



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

May 15, 2017

Ontario City Council Chambers, 2 PM  
303 East "B" Street, Ontario

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All documents for public review are on file with the Planning Department located at  
City Hall, 303 East "B" Street, Ontario, CA 91764

**PUBLIC HEARINGS**

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP17-011**: A Conditional Use Permit to establish a 1,400 square-foot administrative/general business office (Baron HR) within a multi-tenant commercial building on 1.01 acres of land located at 5030 East Fourth Street, Suite D, within the Freeway Commercial land use district of The Exchange Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. 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). (APN: 238-012-28); **submitted by J & T Business Management, Inc.**

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, Gwen Berendsen, 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 **May 11, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Gwen Berendsen



# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

May 15, 2017

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

**FILE NO.:** PCUP17-011

**DESCRIPTION:** A Conditional Use Permit to establish a 1,400 square-foot administrative/general business office within a multi-tenant commercial building on 1.01 acres of land located at 5030 East Fourth Street, Suite D, within the Freeway Commercial land use district of The Exchange Specific Plan. (APN: 238-012-28); **submitted by J&T Business Management, Inc.**

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

J&T BUSINESS MANAGEMENT, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-011, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of 1.01 acres of land located at 5030 East Fourth Street, Suite D, 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>	General Commercial/Restaurants	General Commercial	The Exchange Specific Plan	Freeway Commercial
<i>North</i>	Gasoline Station	General Commercial	The Exchange Specific Plan	Freeway Commercial
<i>South</i>	Vacant	General Commercial	The Exchange Specific Plan	Freeway Commercial
<i>East</i>	Vacant	General Commercial	The Exchange Specific Plan	Freeway Commercial
<i>West</i>	I-15 Freeway	N/A	N/A	N/A

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

**(a) Background** — The project site is located within The Exchange Commercial Center, comprised of approximately 23 acres of land bounded by Interstate 15 to the west, Fourth Street to the north, the Southern California Edison easement to the

Prepared: C.H. 05/04/2017	Reviewed: R.Z.. 5/10/17	Decision: [enter initial/date]
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east and Ontario Mills Parkway to the south (**see Exhibit B: The Exchange Specific Plan**). The Land Use Plan, of The Exchange Specific Plan, delineates two planning areas: The Freeway Commercial (FC) Planning Area is comprised of approximately 12.00 acres to the north and the Industrial Park (IP) Planning Area comprised of approximately 11.00 acres to the south. The Exchange Specific Plan Applicant consist of 5 developed parcels and 3 vacant parcels. Within the Freeway Commercial Planning Area existing businesses include Arizona Tile, Baker's, Subway, Waba Grill, and an ARCO gas station. Within the Industrial Park Planning Area, four industrial buildings are currently under construction.

The project site was developed in 2009 with a 5,400-square foot, four tenant commercial building, with a drive thru facility. Two of the four tenant suites are currently occupied by a Subway restaurant and a Waba Grill restaurant with a drive thru. The Applicant, J&T Business Management, Inc., has submitted a Conditional Use Permit request, on behalf of their tenant (BarronHR), to establish and operate an administrative/general business office use within one (Suite "D") of the two remaining tenant suites (**see Exhibit C: Site Photos**). The proposed tenant, BarronHR, will occupy Suite "D", which is 1,400-square feet in size. BarronHR currently operates from an office at 4295 East Jurupa Avenue, here in the City of Ontario and are is interested in relocating to the project site, due to the site's prominent location that offers easy access to I-10 and I-15 Freeways.

BarronHR is an employment agency that specializes in recruiting technical staff in industries such as electronics, medical equipment, software, and biotechnology. BarronHR operates approximately 40 branches nationwide, including one in Ontario located at 4295 Jurupa Avenue.

**(b) Proposed Use and Floor Plan** — The proposed use will employ approximately 5 to 7 full-time employees, who will provide recruitment services to clients on an appointment-only basis. BarronHR typically schedules 10 appointments per hour, each lasting between 30 minutes to 1 hour. The employment agency will be open for business between the hours of 8:00 AM to 6:00 PM, Monday through Friday.

The 1,400-square foot tenant space will be divided into four areas (**see Exhibit D: Floor Plan**) that include the following:

- 2 private offices for management personnel;
- 1 open concept office area, includes a waiting area, front counter, and office cubicles for employees;
- 1 public restroom (unisex); and
- 1 utility room (electrical, telecommunications, etc.).

Tenant improvements will be required to accommodate the above proposed floor plan.

**(c) Parking** — The Exchange Commercial Center has access from Fourth Street via a 35-foot wide private road. Based on the Ontario Development Code *General Business Office* parking requirements (4 parking spaces per 1,000-square feet

of gross floor area), the proposed use requires a total of 6 parking spaces. The existing parcel in which the multi-tenant building is located on, provides a total of 45 parking spaces. Based on the current parking demand for the existing and proposed uses, a total of 38 parking spaces (**see Summary of Parking Analysis Table**) are required. Typically, clients will visit the office for an appointment lasting between 30 minutes to 1 hour, immediately leaving the premises after the appointment. Similar to the other businesses on-site (Subway and Waba Grill), the short duration visits will provide a high parking turnover rate, ensuring that circulation and parking would be continuously available. Long term parking would primarily be needed for employees working within the commercial building. Staff believes that sufficient parking is available to accommodate the parking demand for the commercial building.

<b>Summary of Parking Analysis Table</b>				
<b>Land Use</b>	<b>Gross Floor Area (SF)</b>	<b>Parking Ratio</b>	<b>Required Parking</b>	<b>Total Parking Provided</b>
<b>Waba Grill with Drive-Thru</b>	1,500 SF	10 spaces per 1,000 SF of GFA	14	
<b>Subway</b>	1,200 SF	10 spaces per 1,000 SF of GFA	11	
<b>Vacant Shop</b>	1,300 SF	4 space per 1,000 SF of GFA	5	
<b>BaronHR</b>	1,400 SF	4 spaces per 1,000 SF	6	
<b>ADA Stalls</b>			2	
	<b>5,400 SF</b>		<b>38</b>	<b>45</b>

(d) Land Use Compatibility – The Exchange Specific Plan requires a Conditional Use Permit review 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, welfare, or materially injurious to uses, properties, or improvements in the vicinity. The proposed administrative/general business office land use will be located within the Freeway Commercial land use designation of The Exchange Specific Plan. Staff believes that the proposed use will not expose the surrounding businesses to any impacts beyond those that would be normally associated with any other use similarly allowed within the same land use designation. Since the proposed use will facilitate short duration visits, the parking demand for the commercial center will not be adversely affected. Staff believes that the proposed administrative/general business office would be compatible with the surrounding uses.

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

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

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

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

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

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

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

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

WHEREAS, the 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 May 15, 2017, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Carlos Alberto Huizar, Planning Intern, presented the staff report on the proposed use, indicating the staff recommendation of approval subject to conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

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

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the administrative/general business office is in accord with the objectives and purposes of Ontario Development Code and The Exchange Specific Plan. The proposed administrative/general business office will be located at 5030 East Fourth Street, Suite D, which is located within the Freeway Commercial land use designation of The Exchange Specific Plan. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and development standards and guidelines of the Freeway Commercial Land Use Designation of The Exchange Specific Plan.

(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 administrative/general business office will be located at 5030 East Fourth Street, Suite D, which the Policy Plan Master Land Use Plan designates for General Commercial land use. The proposed land use is clearly consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which is envisioned to be developed in a manner that has a more intensification of uses, such as commercial and industrial uses 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.* The use is consistent with the uses allowed within the Freeway Commercial land use designation of The Exchange

Specific Plan. The administrative/general business office is a conditionally-permitted use and staff finds the proposed land use to be appropriate with the surrounding uses.

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

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The proposed project is located within the Freeway Commercial land use district of The Exchange Specific Plan, which permits administrative/general business offices as a conditionally permitted use. 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. The property/building/use has no outstanding Building or Health Code violations or Code Enforcement activity. The Exchange Center is in good operating condition and has no outstanding code violations. The site is properly maintained, including building improvements, landscaping, and lighting.

(f) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Existing facilities consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within an existing building and does not include any negligible building additions or operational changes and therefore is categorically exempt.

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

(h) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP17-011, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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

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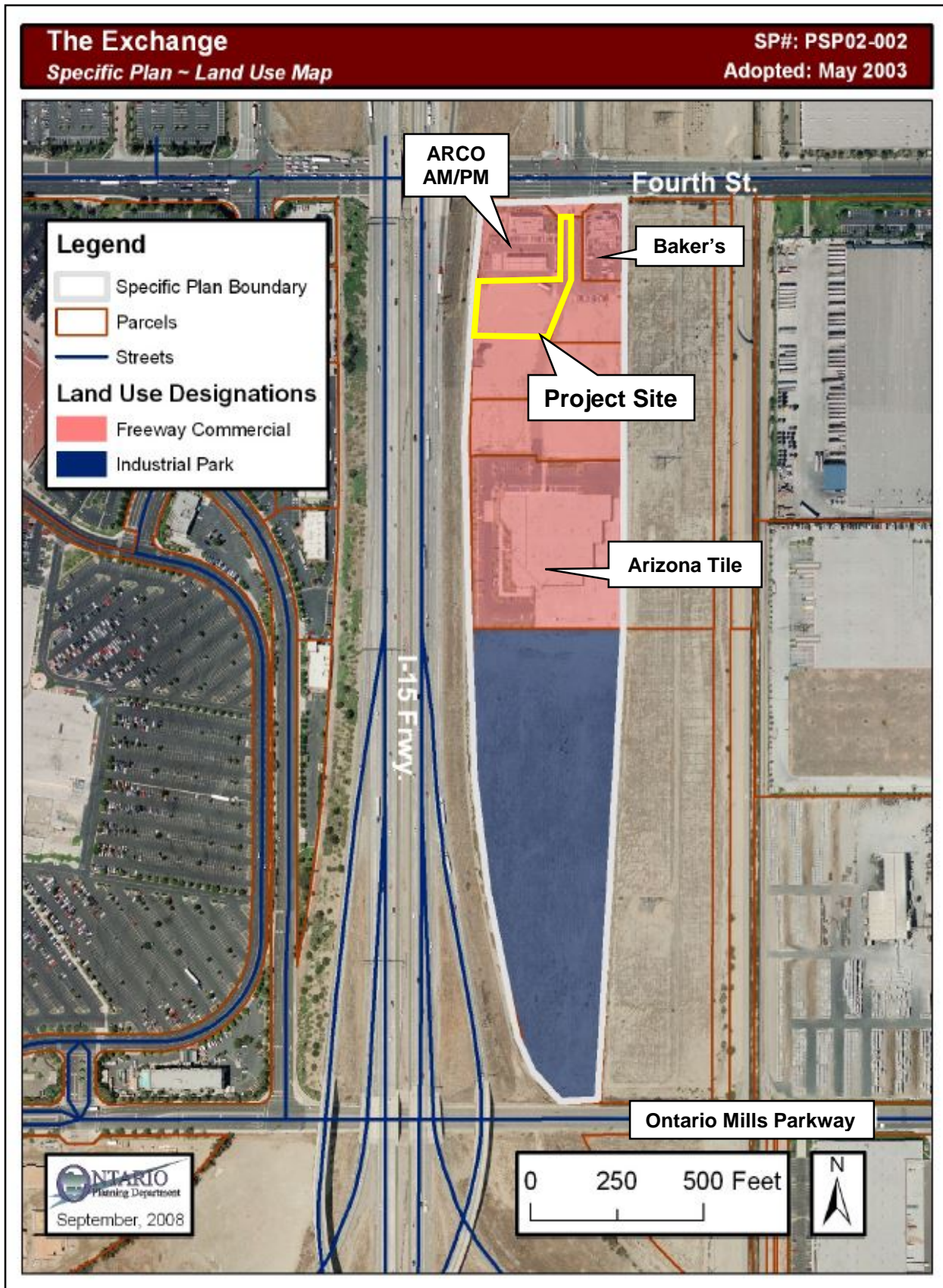
Scott Murphy  
Zoning Administrator



*Exhibit A: Aerial Photograph*



**Exhibit B: The Exchange Specific Plan**



***Exhibit C: Site Photos***



**Front Entrance of Proposed BaronHR office**



**Existing interior condition of future BaronHR space**

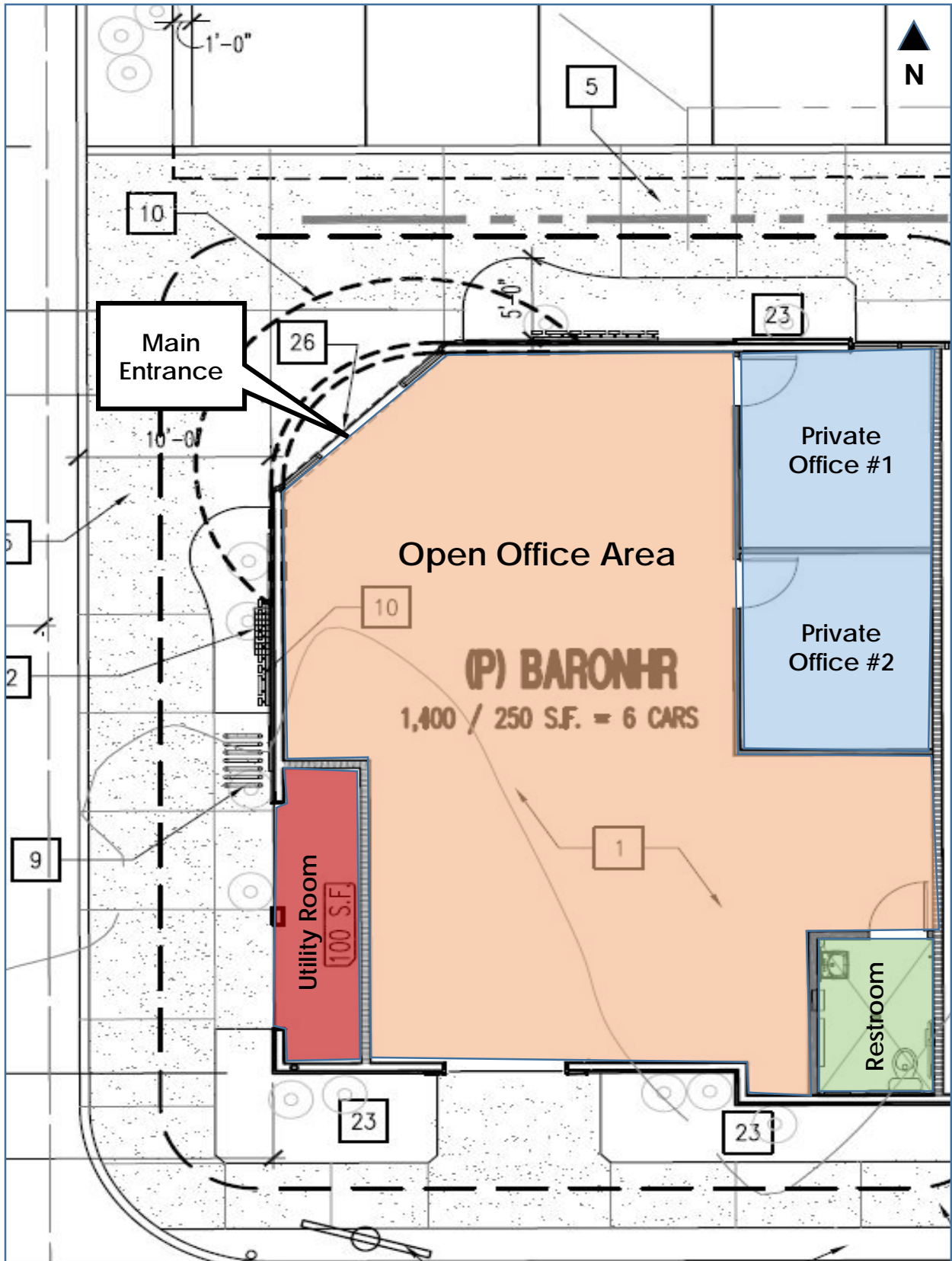


**Parking lot at project site**



**Gas station located immediately north of project site**

**Exhibit D: Floor Plan**





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:** May 15, 2017

**File No:** PCUP17-011

**Related Files:**

**Project Description:** A Conditional Use Permit to establish a 1,400-square foot administrative/general business office within a multi-tenant commercial building on 1.01 acres of land located at 5030 East Fourth Street, Suite D, within the Freeway Commercial land use district of The Exchange Specific Plan (APN: 238-012-28); **submitted by J&T Business Management, Inc.**

**Prepared By:** Carlos Alberto Huizar, Planning Intern  
Phone: 909.395.2411 (direct)  
Email: chuizar@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:

**1.1** Time Limits.

**(a)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**1.2** Parking, Circulation and Access.

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

**1.3** Outdoor Loading and Storage Areas.

**(a)** Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

**1.4** Mechanical and Rooftop Equipment.

**(a)** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

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

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

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

**1.8** Environmental Review.

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

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

**1.10** Additional Fees.

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

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

**1.11** Additional Requirements.

**(a)** Tenant improvement plans shall be submitted and approved, prior to operating the proposed use.

**(b)** A business license shall be obtained prior to opening of business.

**(c)** There will be no outdoor activity or storage allowed for the proposed use

**(d)** Substantial changes in the hours of operation, floor plan, and activities/operation may require a Conditional Use Permit modification.



CITY OF ONTARIO  
MEMORANDUM

TO: "Vacant", Development Director  
Scott Murphy, Planning Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
**Carolyn Bell, Landscape Planning Division**  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Art Andres, Deputy Fire Chief/Fire Marshal  
Tom Danna, T. E., Traffic/Transportation Manager  
Lorena Mejia, Associate Planner, Airport Planning  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang, IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Lorena Mejia, Senior Planner / *Carlos Huizar Planning Intern*

DATE: April 03, 2017

SUBJECT: FILE #: PCUP17-011 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, April 17, 2017**.

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 1,400-square foot administrative/general business office (Baron HR) on 1.01 acres of land located at 5030 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan (APN: 0238-012-28).

- 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.

*4/19/17*

*Landscape Planning Carolyn Bell SCLandscape Architect*

Department                          Signature                          Title                          Date



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

**DAB CONDITIONS OF APPROVAL**

Sign Off	
 Carolyn Bell, Sr. Landscape Planner	4/19/17 Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
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D.A.B. File No.: PCUP17-011	Related Files:	Case Planner: Lorena Mejia
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Project Name and Location:  
Office Building ( Baron HR)  
5030 East Fourth St

Applicant/Representative:  
J & T Business Management – Xerxes Coyco  
139 Radio Rd  
Corona, CA 92879

<input checked="" type="checkbox"/>	<b>A site plan (dated 3/29/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.</b>
<input type="checkbox"/>	<b>A site plan (dated ) has not been approved. Corrections noted below are required prior to DAB approval.</b>

**CONDITIONS OF APPROVAL**

1. Coordinate with the property management company to replace dead or missing trees, shrubs and groundcovers. Consider low water shrubs: Dianella, Callistemon 'Little John', Leymus or Bulbine. Trees should match existing trees and have a 30' canopy for shade. Lawns are recommended to be replaced with low water groundcovers; consider Lonicera, Sedum or Kurapia.
2. Coordinate with the property management company to repair broken or leaking irrigation system that is causing plants to decline and die or waste water.
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.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** April 4, 2017  
**SUBJECT:** PCUP17-011

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

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**DATE:** April 17<sup>th</sup>, 2017

**PROJECT:** PCUP17-011, a Conditional Use Permit to establish a 1,400 SF administrative/general business office (Baron HR) on approximately 1.01 acres of land, within the Freeway Commercial land use district of The Exchange Specific Plan.

**APN:** 0238-012-28

**LOCATION:** 5030 East Fourth Street

**PROJECT ENGINEER:** Antonio Alejos

**PROJECT PLANNER:** Lorena Mejia

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

1. No Conditions.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP17-011  
 Address: 5030 East Fourth Street, Suite D  
 APN: 238-012-28  
 Existing Land Use: Commercial Center  
 Proposed Land Use: 1,400 square foot tenant space for office/administrative use  
 Site Acreage: 1.01 acres Proposed Structure Height: n/a  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Carlos Huizar  
 Date: 5/3/17  
 CD No.: 2017-025  
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft plus	
<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: "Vacant", Development Director  
Scott Murphy, Planning Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
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Tom Danna, T. E., Traffic/Transportation Manager  
Lorena Mejia, Associate Planner, Airport Planning  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang, IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Lorena Mejia, Senior Planner / Carlos Huizar Planning Intern

DATE: April 03, 2017

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

Police  
Department

Douglas Sorel  
Signature

MANAGEMENT ANALYST  
Title

4/24/17  
Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Senior Planner  
Planning Department

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

**DATE:** April 4, 2017

**SUBJECT:** PCUP17-011 A Conditional Use Permit to establish a 1.400-square foot administrative/general business office (Baron HR) on 1.01 acres of land located at 5030 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan (APN: 0238-012-28).

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

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



CITY OF ONTARIO  
MEMORANDUM

TO: "Vacant", Development Director  
Scott Murphy, Planning Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Art Andres, Deputy Fire Chief/Fire Marshal  
Tom Danna, T. E., Traffic/Transportation Manager  
Lorena Mejia, Associate Planner, Airport Planning  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang, IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Lorena Mejia, Senior Planner / *Carlos Huizar Planning Intern*

DATE: April 03, 2017

SUBJECT: FILE #: PCUP17-011 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, April 17, 2017**.

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 1,400-square foot administrative/general business office (Baron HR) on 1.01 acres of land located at 5030 East Fourth Street, within the Freeway Commercial land use district of The Exchange Specific Plan (APN: 0238-012-28).

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.

*Broadband Ops. Anna Vaca Sr. Systems Analyst 4/20/17*

Department                      Signature                      Title                      Date