

ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



DECISION NO. 2015-003

HEARING DATE: February 2, 2015

DECISION DATE: February 5, 2015

FILE NO.: PCUP11-016

SUBJECT: A Conditional Use Permit to establish a religious assembly within an existing 6,400 square foot building on 0.47 acres of land, located at 1101 East Holt Boulevard, a historic eligible site, within the C3 (Commercial Service District) zoning district. (APN: 1048-471-23).

STAFF

RECOMMENDATION: Approval Approval subject to conditions Denial

PART A: BACKGROUND & ANALYSIS

JOYFUL NATIONS MINISTRIES, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit (CUP) approval, File No. PCUP11-016, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(a) Project Setting: The project site, located at 1101 East Holt Boulevard, is comprised of 0.47 acres of land and is developed with a 6,400 square foot commercial-warehouse building. The remainder of the property is undeveloped. Accessible from Holt Boulevard are two one-way drive aisles that vary in size from 10' to 15' in width which provide access to and from the site. The west drive aisle is a 15' wide recorded access easement. The project site is depicted in *Exhibit A: Aerial Photograph*, attached.

Surrounding development includes the United States Social Security offices to the south, undeveloped properties to the north and west, and an automotive repair service to the east. 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>Site</i>	Vacant	MU- Mixed Use	C3- Commercial Service District
<i>North</i>	Undeveloped	MU- Mixed Use	R2- Medium Density Residential
<i>South</i>	Office	BP- Business Park	C3- Commercial Service District
<i>East</i>	Auto Repair Service	MU- Mixed Use	C3- Commercial Service District

Approved By:

-1-

_____ Senior Planner

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
West	Undeveloped	MU- Mixed Use	C3- Commercial Service District

(b) Project Analysis:

(1) Background —The Applicant, Joyful Nations Ministries, has been in operation since 2001 at various locations throughout Southern California. In 2005, Joyful Nations Ministries purchased the property at 1101 East Holy Boulevard. In 2008, Ontario Code Enforcement cited several violations at the site including, but not limited to, operation of a religious assembly without proper approvals and building permits. In 2011, the property owner submitted a Conditional Use Permit application requesting establishment and operation of the religious assembly use.

The existing building, also known as the Cucamonga Valley Wine Company Distillery, was identified as a historic resource eligible for local landmark designation as defined in Article 26, Historic Preservation of the Ontario Development Code. The building was constructed in 1929 (est.) for Paul Walter, a poultry rancher, by Campbell Construction to store and warehouse items related to his poultry business. By 1940, the property was owned by the Cucamonga Valley Wine Company who used the building as a distillery. Subsequent uses were typical warehouse operations including automotive services.

As a condition of approval, the assembly use operation within the existing building will require the occupancy of the building to be changed from warehouse to assembly of people to satisfy all State Building and Fire Codes prior to commencement of use.

(2) Proposed Use — The Applicant is proposing to establish and operate a religious assembly use within the existing 6,400 square foot warehouse building, located at 1101 East Holt Boulevard. The religious assembly use will include office hours from 8 am to 5:00 p.m. Monday-Friday, worship services from 8:00 a.m. to 3:00 p.m. on Sunday, youth and children’s bible study from 9:00 a.m. to 12:30 p.m. on Sundays, bible study class from 7:00 a.m. to 10:00 a.m. on Thursdays, and prayer vigil from 10:00 p.m. to 1:00 a.m. on Fridays. Child care and school programs are not proposed. Services on Sunday are the anticipated peak hours of operation with approximately 140 members and 20 pastors and volunteers expected on site. Other regularly scheduled prayer and meetings will each have approximately 20 persons in attendance.

In addition to the religious assembly use, the Applicant is proposing a food distribution program. Within the C3 (Commercial Service District) zoning district, nonprofit charitable distribution of food is a permitted use. All food is pre-package, dry goods which are collected by volunteers and brought to the site. All food is collected and distributed on the same day. Food distribution is scheduled for 1 hour from 10:00 a.m. to 11:00 a.m. on Monday, Tuesday, and Thursday through Saturday. The Applicant anticipates that food distribution will serve approximately 20 persons per day of operation. No food storage on site is proposed. In order to minimize any potential conflict with delivery or collection of dry goods and distribution, staff is recommending that all collection, distribution, and

related activity occur on the interior of the building. Staff also recommends scheduling all collection and delivery of goods, at least, one hour prior to the distribution to ensure proper circulation of the site.

(3) Parking— Pursuant to Ontario Development Code, Article 30: *Parking and Loading Requirements*, the category of Religious (Church) use, is parked at 1 parking space per 4 fixed seats or 1 parking space per 40 square-feet of assembly area (when fixed seats are not provided). The assembly area will utilize movable chairs, rather than fixed seats. As a result, based upon the 1,200 square-foot primary assembly area, 30 parking spaces are required to support the use. As previously mentioned, the proposed assembly use will require the existing warehouse building to undergo an occupancy change. As such, a condition of the approval has been added to the project requiring construction of a new on-site parking lot with 30 spaces. Once the parking lot has been constructed there will be an adequate amount of available parking spaces to support the use.

(5) Land Use Compatibility — A Conditional Use Permit review is required to ensure that the proposed use will be operated in a manner consistent with all local regulations, and to ensure that the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity.

Pursuant to the Development Code, Conditional Use Permits are required for land use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.

The religious assembly use is located within the C3 (Commercial Service District) land use designation of the Development Code. Within this designation, religious assembly uses are a conditionally permitted use. It is staff's belief that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Additionally, businesses and residents within the surrounding area will not be exposed to any impacts resulting from the proposed use beyond those that would normally be associated with any other use similarly allowed within the same land use designation.

(c) **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. The project site is partially located within the ONT 70 dBA noise contour. The proposed religious assembly use requires attainment of CNEL 45 dBA interior noise. In October 29, 2014, MD Acoustic prepared an analysis for the project to demonstrate how the 45 dBA CNEL interior noise level will be met. The analysis concluded that the interior noise level could be achieved due to the 8" thick masonry walls of the building.

(d) 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.

(e) 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.

(f) 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 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 February 2, 2015, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(a) Diane Ayala, Senior Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval with conditions. Ms. Ayala stated that the Engineering Department revised their conditions of approval since the staff report was prepared. Those conditions were forwarded to the Applicant. Ms. Millman questioned if the applicant had expressed their desire to include perishable items, such as milk and eggs, in their food distribution program. Staff stated that the Applicant's representative questioned the possibility of revising the pre-packaged dry goods description to include perishable items. In response, Staff explained the procedures for the revision request and the representative was going to discuss with the applicant. Staff deferred further questioning regarding the revision to the Applicant. Ms. Millman also asked staff what the current congregation membership was and if the Applicant had indicated their membership goals in terms of numbers. Ms. Ayala stated that the Applicant expects approximately 160 members to attend their peak service and deferred the goal

membership to the Applicant. Following staff's presentation, the Zoning Administrator opened the public hearing.

(b) Thomas Matlock of Matlock and Associates, representing the applicant, explained the business operation and spoke in favor of the application. He indicated that the applicant has decided to move forward with the requested as stated in the staff report. If at a later time the applicant decided to include perishable items in their food distribution program they would return to the Planning Department with a modification request. In response to growth of the congregation, Mr. Matlock stated that future growth could be handled through acquisition of adjacent undeveloped sites. Mr. Matlock indicated that all conditions of approval were reviewed and agreed to including Engineering's revised conditions.

(c) 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 finds as follows:

(1) The proposed location of the requested Conditional Use Permit, and the proposed conditions under which it will be operated or maintained, will be consistent with the Policy Plan component of The Ontario Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed religious assembly is located within the MU- Mixed Use land use designation of The Ontario Plan and has found to be a compatible use.

(2) Religious assembly 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 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 project with conditions of approval meets the objectives and purposes of the Ontario Development Code, pursuant to *Article 9, Conditional Use Permits, Article 13, Land Use and Special Requirement, Article 16,*

Commercial and Professional Districts, and Article 30, Parking and Loading Requirements.

(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. Based on the size of the assembly area, the establishment and operation of a religious assembly will not sustainably increase the number of vehicle trips to the site, nor will the surrounding circulation system be impacted.

(5) The proposed Conditional Use Permit will comply with each of the applicable provisions of the Ontario Development Code and applicable municipal codes. The project with conditions of approval meets the objectives and purposes of the Ontario Development Code, pursuant to Article 9, Conditional Use Permits, Article 13, Land Use and Special Requirement, Article 16, Commercial and Professional Districts, and Article 30, Parking and Loading Requirements.

(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 Section 15301 (Existing Facilities) of the State CEQA Guidelines. Approval of the project, a Conditional Use Permit to establish and operate a religious assembly, is limited to interior activities within an existing building.

(d) 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.

(e) Based upon the findings and conclusions set forth in Parts A, B and C above, the Zoning Administrator hereby approves File No. PCUP11-016, 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 5th day of February, 2015.

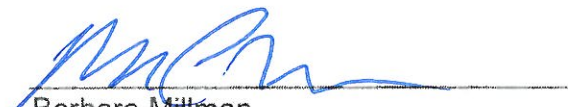

Barbara Millman
Zoning Administrator

Exhibit B: Site Plan

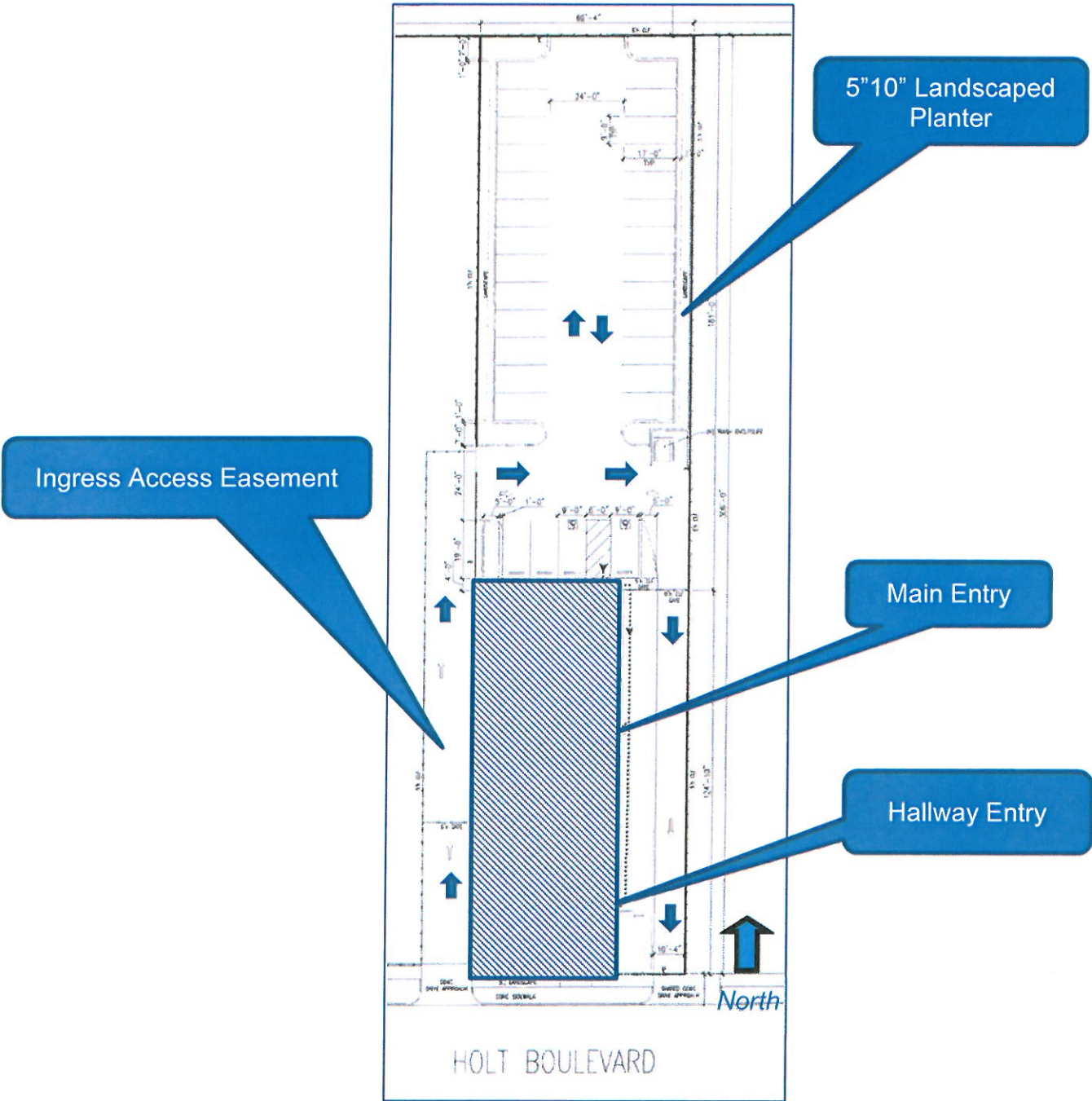


Exhibit C: Floor Plan

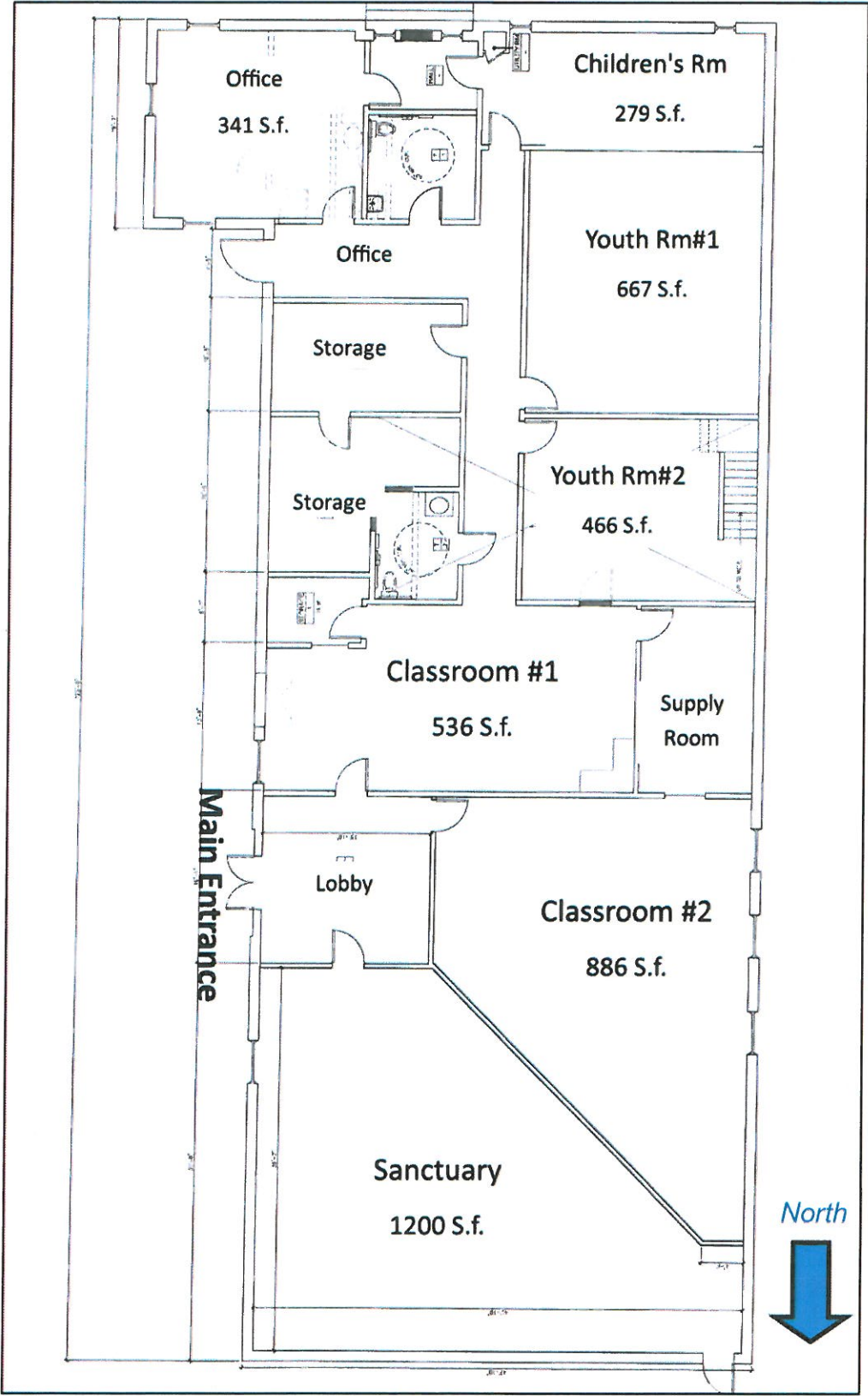


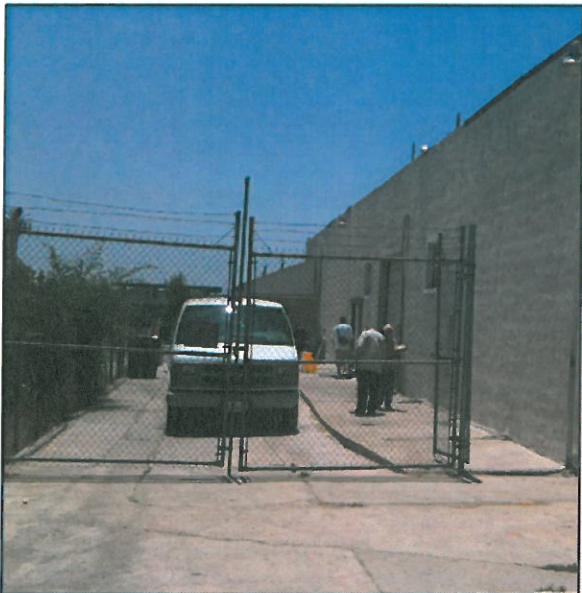
Exhibit E: Site Photos



South Elevation (front)



Ingress Drive Aisle (looking south)



Egress Drive Aisle (looking south)



**PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

File No. PCUP11-016

Date: February 2, 2015

Project Description: A Conditional Use Permit to establish a religious assembly within an existing 6,400 square foot building on 0.47 acres of land, located at 1101 East Holt Boulevard, a historic eligible site, within the C3 (Commercial Service District) zoning district. (APN: 1048-471-23); **submitted by Joyful Nations Ministries**

Reviewed by: Diane Ayala, Senior Planner
Phone: (909) 395-2036; **Fax:** (909) 395-2420

CONDITIONS OF APPROVAL

The above-described Development Plan application shall comply with the following conditions of approval:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021, on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or the City Clerk.

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. Project approval shall become null and void 2 years 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. 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 Parking, Circulation and Access.

(a) During hours of operation, all gates must remain open and driveways must remain clear to ensure vehicular ingress and egress to and from rear parking lot.

(b) Prior to commencement of use and in conjunction with the building occupancy change from warehouse to an assembly use, a parking lot shall be constructed and improved pursuant to the requirements contained in the Ontario Development Code.

(c) 30 on-site parking stalls are required based on 1,200 square feet of primary assembly area. As such, the assembly area is limited to 1,200 square feet.

2.3 Loading and Outdoor Storage Areas.

(a) Outdoor storage of donated items, materials and equipment is not permitted.

(b) Unloading and collection of donated pre-packaged, dry food goods shall occur one hour prior to scheduled pre-packaged, dry good food distribution.

2.4 Architectural Treatment.

(a) All exterior alterations to existing building and site improvements require a Certificate of Appropriateness to ensure maximum architectural compatibility.

2.5 Signs.

(a) Obtain approvals and/or permits for all exterior signs.

2.6 Sound Attenuation.

(a) Project is required to meet the 45 dBA CNEL interior noise level. Detailed construction plans shall be approved and signed by an acoustical engineer to certify that noise abatement measures to meet City standards have been incorporated.

2.7 Environmental Review.

(a) The proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. All activities will be limited to the interior of the existing building.

(b) 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.

(c) 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).

(d) 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.

2.8 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD), Notice of Exemption (NOE), filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board", which will 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 the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

2.9 Additional Requirements.

(a) Hours of operation are; Office (8 am- 5 pm, Monday-Friday); Worship services (8:00 a.m.-3:00 p.m., Sunday); Youth and children's bible study (9:00 a.m.-12:30 p.m., Sunday); Bible study (7:00 a.m.-10:00 a.m., Thursday); Prayer vigil (10:00 p.m.-1:00 a.m., Friday); and Food distribution (10:00 a.m.-11:00 a.m., Monday, Tuesday, Thursday- Saturday). Any changes to hours of operation requires Planning Department review and approval. In addition, any changes to the approved floor plan will require Planning Department review and approval.

(b) All activity shall occur within building interior. No outdoor activity or assembly of persons is allowed.

(c) Food distribution shall be pre-packaged, dry good foods only. Collection and distribution shall occur on the same day. Storage of goods intended for distribution shall be stored on-site for no more than 12 hours.

(d) Food distribution program hours are daily from 10:00 a.m. to 11:00 a.m. except for Sunday and Wednesday. No food distribution will occur on Sunday or Wednesday. Distribution of food shall not occur during other scheduled activities.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: 01.12.2015

PROJECT PLANNER: Diane Ayala, Planning Department

PROJECT: PCUP11-016, a Conditional Use Permit to operate a religious assembly use within an existing approximate 6,800 square foot historically eligible building on 0.47 acres, within the C3 (Commercial Service District) zone, located at 1101 E. Holt Blvd.

RELATED FILE: PCUP07-034

APN: 1048-471-23

LOCATION: 1101 E. Holt Blvd

PROJECT ENGINEER: Arij Baddour, Engineering Department

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

1. Holt Boulevard shall be signed "No Parking Anytime" along the project frontage.
2. The applicant/developer shall be responsible to post a pedestrian crossing warning sign on-site for outbound traffic due to the proximity of the building to the sidewalk, in accordance with applicable standards and to the satisfaction of the City Engineer.

Khoi Do, P.E.
Principal Engineer

Date

Raymond Lee, P.E.
Assistant City Engineer

Date

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

DAB CONDITIONS OF APPROVAL

Sign Off	
	09/16/2014
Jamie Richardson, Associate Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Associate Landscape Planner	Phone: (909) 395-2615
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D.A.B. File No.: PCUP11-016	Related Files:	Case Planner: Diane Ayala
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Project Name and Location:
Joyful Nations Ministries
1101 E. Holt Blvd.

Applicant/Representative:
Matlock Associates
1614 E. Holt Blvd.
Ontario, CA 91761

<input checked="" type="checkbox"/>	A site plan (dated 9/2/2014) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

CONDITIONS OF APPROVAL

1. Replace any dead shrubs and groundcovers with like size and type; provide drought tolerant landscape in the existing planter areas.
2. Verify that irrigation is in proper working order; replace and repair where broken.
3. Shredded mulch is required in all planter areas at a depth of 3" for shrubs and 1" for groundcover. Soil shall not be visible. Keep mulch 3" clear of plant stems and 6" away from tree trunks.



CITY OF ONTARIO

MEMORANDUM

TO: Diane Ayala

FROM: Jim Heenan, Fire Safety Specialist
Bureau of Fire Prevention

DATE: September 15, 2014

SUBJECT: PCUP11-016 A Conditional Use Permit to establish a religious assembly use within an existing approximate 6800 square foot on 0.47 acres, located at 1101 E Holt Blvd, within C3 (commercial Service District) zoning district.

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

No comments

Report below.

1. Based upon proposed floor plan the occupancy would be considered a place of assembly (greater than 50 people) a fire department operational permit is required. In accordance with 2013 CFC. Section 105.6.34.
2. Exit signs shall be required as outlined in 2013 CFC Section 1011.
3. Fire Extinguishers shall be provided in accordance with 2013 CFC 906.1.
4. Decorative materials and furnishings shall be in accordance with those outlined section 801 of the 2013 CFC.

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ci.ontario.ca.us, click on Fire Department and then on forms.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Diane Ayala
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: January 8, 2015
SUBJECT: PCUP11-016

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

Conditions of Approval

1. Permits and plans are required for change of use to A-3 occupancy.
2. Building to be upgraded to meet current code.
3. Building can not be occupied until required permits have been finalized.

KS:kb



CITY OF ONTARIO
MEMORANDUM
“Excellence Through Teamwork”

TO: Diane Ayala, Planning Department

FROM: Scott Melendrez, Police Department

DATE: January 27, 2015

SUBJECT: FILE NUMBER PCUP11-016 A Conditional Use Permit to establish a religious assembly, located at 1101 E. Holt Blvd.

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

- 1) All exterior/parking lot lighting shall be constructed/repared and maintained in proper working order and shall provide a minimum of one foot-candle in all areas.
- 2) Building alarm, if installed and operational, shall be registered with the Police Department and shall have a blue rooftop light pursuant to the Standard Conditions of Approval.
- 3) Rooftop shall have address numbers as described in the Standard Conditions of Approval.
- 4) Applicant shall demonstrate that parking is sufficient for the expected number of staff, volunteers and participants.
- 5) Planned food distributions shall be limited to pre-packaged, non-perishable food items (e.g., canned goods). Such distribution shall be limited to the interior of the facility.
- 6) No outdoor services or activities without a separate Temporary Use Permit (TUP).
- 7) No storage of personal belongings on the property.
- 8) Trash receptacles must be out of public view.

The Applicant is invited to call Scott Melendrez at (909) 395-2292 regarding any questions or concerns regarding these conditions.

Site Address: 1101 East Holt Blvd.

ALUCP File No.: 2011-001

APN: 1048-471-23

Existing Land Use: Existing 6,800 sq. ft. building

Project File No.: PCUP11-016

Site Acreage: 0.47 acres

Proposed Land Use: Religious assembly/Place of Worship

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 <input type="checkbox"/> | No <input checked="" type="checkbox"/> | |
| 2. Noise Impact Zones: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | |
| 3. Airspace Protection: | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| 4. Overflight Notification: | Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

NOISE IMPACTS



65 – 70 dB CNEL Noise Contour: Religious Assembly

60 – 65 dB CNEL Noise Contour: Parking Lot

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) CONSISTENCY DETERMINATION

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT provided that noise attenuation requirements are met. The proposed project is for a new use (religious assembly/place of worship) that will be located within an existing building. The project site is located outside of the safety zones but is located within the 65-70 dB CNEL and 60-65 dB CNEL noise contour. The building is located 65-70 dB CNEL noise contour and religious assembly/places of worship are allowed within the 65-70 dB CNEL noise contour provided that noise attenuation requirements are met. The sanctuary must be capable of meeting CNEL 45 dB interior noise levels and provide an acoustical report demonstrating how interior noise levels will be met. Airspace Protection and Overflight Notification policies do not apply to this project since the proposed project does not include any new construction that would affect Airspace Protection or require Overflight Notification. The proposed project is consistent with the ALUCP for ONT as long as interior noise level requirements for the Sanctuary are met.

INCLUDE THE FOLLOWING LANGUAGE WITHIN THE RECITALS OR PROJECT RESOLUTION

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT provided that noise attenuation requirements of CNEL 45 dB interior noise levels are met.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

DATE: 01.29.2015

PROJECT PLANNER: Diane Ayala, Planning Department

PROJECT: PCUP11-016, a Conditional Use Permit to operate a religious assembly use within an existing approximate 6,800 square foot historically eligible building on 0.47 acres, within the C3 (Commercial Service District) zone, located at 1101 E. Holt Blvd.

RELATED FILE: PCUP07-034

APN: 1048-471-23

LOCATION: 1101 E. Holt Blvd

PROJECT ENGINEER: Arij Baddour, Engineering Department

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

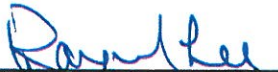
1. Developer is required to obtain an Encroachment Permit and submit Fence Letter to the Engineering Department for the existing private improvement within the public right-of-way.
2. Applicant shall be advised that on-street parking shall be prohibited on Holt Boulevard. The City will be installing parking restriction signage between the westerly project boundary and Virginia Avenue. (No action required of Applicant)
3. The applicant/developer shall be responsible to post a pedestrian crossing warning sign on-site for outbound traffic due to the proximity of the building to the sidewalk, similar to the attached sign.



Khoi Do, P.E.
Principal Engineer

2/2/15

Date



Raymond Lee, P.E.
Assistant City Engineer

2/2/15

Date

