

# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



## DECISION NO. 2012-14

**HEARING DATE:** August 13, 2012 (continued from 7/16/2012)  
**DECISION DATE:** August 30, 2012  
**FILE NO.:** PCUP12-010  
**SUBJECT:** A Conditional Use Permit to establish a small recycling collection facility on 1.8 acres of fully developed land located at 939 West Mission Boulevard, within the C1 (Shopping Center Commercial) zoning district.

### STAFF

**RECOMMENDATION:**  Approval  Approval, subject to conditions  Denial

## PART A: BACKGROUND & ANALYSIS

E-MEGA INC., herein after referred to as "the applicant," has filed an application requesting Conditional Use Permit approval, described as follows:

(a) Project Description: A Conditional Use Permit to establish a 500 square foot small collection recycling facility within an existing shopping center located at 939 West Mission Boulevard, within the C1 (Shopping Center Commercial) zoning district.

(b) TOP Policy Plan Land Use Map Designation: Neighborhood Commercial

(c) Zoning Designation: C1 (Shopping Center Commercial)

(d) Surrounding Zoning and Land Uses:

	<u>Zoning</u>	<u>Existing Land Use</u>
North:	C3	Self Storage Facility
South:	R2	Medium Density Residential
East:	R2	Medium Density Residential
West:	C1	Vacant Land

(e) Site Area: 1.8 acres

(f) Assessor's Parcel No(s): 1011-391-69

(g) Project Analysis:

Approved By:

\_\_\_\_\_  
Senior Planner

**Project Setting:** The project site is located at the southeast corner of Mission Boulevard and Palmetto Avenue, within an existing shopping center. The shopping center is surrounded by recently constructed medium density residential land uses to the south and east, a self storage facility to the north, and undeveloped land to the west (Exhibit A – Project Vicinity).

**Exhibit A – Project Vicinity**



**Background:** On July 16, 2012, the project was presented at the Zoning Administrator hearing and several issues were raised regarding the location of the facility within the existing shopping center, proximity to residential properties, and what “fixed-base host business” in which they will be refunding from. The project was continued to the next Zoning Administrator hearing to give the applicant the opportunity to work with staff to address the Zoning Administrator’s concerns and sort out further issues.

E-Mega, Inc. is a State of California Certified Recycling Center (Exhibit B – State Certificate). The proposed 500 square foot small collection recycling facility would occupy five parking spaces, with another separate space for employee parking. The facility is proposed to be setback 51 feet from the front property line, which is not anticipated to obstruct pedestrian or vehicular circulation through the site (Exhibit C – Existing Shopping Center). The facility was originally proposed to be located at the most northwestern most corner within the existing shopping center (Exhibit D – Old Site Plan). To address the Zoning Administrator’s issue with street visibility, the facility’s new location is proposed to be setback approximately 60 feet from the west property line and 120 feet from neighboring residential properties to the south (Exhibit E – Site

Plan). The location is off corner and more internal to the site which allows the facility to be better screened from the street as well as maintain separation from existing businesses and residential areas. The reduction of parking spaces is consistent with Article 13 of the Development Code, which allows for up to a 5-space reduction for a small collection facility (Exhibit F – Existing Site Elevations). Moreover, the existing parking lot has 86 parking spaces, that of which 76 spaces are designated for existing tenants. The reduction in parking spaces does not create a significant impact to the existing shopping center.

**Proposed Operations:** The facility is comprised of two roll-off containers and an enclosed storefront redemption area constructed of durable rustproof material (Exhibit G – Small Collection Facility). The facility measures approximately 12 feet in height, 18 feet in width, and 27 feet in length, including the roll-off containers and storefront redemption area.

The collection facility is proposed to be staffed with one employee per shift, and operates six (6) days a week from 10:00 AM to 5:00 PM, and is closed on Tuesdays. All materials will be contained within the roll-off containers. Materials are collected, sorted and transferred into the roll-off containers using bins. No material processing takes place at the site. There will be signs posted on the collection center that identify the materials accepted, the name and phone number of the operator, and hours of operation. There will be additional signs on the counter for informational purposes (Exhibit H – Additional Signs). In addition, Town Market & Liquor, located within the shopping center, will serve as the fixed-based host business for the recycling facility utilizing a voucher system in order to provide customers with an option for cash or store credit.

Based on operation collection volumes, two roll-off exchanges by the recycling transportation company contracted by Belmont Fibers are expected monthly for the first 3-4 months of operation, and then four roll-off exchanges monthly thereafter. The facility will be equipped with cleaning tools and supplies to clean the facility and surroundings at the close of business each day. The applicant, E-Mega Inc., is under contract with Kyung H. Chung (Landlord) to ensure the upkeep of the site.

**Exhibit B – State Certificate**

State of California

**CalRecycle**   **Beverage Container  
Certification & Registration  
Branch**

*Certification is Non-Transferable*

**Certified Recycling Center**

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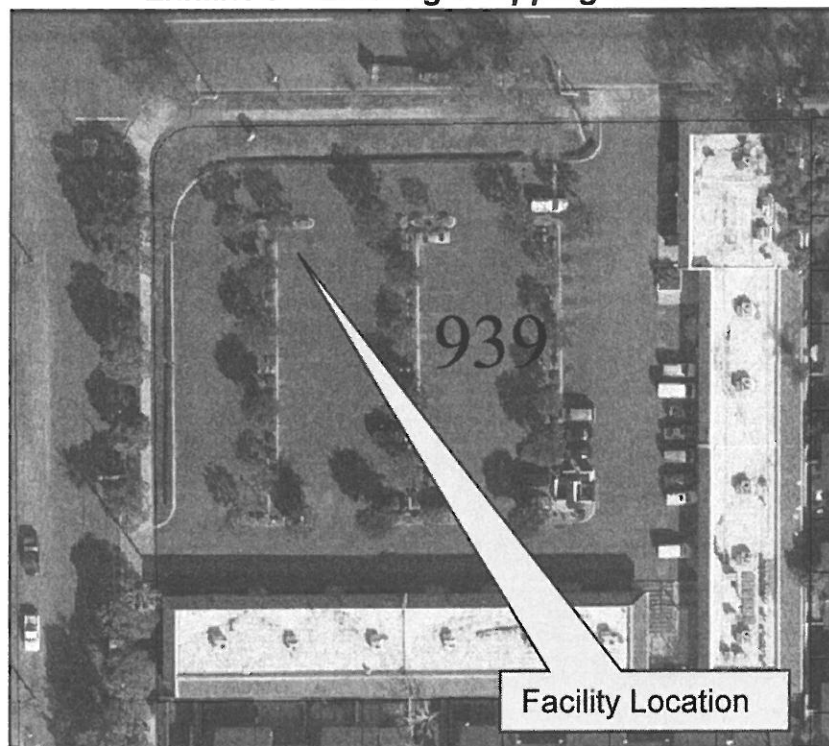
**Certificate issued to:**

Contact Person: Organization: Facility/DBA:	Helen Byon E-Mega Inc E-Mega Inc 939 W Mission Blvd Ontario, CA 91762	For Collection Of: Aluminum Glass Plastic Bimetal
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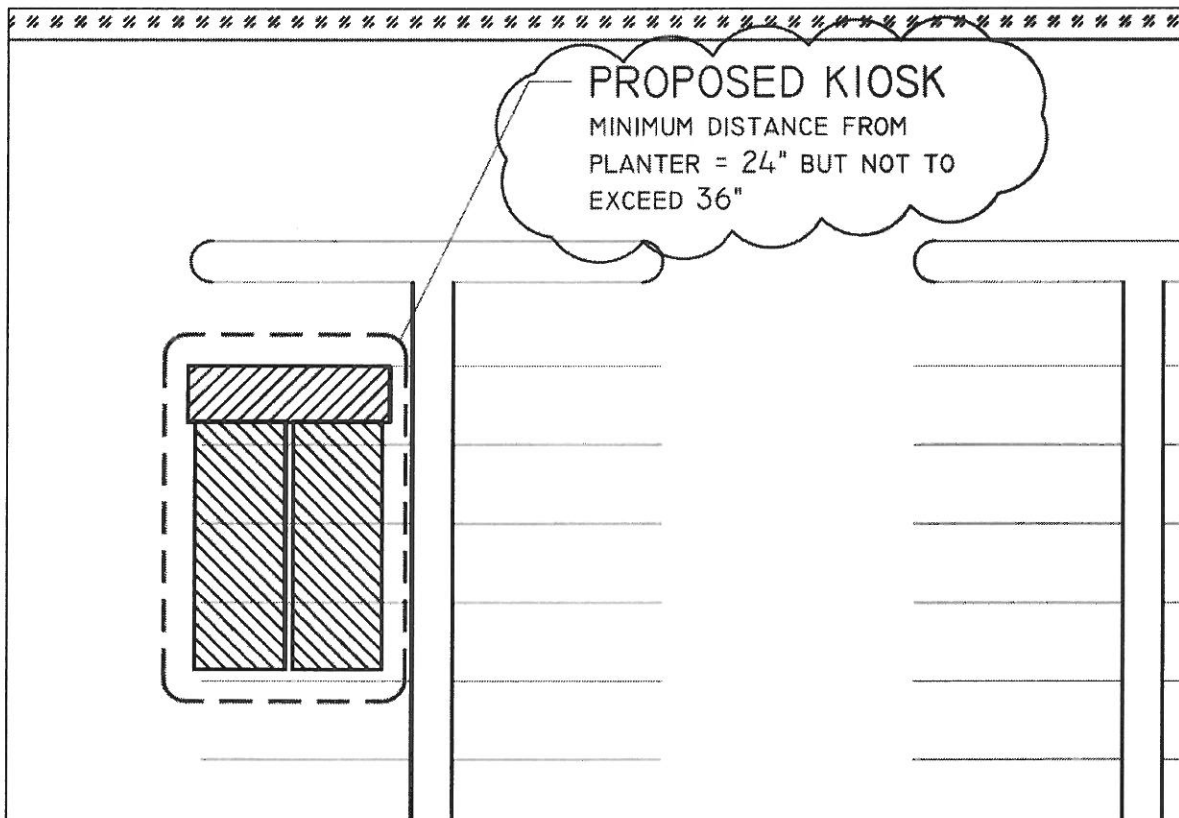
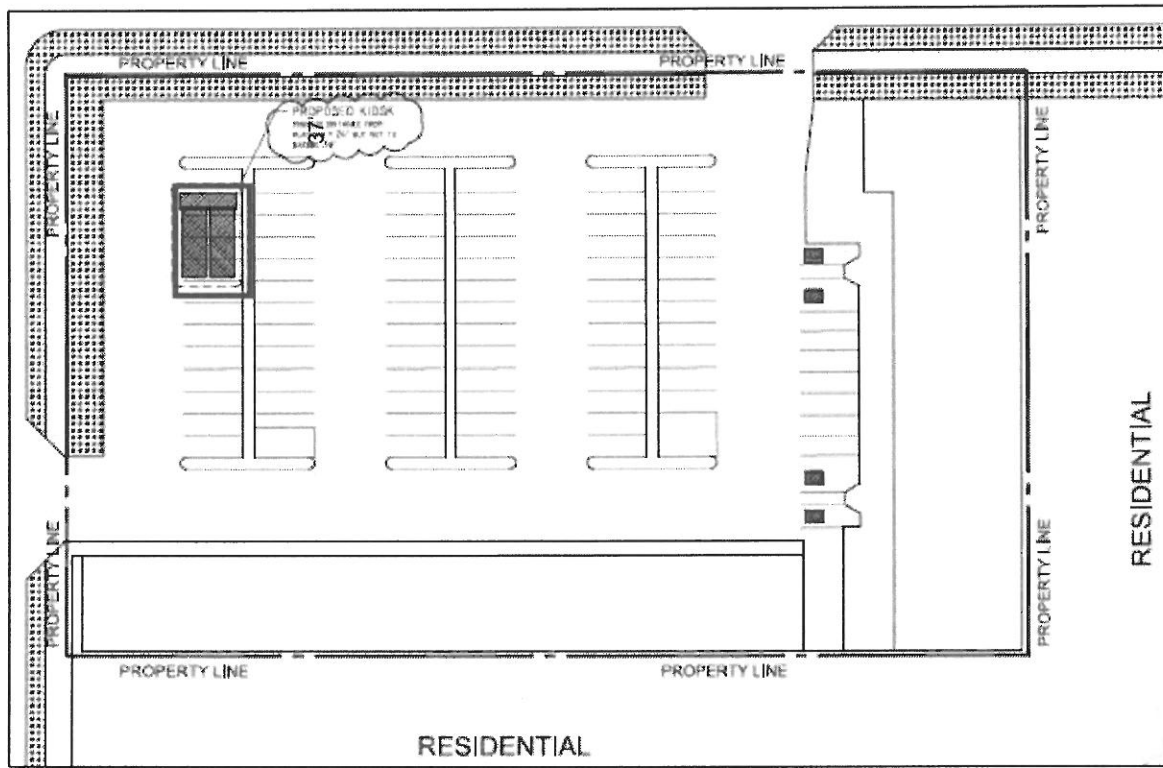
*Issued by:*  Certification Number: RC165386.001  
Expiration Date: 06/30/2014

Branch Chief  
Beverage Container Certification & Registration Branch

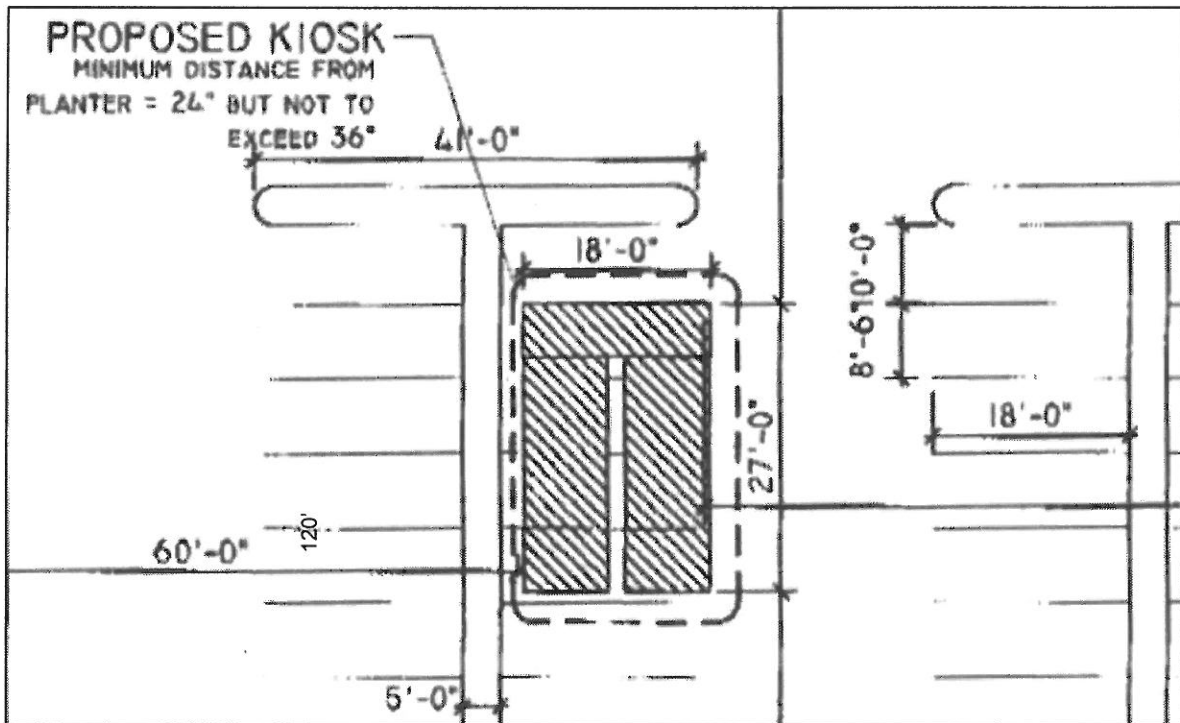
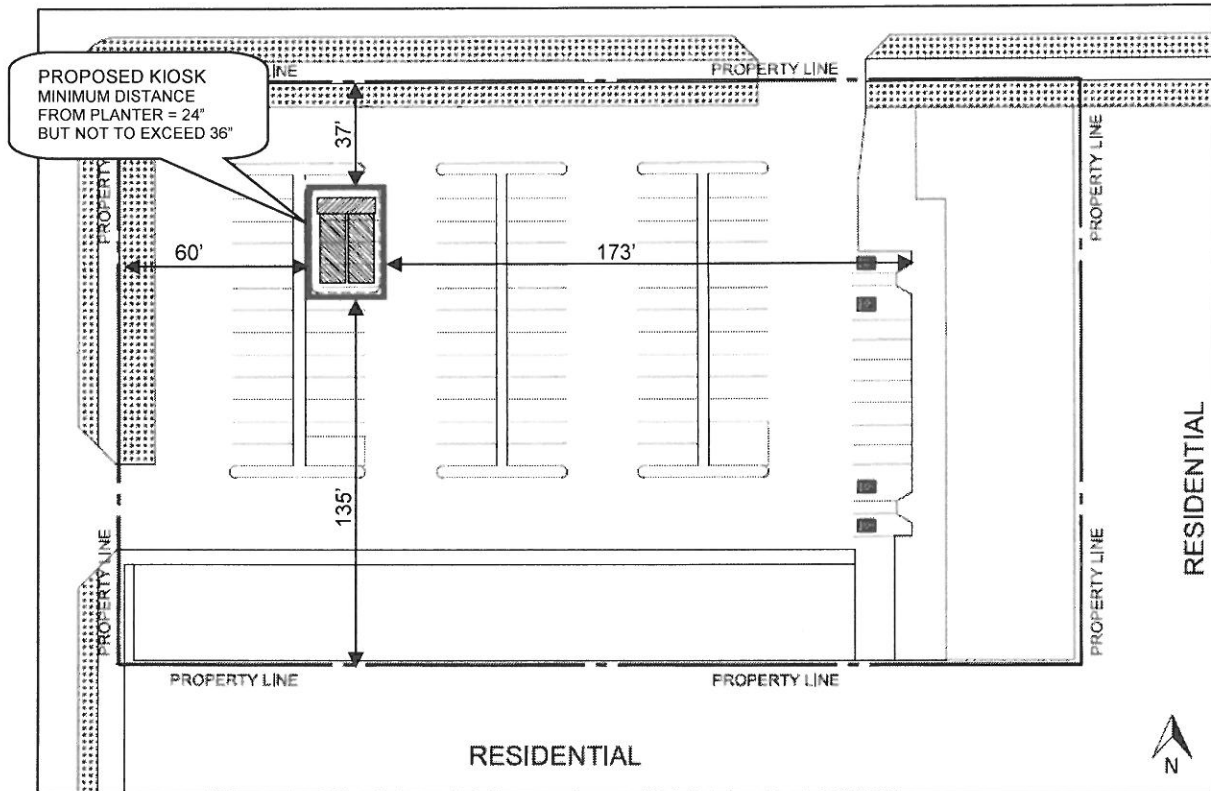
**Exhibit C – Existing Shopping Center**



**Exhibit D – Old Site Plan**



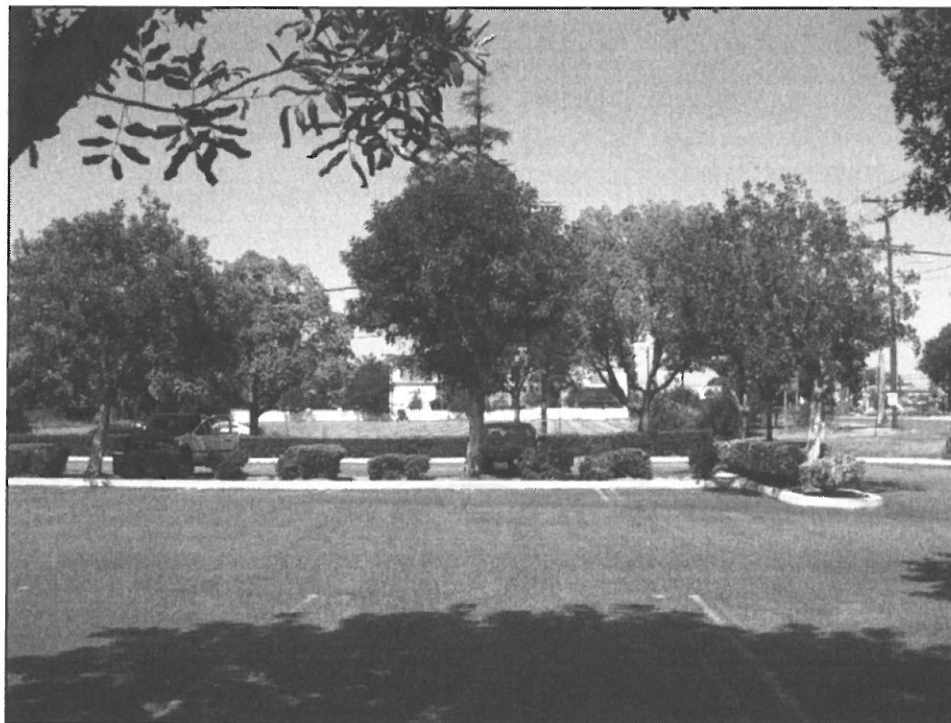
**Exhibit E – New Site Plan**



**Exhibit F – Existing Site Elevations**



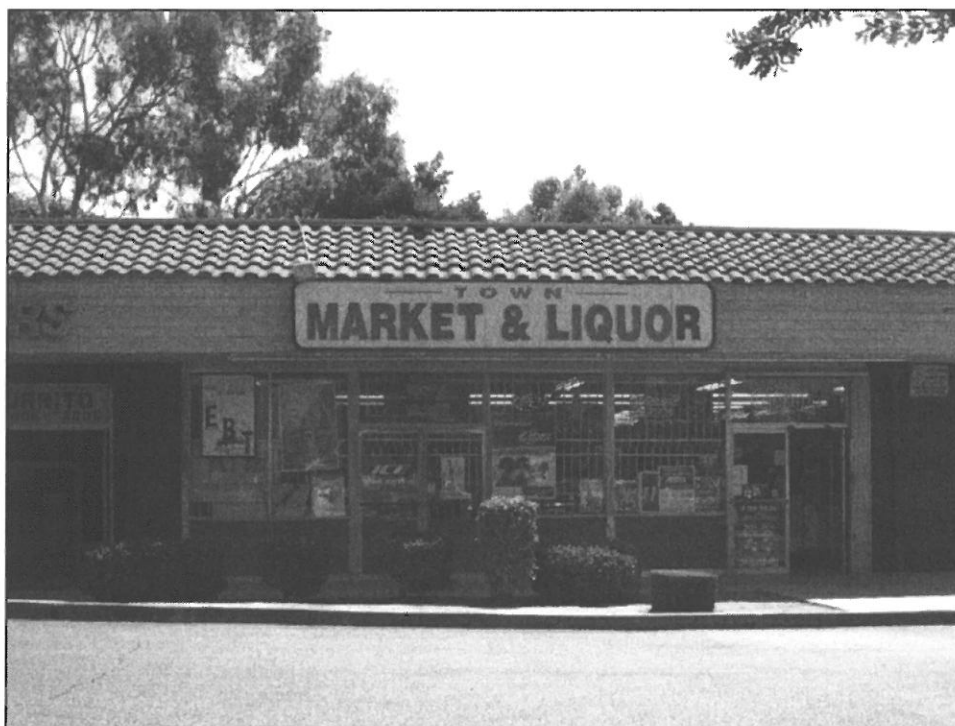
*North Elevation*



*West Elevation*



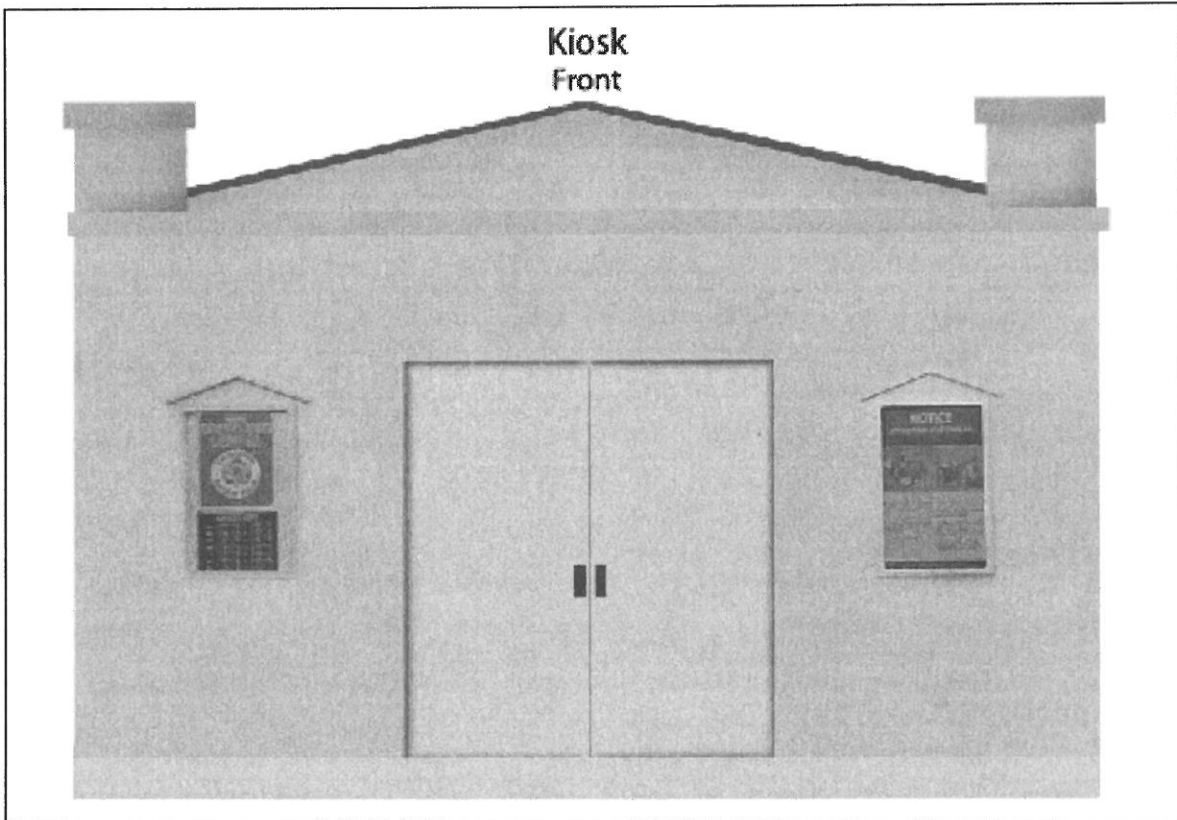
*South Elevation*

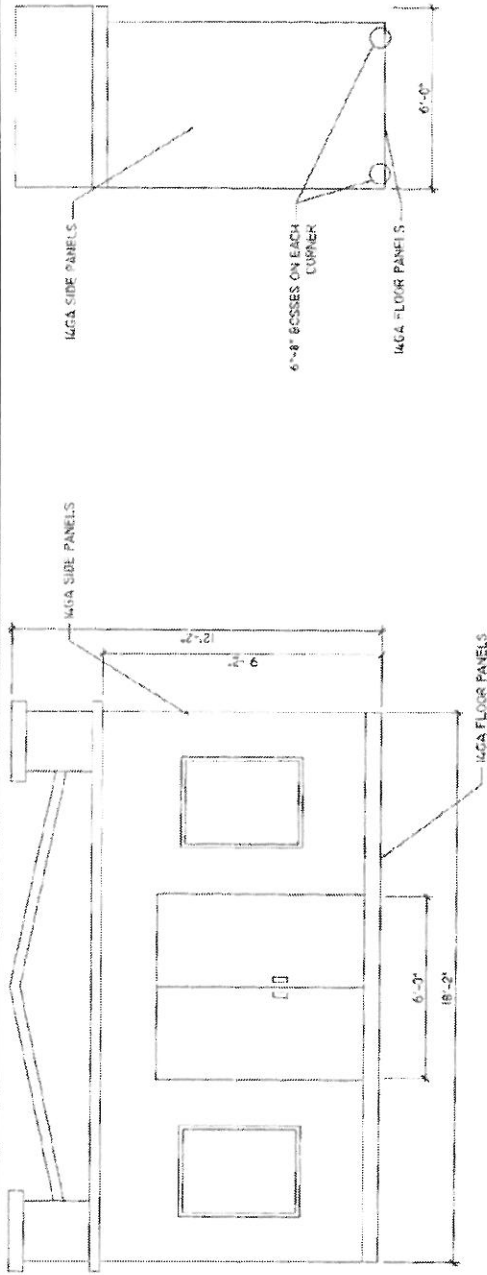


*Town Market & Liquor (Fixed-Base Host Business)*



**Exhibit G – Small Collection Facility**

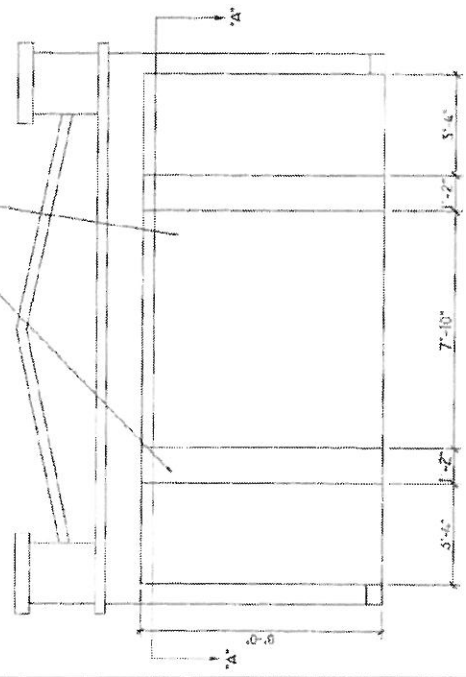




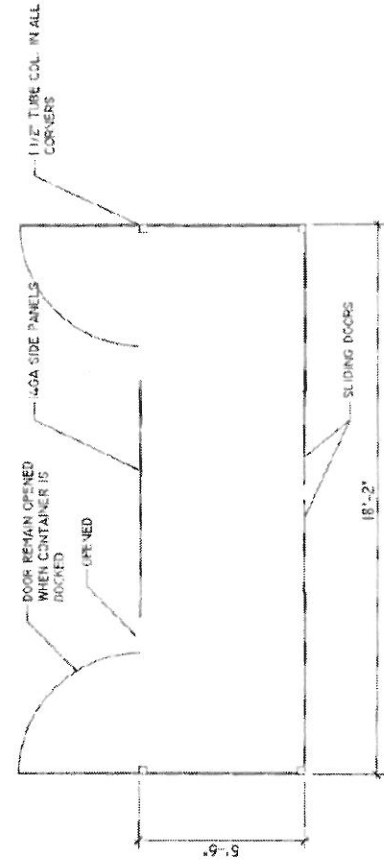
2 SIDE ELEVATION  
 SCALE: 1/2" = 1'-0"

1 FRONT ELEVATION  
 SCALE: 1/2" = 1'-0"

REMOVABLE CONTAINER  
 REMOVED AND PLACED  
 AFTER BUSINESS HOUR.

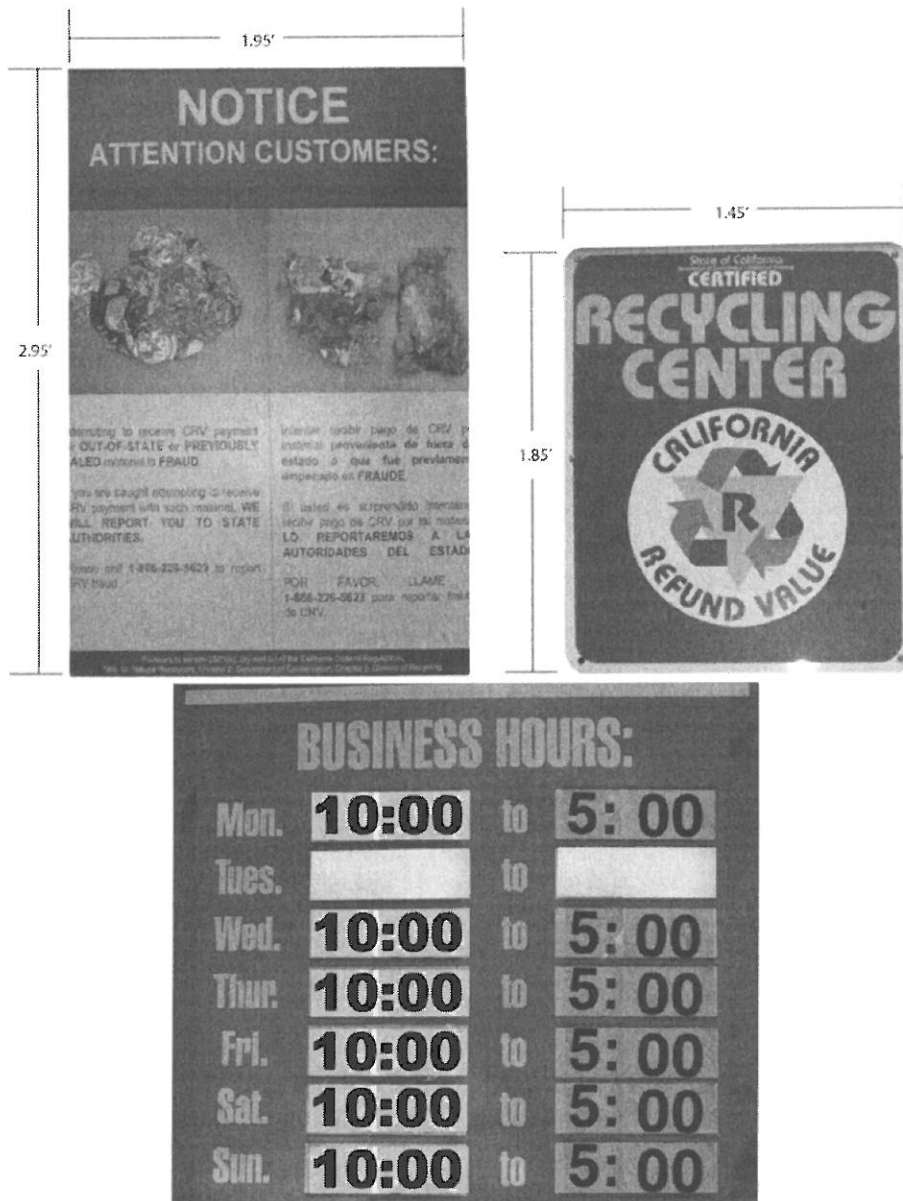


3 REAR ELEVATION  
 SCALE: 1/2" = 1'-0"



4 SECTION "A"  
 SCALE: 1/2" = 1'-0"

**Exhibit H – Additional Signs**

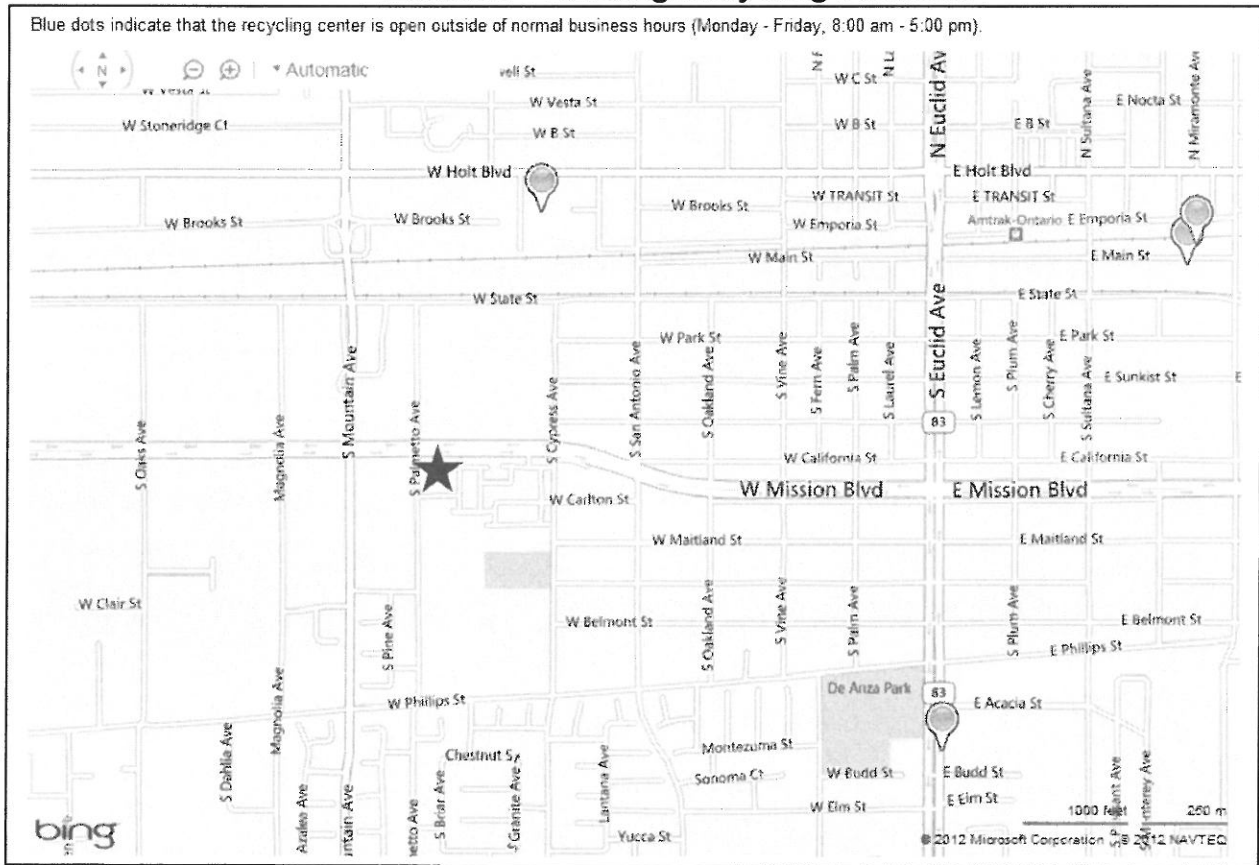


**Land Use Compatibility:** Through the Conditional Use Permit process, the City has the obligation to review and ensure the compatibility of adjacent uses, identification, and mitigation of potential nuisance activities. It is staff's belief that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Also, the proposed use will not generate a higher parking demand. The proposed use is ancillary to the shopping center and is convenient for shoppers to drop off their recyclables. All City departments were routed the application and all comments received are attached to the report.

Typically, recycling centers partner with supermarkets within "convenience zones". According to the California Department of Resources Recycling and Recovery (CalRecycle), a supermarket is considered a "full-line" store that sells a line of dry

groceries, canned goods, or non-food items and perishable items and have a gross annual sales are \$2 million or more. A convenience zone is “the area within a one-half mile radius of a supermarket”. The purpose of “convenience zones” provides opportunities to redeem containers near where beverages were purchased. Beverage container dealers outside convenience zones with enough space may choose to establish a recycling center if approval from the commercial landlord and local government is granted. In this largely commercial and residential area, the proposed location provides an opportunity to promote and encourage economic and environmental sustainability. The proposed location is not within a convenience zone, however several smaller scale grocery stores, markets, gas marts, liquor stores and convenience stores surround the area which sells beverage containers as well. Additionally, the residents would benefit from a recycling facility within their neighborhood as it reduces waste, promotes environmental awareness and will be suitable for their needs. The existing recycling centers in proximity to the proposed facility are all one (1) mile or farther in distance (Exhibit I – Existing Recycling Facilities). A recycling facility in the proposed location will be beneficial and convenient to the surrounding neighborhood.

**Exhibit I – Existing Recycling Facilities**



*Blue dots indicate existing recycling centers in proximity to proposed facility*

In addition, staff recommends additional improvements to enhance the design of the facility. Supplementary landscaping to the effect of potted trees and shrubs along the east and south sides of the facility shall be included to blend into the surrounding

scenery. Also, the materials and finishes of the facility shall be painted consistent with the exterior color scheme of the shopping center, to the satisfaction of the Zoning Administrator.

(h) Compliance with the Airport Land Use Compatibility Plan: The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and is consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project site is located outside of the Safety Zones and located within the 60-65 dB CNEL Noise Impact Zone and the proposed small recycling collection facility use is compatible within the noise impact zone.

(i) 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.

(j) Correspondence: As of the preparation of this Decision, Planning Department staff has received several verbal and written communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application. The concerns mainly were focused on the proximity of the facility to the surrounding residential neighborhoods and the kinds of impacts that would affect them. Staff further stated that the residents' concerns would be noted as part of the analysis of the proposed project.

### **PART B: RECITALS**

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

WHEREAS, Ontario Municipal Code § 9-1.0405(f) provides 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, On the 16<sup>th</sup> day of July 2012, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(a) Jeanie Irene Aguilo, Planning Intern, presented the staff report on the proposed use, indicating the staff recommendation of approval.

- (b) Following staff's presentation, the Zoning Administrator expressed concerns regarding the proximity to residential properties and what "fixed-base host business" is functioning and in which they will be refunding from.
- (c) Corporal Alvarez stated that it is unknown if there is a business onsite that they are reimbursing from.
- (d) Mr. Blum read section B1 from Article 13: Land Use & Special Requirements of the Zoning Code, referring to the requirement of a recycling center to operate in conjunction with a fixed base host business and asked which business the applicant was operating with. .
- (e) Mr. Mercier stated staff was under the understanding that the recycling business was going to operate with a convenience store within the shopping center.
- (f) The Zoning Administrator opened the public hearing.
- (g) Helen Byon, the Applicant explained the business operation and spoke in favor of the application. She stated that they will reimburse in cash from the facility. She mentioned that this is the first time operating this type of business.
- (h)
- (i) Speaker from the audience (speaker card not received) spoke about the project. He lives to the east of the area and spoke about his concerns of security issues.
- (j) Corporal Alvarez stated the Police Department and Code Enforcement Department have been working in the area, but there was nothing at the subject location that would preclude their recommendation of approval with conditions.
- (k) Wilomina Harris, a resident to the east of the area, stood at the podium. She stated she lives behind the liquor store. She is concerned with homelessness issues in relation to the proposed business and the recycling of material.
- (l) Mr. Blum stated he will continue this item to August 6, 2012 to give Ms. Byon the opportunity to work with staff to address being legally connected to another business per the code. He would also like her to address the location of the recycling bin visibility possibly moving the bins more towards the center and to reimburse with vouchers instead of cash.
- (m) There being no one else to offer testimony regarding the application, the Zoning Administrator continued the public hearing until August 6, 2012.

WHEREAS, On the 6<sup>th</sup> day of August, 2012, the Zoning Administrator of the City of Ontario continued the public hearing to a Special Hearing on August 13, 2012.

(n) Jeanie Irene Aguilo, Planning Intern, presented the staff report on the proposed use, indicating the staff recommendation of approval. Several improvements, including the facility location and identification of a fixed-base host business have been made due to the concerns of the Zoning Administrator from the July 16, 2012 hearing.

(o) Following staff's presentation, the Zoning Administrator agreed upon the improvements that have been made and included additional conditions in regards to the Town Market & Liquor agreement and to clearly define the waiting area for the facility.

(p) Helen Byon, the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(q) 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 C: THE DECISION**

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

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

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

(1) The proposed location of the Conditional Use Permit and the proposed conditions under which it will be operated or maintained will be consistent with the General Plan and will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The small recycling collection facility lies within the C1 land use designation and is a permitted use with a Conditional Use Permit. Such uses have been approved on such properties before and have been found to operate without conflict.

(2) A Conditional Use Permit to establish a 500 square foot small collection recycling facility within an existing shopping center located at 939 West Mission Boulevard, within the C1 (Shopping Center Commercial) zoning district is/are 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 proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and zoning designation within which the site is located.

(4) Traffic generated by the proposed Conditional Use Permit will not overload the capacity of the surrounding street system and will not create a hazard to public safety.

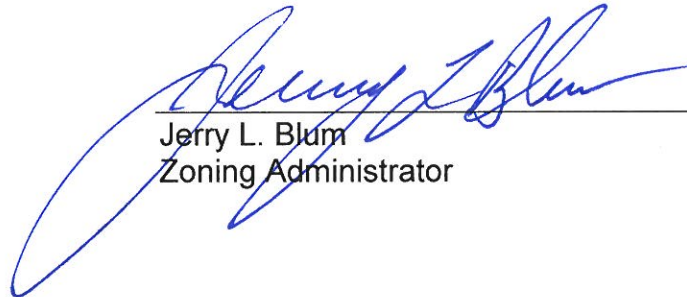
(5) The proposed Conditional Use Permit will comply with each of the applicable provisions of the Ontario Development Code and applicable municipal codes.

(c) 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 § 15301 (Existing Facilities) of the State CEQA Guidelines.

(d) Based upon the findings and conclusions set forth in Parts A, B and C above, the Zoning Administrator hereby approves File No. PCUP12-010, subject to the conditions of approval attached hereto and incorporated herein by this reference.



APPROVED by the Zoning Administrator of the City of Ontario on this 30th<sup>th</sup> day of August, 2012.



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Jerry L. Blum  
Zoning Administrator



**DEPARTMENT ADVISORY BOARD  
COMMENTS, CONDITIONS AND RECOMMENDATIONS**

**DATE:** July 30, 2012

**FILE NO.:** PCUP12-010

**SUBJECT:** A Conditional Use Permit to establish a 500 square foot small collection recycling facility within an existing shopping center located at 939 West Mission Boulevard, within the C1 (Shopping Center Commercial) zoning district.

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The subject application has been reviewed by each agency/department listed below. A copy of each agency/department recommendation and comments are available for review in the Planning Department project file. Conditions of approval have been recommended by those agencies/departments marked below and are attached.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> PLANNING          | <input checked="" type="checkbox"/> POLICE                                   |
| <input type="checkbox"/> ENGINEERING                  | <input checked="" type="checkbox"/> FIRE                                     |
| <input type="checkbox"/> UTILITIES/SOLID WASTE        | <input type="checkbox"/> REDEVELOPMENT AGENCY                                |
| <input checked="" type="checkbox"/> PUBLIC FACILITIES | <input checked="" type="checkbox"/> HOUSING & NEIGHBORHOOD<br>REVITALIZATION |
| <input checked="" type="checkbox"/> BUILDING          | <input checked="" type="checkbox"/> OTHER: AIRPORT PLANNING                  |



## CONDITIONS OF APPROVAL

**DATE:** July 30, 2012

**FILE NO.:** PCUP12-010

**SUBJECT:** A Conditional Use Permit to establish a 500 square foot small collection recycling facility within an existing shopping center located at 939 West Mission Boulevard, within the C1 (Shopping Center Commercial) zoning district.

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### 1.0 TIME LIMIT

1.1 Conditional Use Permit approval shall become null and void one (1) year following the effective date of application approval, unless the approved use has commenced. This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

### 2.0 GENERAL REQUIREMENTS

2.1 Failure to maintain compliance with the herein-listed conditions of approval shall be deemed just cause for revocation of conditional use permit approval.

2.2 The use shall be operated in full conformance with the description and requirements of the Conditional Use Permit on file with the City. Any variations from, or changes in, the approved use (i.e., increase in hours/days of operation, expansion or intensification of use, etc.), must first be reviewed and approved by the Zoning Administrator prior to commencement of the change.

2.3 The approved use is subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.

2.4 A copy of the herein-listed conditions of approval shall be maintained on the subject premises at all times.

2.5 The Planning Department may, from time to time, conduct a review of the approved use to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Zoning Administrator for possible action.

### **3.0 GRAFFITI REMOVAL**

- 3.1 Use of anti-graffiti material. Anti-graffiti material of a type and nature that is acceptable to the Director of Public Works, shall be applied to each of the publicly viewable surfaces on the improvements to be constructed on the site, which are deemed by the Director of Public Works to be likely to attract graffiti (“graffiti attracting surfaces”).
- 3.2 Right of access to remove graffiti. The City shall be granted the right of entry over and access to parcels, upon 48-hours of posting of notice by authorized City employees or agents, for the purpose of removing or “painting over” graffiti from graffiti attracting surfaces previously designated by the Director of Public Works, and the right to remove such graffiti.
- 3.3 Supply City with graffiti removal material. The City shall be provided sufficient matching paint and/or anti-graffiti material on demand, for a period of two (2) years after imposing this condition, for use in the painting over or removal of designated graffiti attracting surfaces.

### **4.0 ENVIRONMENTAL REVIEW**

- 4.1 The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to § 15301 (Existing Facilities) of the State CEQA Guidelines.
- 4.2 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.

### **5.0 ADDITIONAL REQUIREMENTS**

- 5.1 Containers shall be constructed and maintained with durable, waterproof and rustproof material and shall be enclosed.
- 5.2 Containers shall be clearly marked to identify the type(s) of recyclables that may be deposited.
- 5.3 The name and telephone number of the owner or manager of the facility shall be conspicuously posted.

- 5.4 The site shall be swept and maintained in a dust-free and litter-free condition on a daily basis.
- 5.5 The facility shall not impair the landscaping required for any concurrent use or any permit issued thereto.
- 5.6 The noise level shall not exceed 65 dBA at any time as measured at the property line of residentially zoned or occupied property.
- 5.7 The facility shall not operate power-driven sorting and/or consolidating equipment, such as crusher or balers.
- 5.8 Use of the facility for deposit of solid waste or hazardous waste is not permitted.
- 5.9 If a permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration.
- 5.10 Mobile recycling facilities shall have an area clearly marked to prohibit other vehicular parking during the hours when the mobile unit is scheduled to be present.
- 5.11 The small recycling facility is approved for the location as shown in Exhibit C, any deviations requires a Conditional Use Permit amendment.
- 5.12 No signs shall be affixed to the roll-off containers.
- 5.13 The exterior of the facility shall be painted consistent with the exterior color scheme of the shopping center, to the satisfaction of the Zoning Administrator.
- 5.14 Potted trees and shrubs shall be provided along the east and south sides of the facility, at a minimum spacing of 8 to 10 feet. In addition, the potted trees and shrubs shall be used to clearly identify the waiting area at the front of the recycling facility, to the satisfaction of the Zoning Administrator.
- 5.15 Conditional Use Permit shall be forfeited or revoked if agreement between Town Market & Liquor ceases.

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

**DAB CONDITIONS OF APPROVAL**

Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	6/6/12 Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
D.A.B. File No.: PCUP12-010	Related Files:
Project Name and Location: Recycling Facility Rev 1 939 West Mission Blvd	Case Planner: Jeanie Aguilo
Applicant/Representative: Helen Byon 2219 Cordita Ave Rowland Heights, Ca 91748	
<input checked="" type="checkbox"/>	<b>A conceptual site plan (dated 5/15/12 and letter dated 5/4/12 ) 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 conceptual landscape plan (dated 3/9/12) has not been approved. Corrections noted below are required prior to DAB approval.</b>
<b>No CORRECTIONS REQUIRED</b> - (DESIGNER SHALL CHECK OFF ITEMS WHEN CORRECTED AND RETURN WITH RESUBMITTAL)	

**CITY OF ONTARIO  
MEMORANDUM**

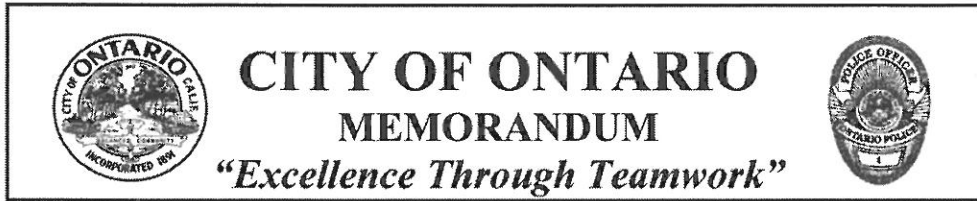
**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** March 14, 2012  
**SUBJECT:** PCUP12-010

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

1. Building permits and plans are required.
2. Provide handicap parking.
3. Provide restroom.

KS : kc



**TO:** Jeanie Aguilo / Planning Intern

**FROM:** Barbara White, Crime Prevention Specialist / DAB

**DATE:** April 3, 2012

**SUBJECT:** PCUP12-010 – A Conditional use Permit to establish a small recycling collection facility on a 1.8 acres of developed land, located on the southeast corner of Mission Boulevard and Palmetto Avenue at 939 West Mission Boulevard, within the C1 (Shopping Center Commercial) zoning district.

**THE POLICE DEPARTMENT IS REQUIRING THE FOLLOWING CONDITIONS FOR APPROVAL ON THIS PROJECT:**

1. Any graffiti found on recycling container(s) and/or structure must be cleaned within 48 hours.
2. Recycling containers and structure may only be placed in area designated on plan check.
3. Any litter around or adjacent to the recycling container(s) and/or structure must be cleaned within 48 hours.
4. A container must be at the location to collect liquids that are to be emptied out of recycled materials. The container also must be emptied when filled to capacity by the next business day.
5. All lighting on structure must be kept in well working order. Lighting is to be activated by dusk to dawn photo cell.

Please contact Barbara White at (909) 395-2493 regarding any questions or concerns.



## CITY OF ONTARIO MEMORANDUM

**TO:** Jeanie Aguilo, Planning Department

**FROM:** Michelle Starkey, Fire Safety Specialist  
Bureau of Fire Prevention

**DATE:** April 18, 2012

**SUBJECT:** PCUP12-010

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

1. Provide a minimum 2A:10BC type fire extinguisher. (Must be serviced annually and tagged with the State Fire Marshal service date tag.)
2. Permanently mount the fire extinguisher in a visible and accessible location.
3. Recycling may not obstruct any fire department access (process to be contained to the parking stalls).

For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ci.ontario.ca.us](http://www.ci.ontario.ca.us), click on Fire Department and then on forms.



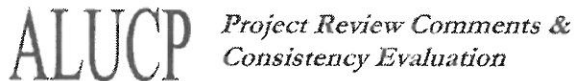
CITY OF ONTARIO  
MEMORANDUM

 **TO:** Jeanie Aguilo, Planning Intern  
**FROM:** Brent Schultz, Housing and Neighborhood Revitalization Director  
**DATE:** April 25, 2012  
**SUBJECT:** FILE NO. PCUP12-010

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The Housing Department has the following comment on the above mentioned project:

- Property owner should be aware of graffiti on vacancy frontages and parking lot curbs. Staff recommends that the property owner abate the graffiti or contact Graffiti "Hot Line" at (909) 395-2626 for removal.



Site Address: 939 W. Mission Boulevard

APN: 1011-391-69

Existing Land Use: Neighborhood Commercial

Project File No.: PCUP12-010

Site Acreage: 1.8 acres

Proposed Land Use: Small Recycling Collection Facility

ALUCP File No.: 2012-027

Reviewed By: Lorena Mejia

Date: 7/23/12

Project Planner: Jeanie Aguilo

**AIRPORT INFLUENCE AREA (AIA)**

Ontario International Airport AIA      Yes       No   
 Chino Airport AIA      Yes       No

**ONT-IAC Project Notification Required**

Yes       No

**ONT ALUCP COMPATIBILITY FACTORS**

- 1. Safety Zones:      Yes       No
- 2. Noise Impact Zones:      Yes       No
- 3. Airspace Protection:      Yes       No       N/A
- 4. Overflight Notification:      Yes       No       N/A

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) CONSISTENCY DETERMINATION**

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and is consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project site is located outside of the Safety Zones and located within the 60-65 dB CNEL Noise Impact Zone and the proposed small recycling collection facility use is compatible within the noise impact zone. The project was evaluated for compatibility with Airspace Obstruction Zone criteria; the FAA Part 77 allowable height threshold for the project location is 198 feet and it was determined that the project would not obstruct aircraft maneuvering since the proposed structure height is 12 feet, 186 feet below the established threshold. Overflight Notification policies do not apply to this project since the proposed project does not include the construction of new sensitive land uses and is not within the Airspace Avigation Easement Area.