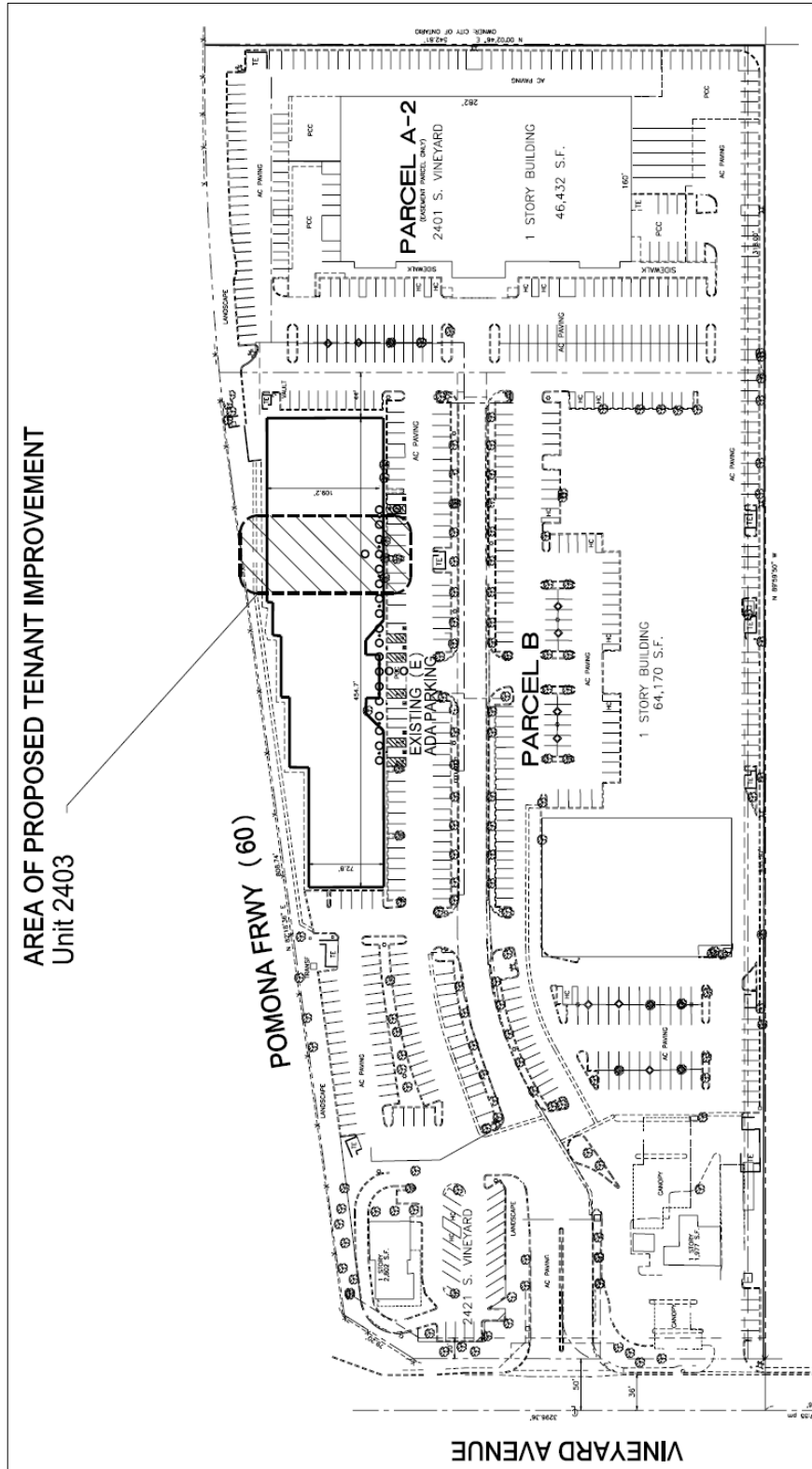


**Exhibit A: Aerial Photograph**

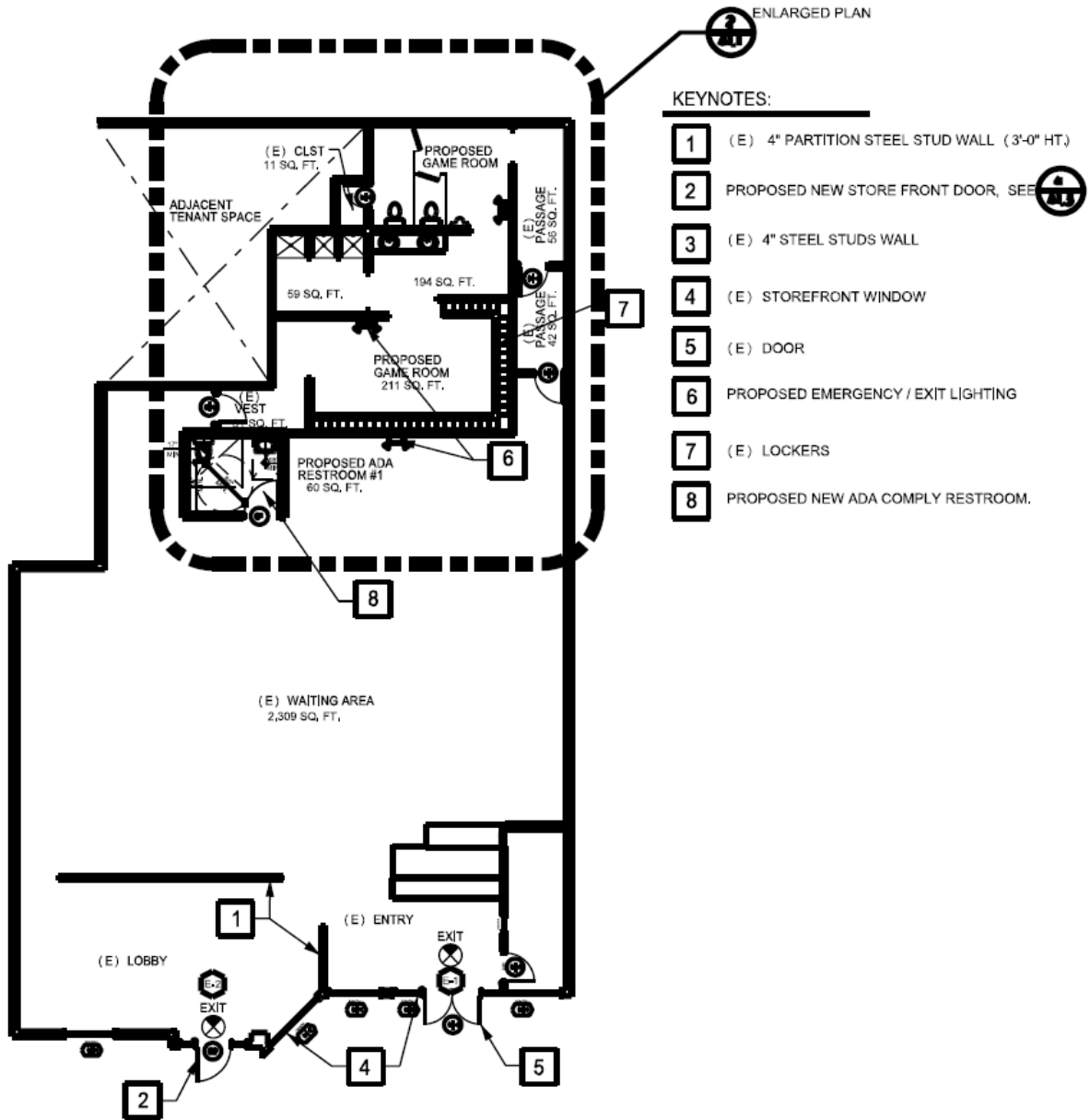




**Exhibit B: Site Plan**



**Exhibit C: Proposed Floor Plan**



***Exhibit D: Proposed Elevations***



**PROPOSED FRONT DOOR VIEW**



**ENTIRE STORE FRONT VIEW**



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

*Planning Department  
Land Development Division  
Conditions of Approval*

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**Meeting Date:** April 15, 2019

**File No:** PCUP18-034

**Related Files:** n/a

**Project Description:** A Conditional Use Permit to establish a 3,800-square foot Escape Room/Game Room Facility within an existing building on 8.7 acres of land located at 2403 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0113-285-12); **submitted by Blackout Escape Room.**

**Prepared By:** Jeanie Irene Aguilo, Associate Planner  
Phone: 909.395.2418 (direct)  
Email: jaguilo@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)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

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



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

**2.3** Landscaping.

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

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

**2.5** Parking, Circulation and Access.

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

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

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

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

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

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

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

**2.9** Environmental Review.

(a) The Project is categorically exempt from environmental review pursuant to **Section 15301 (Class 1, Existing Facilities)** of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (less than 10,000 square feet) or no expansion, and is consistent with the following conditions:

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

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

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

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

**2.10** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.11** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

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

**2.12** Additional Requirements.

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP18-034

Address: 2403 South Vineyard Ave

APN: 0113-285-12

Existing Land Use: Commercial Center

Proposed Land Use: Establish a 3.800 SF escape room (recreational facility)

Site Acreage: 8.7 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: Jeanie Aguilo

Date: 12/7/18

CD No.: 2018-067

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: <u>200 ft +</u>	
<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:** PLANNING DEPARTMENT, Jeanie Irene Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** March 6, 2019  
**SUBJECT:** PCUP18-034

- 
- 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 all proposed construction
2. No use of the proposed tenant improvements until permits are finalized and Certificate of Occupancy has been issued.
3. All improvements are to meet current Building Codes.

KS:lm





# CITY OF ONTARIO

## MEMORANDUM

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

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

**DATE:** March 20, 2019

**SUBJECT:** PCUP18-034 A Conditional Use Permit to establish a 3,800 square-foot Escape Room/Game Room Facility on 8.7 acres of land located at 2403 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0113-285-12).

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

This occupancy must meet all requirements of a Place of Assembly.

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

Any modifications to the fire sprinkler system and fire alarm system will require a plans submittal. If any modifications are done to the building (adding, deleting walls, etc.) that affect the fire sprinkler system and fire alarm system, will also require a plans submittal.

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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:** Jeanie Aguilo, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** October 18, 2018

**SUBJECT:** PCUP18-034: A CONDITIONAL USE PERMIT TO ESTABLISH AN ESCAPE ROOM/GAMING FACILITY AT 2403 SOUTH VINEYARD AVE.

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

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

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

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

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



# 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: Jeanie Irene Aguilo, Assistant Planner

DATE: October 05, 2018

SUBJECT: FILE #: PCUP18-034 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, October 19, 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 Use Permit to establish a 3,800 square-foot Escape Room/Game Room Facility on 8.7 acres of land located at 2403 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0113-285-12).

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.

11/1/18

Landscape Planning Carolyn Bell S. Landscape Architect  
Department Signature Title Date

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

<b>CONDITIONS OF APPROVAL</b>	
Sign Off	
<i>Carolyn Bell</i>	11/1/18
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>PCUP18-034</b>	Related Files:	Case Planner: <b>Jeanie Irene Aguilo</b>
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Project Name and Location: <b>Escape/ Game Room Facility</b> <b>2403 S Vineyard Ave</b>
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Applicant/Representative: <b>Stephanie Cayco-Nguyen</b> <b>6138 Grant St</b> <b>Chino, Ca 91710</b>
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<input checked="" type="checkbox"/>	<b>A site plan (dated 10/5/18) 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>

Contact the property association/ maintenance personnel:

1. Replace missing shade trees in parking lot islands. Shade trees are required on every planter island and at each row end. Replace missing trees with Ulmus 'Drake', Quercus ilex, Pistachia chinensis or similar.
2. Repair or replace broken or leaking irrigation system for 100% coverage and NO overspray onto paving.

During construction:

3. Existing trees shall be protected in place. If tree removal is requested a landscape plan and tree inventory shall be submitted to this department for review and approval.
4. Landscape and irrigation plans shall be submitted for review and approval if any on-site construction, staging or storage occurs requiring landscape or irrigation replacement. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
5. Landscapes shall be maintained by the property management association and maintenance personnel





# 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, Aiport Planning  
Steve Wilson, Engineering/NPDES  
Joe De Sousa, Code Enforcement (Copy of memo only)  
Jimmy Chang, IT Department

RECEIVED

OCT 5 2018

City of Ontario  
Development Agency

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: October 05, 2018

SUBJECT: FILE #: PCUP18-034

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Friday, October 19, 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 Use Permit to establish a 3,800 square-foot Escape Room/Game Room Facility on 8.7 acres of land located at 2403 South Vineyard Avenue, within the CC (Community Commercial) zoning district (APN: 0113-285-12).

- 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.

DEVELOPMENT  
Department

Signature

DIRECTOR  
Title

10/5/2018  
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  
 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: Jeanie Irene Aguilo, Assistant Planner

DATE: October 05, 2018

SUBJECT: FILE #: PCUP18-034 Finance Acct#:

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Community Improvement Department      Signature: *Joe De Sousa*      Title: Supervisor      Date: 10/5/18



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**ZA MEETING DATE:** April 15<sup>th</sup>, 2019

**PROJECT:** PCUP18-034, a Conditional Use Permit to establish a 3,800-square foot Escape Room/Game Room Facility within an existing building on 8.7 acres of land.

**APN:** 0113-285-12

**LOCATION:** 2403 South Vineyard Avenue

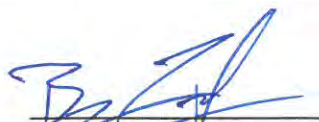
**PROJECT ENGINEER:** Antonio Alejos, Assistant Engineer *AA* (909) 395-2384

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

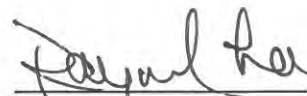
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The following items are the Conditions of Approval for the subject project:

1. No Comments.

  
Bryan Lirley, P.E.  
Principal Engineer

4/8/19  
Date

  
Raymond Lee, P.E.  
Assistant City Engineer

4/9/19  
Date