

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING AGENDA

November 22, 2016

Ontario City Hall  
303 East "B" Street, Ontario, California 91764

6:30 PM

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**WELCOME** to a meeting of the Ontario Planning/Historic Preservation Commission.

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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**ROLL CALL**

DeDiemar \_\_ Delman \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Ricci \_\_ Willoughby \_\_

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

**PUBLIC COMMENTS**

*Citizens wishing to address the Planning/Historic Preservation Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning/Historic Preservation Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 25, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-028:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) 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 (APN: 1011-221-16); **submitted by Lee & Associates.**

**PLANNING COMMISSION PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to*

*summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

- B. ENVIRONMENTAL ASSESSMENT AND MODIFICATION FOR FILE NO. PMTT14-012:** A request to amend certain conditions of approval pertaining to the undergrounding of utility services for a Tentative Tract Map (TT 18713) to subdivide 1.63 acres into six single family residential lots, generally located by the southwest corner of Francis Street and San Antonio Avenue, at 623 W. Francis Street and 1824 S. San Antonio Avenue, in the LDR-5 (Low Density Residential) zoning designation. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to § 15332 (Infill Development Projects) 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). (APNs: 1050-341-62, 63, 64, 65, and 67); **submitted by Francis Four, LLC.**

**1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

**2. File No. PMTT14-012** (Tentative Tract Map)

Motion to Approve/Deny

**MATTERS FROM THE PLANNING/HISTORIC PRESERVATION COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - Historic Preservation (Standing):
- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

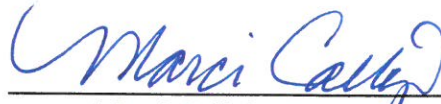
- 1) Monthly Activity Report

*If you wish to appeal any decision of the Planning/Historic Preservation Commission, you must do so within ten (10) days of the Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning/Historic Preservation Commission 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 in written correspondence delivered to the Planning/Historic Preservation Commission at, or prior to, the public hearing.*



I, Marci Callejo, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on **Friday, November 18, 2016 prior to meeting**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



\_\_\_\_\_  
Marci Callejo, Secretary Pro Tempore



\_\_\_\_\_  
Scott Murphy, Planning Director  
Planning/Historic Preservation  
Commission Secretary



**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**October 25, 2016**

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**CITY OF ONTARIO PLANNING COMMISSION/  
HISTORIC PRESERVATION MEETING**

**MINUTES**

**October 25, 2016**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Willoughby at 6:34 PM

**COMMISSIONERS**

**Present:** Chairman Willoughby, DeDiemar, Delman, Gage, Gregorek, and Ricci

**Absent:** Vice-Chairman Downs

**Late:** Ricci

**OTHERS PRESENT:** Planning Director Murphy, City Attorney Rice, Principal Planner Zeledon, Senior Planner D. Ayala, Senior Planner Batres, Senior Planner Noh, Associate Planner Mejia, Assistant Planner Aguilo, Assistant Planner Antuna, Assistant City Engineer Do, and Planning Secretary Callejo

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Delman.

**ANNOUNCEMENTS**

Mr. Murphy stated that two items have been withdrawn, both being Mills Act Contracts. He said the first was Item F, a Mills Act Contract for the home located at 1458 N. Euclid Avenue and Item I, a Mills Act Contract for the home located at 951 N. Euclid Avenue. As a result of the withdrawn applications, no action is required by the Commission.

Mr. Ricci arrived.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of September 27, 2016, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-029:** A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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). (APNs: 0218-111-52 and 0218-111-57); **submitted by DR Horton.**

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV16-038:** A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for both airports. (APN: 0218-281-02); **submitted by Tri Pointe Homes.**

**PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Gregorek, to approve the Planning Commission Minutes of September 27, 2016, as written and to approve File Nos. PDEV16-029 and PDEV16-038. The motion was carried 6 to 0.*

**PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TTM 20050) AND PDEV16-019:**

A Tentative Tract Map (File No. PMTT16-013/TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and Section 15332 (Class 32, In-Fill Development Projects) 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 (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09); **submitted by Miken Construction.**

Assistant Planner, Jeanie Irene Aguilo, presented the staff report. Ms. Aguilo began with giving background of the location and its surrounding areas including shopping centers and Ontario Christian School. She explained the site plan, shared there would be 57 dwelling units and gave visuals of the various architectural styles of the proposed condominiums, including color schemes and amenities. Ms. Aguilo stated that staff is recommending the Planning Commission approve File Nos. PMTT16-013 and PDEV16-019, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

Simon Hibbert, from William Hezmalhalch Architects, Inc. in Lake Forest, California representing the Applicant appeared and spoke. He wanted to thank staff and stated it had been a wonderful process as always. He also said that it was exciting to have a project on Euclid Avenue, recognizing the importance of that street and the character style for the project.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Gage questioned what was located on the corner parcel which stated, “not a part” of the project.

Ms. Aguilo stated it was an existing residence.

The Public Hearing was reopened as someone from the public asked to come speak to the question brought up by Mr. Gage.

John Drake came up to speak, and stated that he currently lives on the parcel in question. He said the home is the parsonage and other building is part of the church. So, both structures are all encompassing and part of the church next to the property. He wanted to give clarification.

The Public Hearing was reclosed.

Mr. Willoughby asked about trash enclosures. He questioned if the current amount within the project would be sufficient for the proposed number of dwellings.

Mr. Murphy stated they were able to speak with the City’s Solid Waste department and that typically with a project this size, they would ask for six bins. Mr. Murphy stated that in this particular case, there are four bins that are proposed. He further explained that with six bins, there is a weekly pick-up. But in this case, they are going with four bins

with a pick-up twice a week to make up the difference. So, the Solid Waste department feels very comfortable with the number of bins and the number of pick-ups with twice a week and there should not be an issue. Mr. Murphy said there is always an option to add a third day for pick-up should that need arise.

Mr. Willoughby confirmed that Solid Waste was good with the schedule and will analyze as needed going forward.

Mr. Murphy stated that was correct.

The Public Hearing was reopened to address a question from a gentleman in the audience.

Sal who lives on the cul-de-sac on Manzanita Court wanted clarification on the project site. He stated he was not good with maps and didn't understand the one on the postcard which was mailed to him.

Mr. Willoughby gave the location, which was on the west side of Euclid Avenue, immediately south of the shopping center located on Francis Street.

Sal questioned if the proposed street would go all the way through to Manzanita Court.

Mr. Willoughby stated no.

Mr. Willoughby reclosed the Public Hearing.

### **PLANNING COMMISSION ACTION**

*It was moved by Delman, seconded by Ricci, to adopt resolutions to approve the Tentative Tract Map, File No. PMTT16-013 and a Development Plan, File No. PDEV16-019 subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-017:** A Parcel Map (TPM 19732) to subdivide 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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: 210-193-16); **submitted by CEMDT Park Haven, LLC.**

Associate Planner, Lorena Mejia, presented the staff report. Ms. Mejia began by giving background and stating that it was part of The Ontario Center Specific Plan. She explained the project site is surrounded by both commercial businesses and hotels, along with slides of various views of the site and the proposed division into the two parcels.

She stated that the Applicant is requesting to split the parcel and have each existing building on a separate parcel, giving the specific lot size and parking requirements. Ms. Mejia stated that staff is recommending the Planning Commission approve File No. PMTT16-017 pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

Kevin Richner, with Land Development Design Company appeared and spoke. He thanked staff for their work on the project and said he would answer any questions.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No. PMTT16-017, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV16-025 & PVAR16-003:** A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) 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: 0108-381-05); **submitted by Misty Lake Properties, L.P.**

Senior Planner, Luis Batres, presented the staff report. Mr. Batres gave the location and background of the project, stating it was on the corner of Grove Avenue and Fourth Street. He shared that the project will have similar design to the existing shopping which has gone under a remodel in recent years. Mr. Batres explained the reason the Applicant requested a Variance, needing to comply with current city Development Code requirements for landscape setbacks. He also stated the circulation would have restrictions; along Fourth Street there would be a restricted right-in only. He stated a parking study was done for this project and the peak time was 5:30 PM on weekdays and on weekends it was 12 PM (noon). It was found that there was enough parking within the

shopping center so no issues were raised in the parking study. Mr. Batres also stated there are 21 on-site parking spaces proposed for this project. He said there will not be any issues with parking and they are meeting code requirements. Mr. Batres showed images of the proposed architecture and materials, including Arizona stone tile to be used. Mr. Batres stated that staff is recommending the Planning Commission approve File Nos. PVAR16-003 and PDEV16-025, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci questioned if there would be a wall along the back of the property separating the project site and gas station.

Mr. Batres stated there will be no wall, just landscaping.

Mr. Ricci asked about the trellis element; if that was to be used for landscaping and act as a decoration.

Mr. Batres stated that was correct.

Mr. Gregorek asked about the east elevation as well and wanted to know if the one area would have access doors.

Mr. Batres stated that there are no tenants in place as of now, so once there are tenants moving in, a tenant improvement plan will be implemented.

Mr. Willoughby questioned the one handicapped parking space in front and if that met the Development Code requirement for six possible tenants.

Mr. Batres stated that it would be changed as a tenant improvement if it did not meet current code requirements.

Mr. Murphy stated that the handicap requirements are a function of the number of parking spaces not the number of tenants. So the building code looks at it as how many parking spaces are being provided and in this case they are meeting that requirement.

Mr. Willoughby stated there are 21 on-site parking spaces, but there is additional parking to the north of the project site.

Mr. Batres stated that was correct.

Mr. Willoughby stated that it's a right turn-in only off of Fourth Street, but asked what is being done about traffic going out.

Mr. Batres stated they are working with Engineering to have signage stating "Beware, you are going the wrong way".

Mr. Murphy stated that the Commission should try and think of the access for the Mountain Avenue and 10-FWY, where there is a "Wing Nuts" and "Starbucks". He said it's a similar type of situation where it's a right-in only. He said while there are those individuals who will try to attempt it, they will do their best to design it to discourage it.

Also, they'll have signage, but ultimately you can't make it fool proof.

### **PUBLIC TESTIMONY**

Bill Beebe, representative from Amor Architectural Corporation appeared and spoke. He thanked the staff for all their help on the project. He wanted to bring up a couple of conditions by way of clarification. He wanted to go on record about fire hydrants that they only needed one fire hydrant on Fourth Street since there was one already on Grove Avenue. The second item was regarding street lights and was working with Antonio Alejos and waiting for clarification. He asked if that condition could be modified since they were working with staff.

Mr. Murphy asked what condition Mr. Beebe was speaking to.

Mr. Beebe stated it was on page 53, regarding street lights on both Grove and 4<sup>th</sup> Street and other conditions on page 55 (2.3, 2.6, 4 – regarding the LED type), which kind of goes along with it.

Mr. Murphy stated that he had no problem leaving it up to the City Engineer and his discretion.

Hughbe Burn, Rellabo Properties, appeared and spoke. He wanted to put out a special thanks to staff. He stated they owned the shopping center with Smart & Final property and they have been trying to develop for about 12 years and they've gone around and around with staff and he wanted to say thanks. He said they have moved forward with them and have been very helpful, assisted them with compromises to help make them successful and meet the criteria of the City. He just wanted to say thanks again!

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Gage stated he was very pleased with the project. He said it will certainly improve that strip mall and the whole area. He said he loved the architecture and he was glad there was no variance on parking.

### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Gregorek, to adopt resolutions to approve the Variance, File No, PVAR16-003 and a Development Plan, File No., PDEV16-025 subject to conditions of approval and the condition of the street light on Fourth and Grove to be left up to the discretion of the City Engineer. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-005:** A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt



from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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); **City initiated. City Council action is required. Continued from September 27, 2016.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy stated that over his twenty years with the City, there have been times when projects have proposed art or introduced artworks as part of their developments. He gave examples at The Ontario Center in their plaza areas and a winged art piece at an industrial site on Milliken Avenue. Mr. Murphy said, however, there is no public art ordinance in place nor is there anything that really does a good job addressing how we deal with public art in the City. He stated more recently with the development of Town Square, the public has seen the mural on the back of the bandstand and the historic wall, and these projects have brought public art to the forefront. Mr. Murphy stated with Commissioner DeDiemar's work at the art museum (Chaffey Community Art Museum) and the City Museum (Ontario Museum of History and Art), the whole issue of the finer arts is raised to a new level. He stated as the City is receiving donations and gifts for public art, there isn't a good policy in place in how to deal with those. The "Blue Man", [a prior art donation], was a great idea, but unfortunately because of the type of material that was used, location, it was subject to vandalism, it didn't hold up very well. Mr. Murphy said the public policy provides criteria for the review for those pieces of art which come in to ensure, that they will hold up, depending on the proposed location, what the cost of installation, maintenance of the art piece over time might be, and have this available for an advisory committee to be recommended up to the City Council. He said this would be the first of "baby steps" as they move into the public art world realm. Mr. Murphy stated the City Attorney wants to make some minor non-substantive edits prior to the City Council approval. Mr. Murphy also thanked Ms. DeDiemar for her help and the information she provided towards putting the policy together. Mr. Murphy stated that staff is requesting the Planning Commission recommend approval to the City Council for File No. PDCA16-005, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby stated that he likes the idea of being pro-active. He said he knows some cities have quite an extensive arts colony and it's good to see we're out in front of it.

### **PUBLIC TESTIMONY**

Baltazar Barrios III, a resident appeared and spoke. He said to see something related to the arts program is pretty interesting. He stated he grew up in the city his whole life and he considers the city to have a lot of history and believes the art reflects its history and sense of any place. So to have a public arts commission is really an awesome idea and if these are baby steps, he hopes they are something that becomes bigger. He said he hopes that one day it really happens. He said as a proud resident, the process excites him. He stated he hopes to see public art that reflects the history and community of the city.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Ms. DeDiemar wanted to extend her personal thanks to Mr. Murphy for the extensive amount of work he put in and for receiving input with an open mind. She stated also, with all respect to Commissioner Delman and the importance of Ontario's heritage and history, this [policy] represents a future for Ontario. It puts Ontario a step ahead of many cities, for a city to have a public art program requires that it have a good economic base, that it have a citizenry that is interested in the arts and that it have active, living, progressive artists in the area to draw on. She said Ontario has all of those things. She stated it makes her very proud and happy that they are taking this step forward tonight and she will proudly give her support to City Council.

Mr. Delman stated this will become history and heritage in the future.

Mr. Gage stated that some famous person said that the success of society and history is seen through the art they had, or something to that extent. Basically, yeah for us!

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Delman, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA16-005. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

### **HISTORIC PRESERVATION ITEMS**

- F. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-012:** A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1458 North Euclid Avenue, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-352-14); **submitted by Steven and Sylvia Romero. City Council action is required.**

### **PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION**

Application withdrawn, no action required.

- G-H. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-013:** A Mills Act Contract for a 1,398 square foot Early Post-War Tract style residential building, a Contributor within the designated College Park Historic District, located at 224 East Princeton Street, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-541-12); **submitted by Walter and Wendi Hafner. City Council action is required.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-015:** A Mills Act Contract for a 2,176 square foot Mediterranean Revival style residential building, a Contributor within the designated Rosewood Court Historic District, located at 403 East Rosewood Court, within the LDR5 (Low Density Residential) Zoning District. The

Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-063-17); **submitted by Kelly Strayer and Robert Miller. City Council action are required.**

Assistant Planner, Elly Antuna, presented the staff report. Ms. Antuna began by giving background of when the Mills Act program began in 1997 and the qualifications of properties to be eligible for a Mills Act Contract, which is between the City and the property owner. The contract requires the property owner agrees to certain improvements in return for a potential reduction in their property taxes. She explained the criteria for a potential contract which includes being a local, state or national landmark. Ms. Antuna then gave a short summary of each proposed home, their contract and potential savings. She stated the Historic Preservation Subcommittee reviewed and recommended approval for these contracts on October 13, 2016. She stated that staff is requesting the Planning Commission recommend approval to the City Council for File Nos. PHP16-013 and PHP16-015, pursuant to the facts and reasons contained in the staff report and attached resolutions.

### **PUBLIC TESTIMONY**

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Willoughby stated that he thought the Mills Act Program is a great program for the City because of the value for the costs, it enhances all of the properties in the city.

Mr. Gage wanted to compliment the City for having the program, because some cities don't have the program or don't use it as often.

### **PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION**

*It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP16-013. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

*It was moved by Ricci, seconded by Gage, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP16-015. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.*

- I. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-014:** A Mills Act Contract for a 2,079 square foot American Foursquare style residential building, Local Landmark No. 47 and a Contributor within the designated Euclid Avenue Historic District, located at 951 North Euclid Avenue, within the LDR5 (Low Density Residential) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1048-043-08); **submitted by Rebecca and Lekeith Brown.**

## PLANNING COMMISSION/HISTORIC PRESERVATION COMMITTEE ACTION

Application withdrawn, no action required.

## MATTERS FROM THE PLANNING COMMISSION

### Old Business Reports From Subcommittees

**Historic Preservation (Standing):** This subcommittee met on October 13, 2016.

- *Recommendation for three Mills Act Contract, two which were presented at the Planning Commission meeting (PHP16-013 & PHP16-015)*
- *Mr. Delman stated he brought up the issue of driveways on historic properties at the subcommittee meeting and would like to request staff to develop a report about this subject in the future.*
  - *Mr. Murphy stated he would have the Historic Preservation Team work on this project. He mentioned it is becoming a prominent issue with the Planning Department.*
  - *Mr. Murphy also mentioned that Elly and Diane are working on a short written pamphlet about the basic review process and responsibilities that are part of owning an historic property. Hopefully this will help eliminate alternations that change the character to their historic home.*
- *Mr. Delman presented an article on “When Historic Properties are Threatened” presented; found on the National Alliance of Preservation Commission website.*
  - *The article speaks about how to keep a historic resource from demolition.*

**Development Code Review (Ad-hoc):** This subcommittee did not meet.

**Zoning General Plan Consistency (Ad-hoc):** This subcommittee did not meet.

### New Business

- Mr. Gregorek brought up an article published in today’s [10/25/16] Inland Valley Daily Bulletin regarding storage containers in the Ontario Ranch, dairy preserve area of the city. He asked if Mr. Murphy had anything to share on the subject. He requested if the City Manager’s office or Code Enforcement could make a presentation at the next meeting on how things were progressing on the issue.
- Mr. Murphy stated staff would make that request. He shared that the City Attorney and Planning staff has been working closely together to identify various property owners who have these overseas storage containers. He stated it’s becoming a huge problem and the city is taking appropriate legal action.
- Mr. Gregorek asked about whether the semi-trucks could be sited since they are driving on streets which are not legal truck routes within the City.
- Mr. Murphy stated the City Manager’s office is looking at various options regarding how to handle the trucks driving through the area.
- Mr. Gregorek again asked for a presentation by the City Manager’s office or another department at the next meeting for an update on the situation.

## NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

**DIRECTOR'S REPORT**

Mr. Murphy stated they had the Monthly Activity Reports in their agenda packets.

**ADJOURNMENT**

Ricci motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:58 PM.

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Secretary Pro Tempore

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Chairman, Planning Commission



**PLANNING COMMISSION  
STAFF REPORT**  
November 22, 2016

**SUBJECT:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16); **submitted by Lee & Associates.**

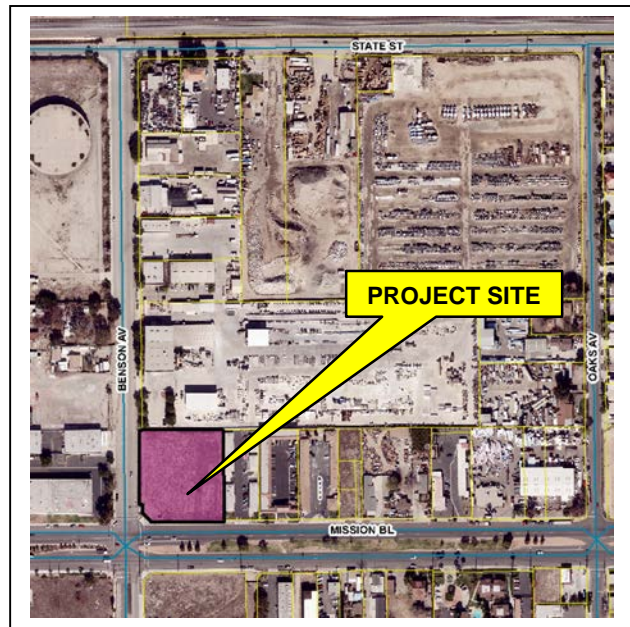
**PROPERTY OWNER:** Plum Tree Mission, LLC

**RECOMMENDED ACTION:** That the Planning Commission approve File No. PDEV16-028 pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 1.14 acres of land located at the northeast corner of Benson Avenue and Mission Boulevard, within the IL (Light Industrial) zoning district, and is depicted in **Figure 1: Project Location**, below. The property surrounding the Project site is characterized primarily by industrial land uses to the north and west, transient lodging to the east, and a vacant parcel to the south. The existing surrounding land uses, zoning and Policy Plan (General Plan) land use designations are listed in the “Surrounding Zoning & Land Uses” table located in the Technical Appendix of this report.

**PROJECT ANALYSIS:**

[1] Background — On May 24, 2016, Lee & Associates (“Applicant”), submitted a Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560



**Figure 1: Project Location**

Case Planner:	Jeanie Irene Aguilo	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB	11/21/16	Approved	Recommend
Submittal Date:	05/24/16	ZA			
Hearing Deadline:	12/24/16	PC	11/22/16		Final
		CC			

West Mission Boulevard, depicted in **Exhibit A: Aerial Map**, attached.

On November 21, 2016, the Development Advisory Board (DAB) acted on the subject application, recommending that the Planning Commission approve the proposed project subject to the departmental conditions of approval included with this report.

[2] Site Design/Building Layout — The Applicant proposes the development of a 32,276-square foot industrial warehouse building. The building is oriented with the office and loading areas along the north and northwest sides of the building, with the rear and interior street side fronting along Mission Boulevard and Benson Avenue. The building will have a setback of 20-foot from Mission Boulevard to the south, and a 20-foot setback from Benson Avenue to the west. Employee and visitor parking is located along the north side of the building. The building is proposed to serve as a warehouse facility with ancillary offices for up to two tenants. Unit “A” will be comprised of 19,355 square feet of warehouse/distribution space (21,355 square feet with the mezzanine) and 1,297 square feet of office space (2,000 square feet with the mezzanine). Unit “B” will include 10,921 square feet of warehouse/distribution space and 800 square feet of office space.

A secured yard area is located on the north side of the building, which is designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging. The yard area will be screened from public view by a combination of existing block wall to the north and new screen walls with view-obscuring gates to the west. The screen wall to the west is proposed at 10 feet in height and is to be constructed of tilt-up concrete, matching the architecture of the building.

[3] Site Access/Circulation — The project site has been provided a single vehicular access from Benson Avenue, located at the northwest corner of the site. The access will be gated, providing automobile access to the off-street parking area and truck access to the secured yard area. Pursuant to the conditions of approval, decorative pavement will be provided at the driveway approach, which will extend from the back of the driveway apron, to the first intersecting parking space.

[4] Parking — The Project has provided off-street parking pursuant to the “Warehouse and Distribution” and “Office” parking standards specified in the Development Code.

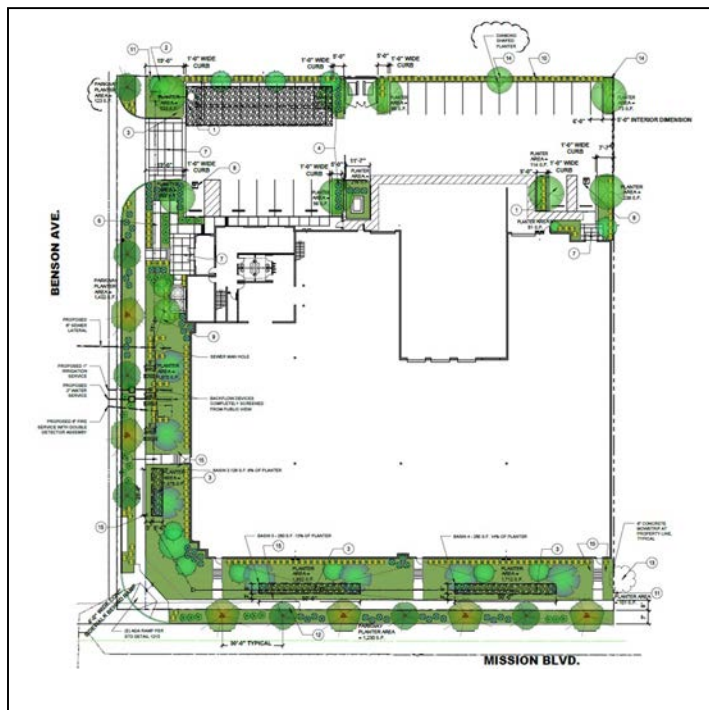


Figure 2: Site Plan



The industrial building requires a total of 29 parking spaces, and 29 spaces have been provided. In addition, a minimum of one tractor-trailer parking space for each four dock-high loading spaces is required, and one tractor-trailer parking space has been provided, meeting the minimum requirement for the Project. The parking requirements for the project are summarized below.

<b>Type of Use</b>	<b>Building Area</b>	<b>Parking Ratio</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
Warehouse / Distribution	30,276 SF + 2,000 SF Mezzanine	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors ( <b>one tractor-trailer parking space has been provided</b> );	26	26
Office	2,097 SF + 2,000 SF Mezzanine	Parking required when “general business offices” and other associated uses, exceed 10 percent of the building GFA (3,228 SF of office allowed – 869 SF office exceeding 10 percent)	3	3
<b>TOTAL</b>	<b>62,830 SF</b>		<b>29</b>	<b>29</b>

[5] Architecture — The proposed industrial warehouse building is concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, recessed reveals, storefront windows with anodized aluminum mullions and clear glazing, and decorative steel canopies at the office entries (see Exhibit C: Elevations – Industrial Warehouse Building). To emphasize certain exterior elevation wall panels along the frontage of Mission Boulevard, staff has included a condition of approval requiring the incorporation of color blocking to highlight four wall panels that incorporate a vertical change in the parapet height.

The mechanical equipment for the industrial warehouse building will be roof-mounted and obscured from public view by the parapet walls and, if necessary, equipment screens, which will incorporate design features consistent with the building architecture.

Staff believes that the proposed project, implemented in conjunction with the recommended conditions of approval, illustrates the type of high-quality architecture promoted by the Development Code. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building’s entries and breaks up large expanses of building wall;
- A mix of exterior finishes (textured panels, steel canopies, aluminum storefront and fixtures; and



- Incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.
- Designed to ensure that it's massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance.

[6] Landscaping — The project provides substantial landscaping along the project's Mission Boulevard and Benson Avenue street frontages, the balance of the project perimeter, and the loading and tractor-trailer yard areas. The Development Code requires a minimum 15 percent landscape coverage, which the project exceeds – 15.3 percent landscape coverage has been provided. The project site is currently lacking sidewalk/parkway improvements and street trees within the street rights-of-way. The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site. The landscape plan incorporates a combination of 24 -inch box trees along Mission Boulevard, which include California Live Oak and Yellow Gum trees. In addition, a combination of 5-gallon and 24-inch box accent and shade trees will be provided throughout the project site, which includes Chinese Elm, Afghan Pine, and Catalina Cherry. A variety of shrubs and groundcovers are also being provided, which are low water usage or drought tolerant (see Exhibit D: Landscape Plan).

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

**Primary Goal:** Regain Local Control of the Ontario International Airport

**Supporting Goals:**

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development

- Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

- G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU2: Compatibility between a wide range of uses.

- LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Community Economics Element:**

- Goal CE1: A complete community that provides for all incomes and stages of life.

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

▪ Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➤ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

▪ Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➤ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➤ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➤ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

➤ CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

➤ CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

➤ CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

➤ CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

▪ Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

➤ CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

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

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The proposed Development Plan, File No. PDEV16-028, is categorically exempt from the requirements of CEQA, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, meeting each of the following conditions: [1] the Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations; [2] the proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses; [3] the project site has no value as habitat for endangered, rare, or threatened species; [4] approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and [5] the Project site can be adequately served by all required utilities and public services.

**CONDITIONS OF APPROVAL:** See attached department reports.

**TECHNICAL APPENDIX:**

**Surrounding Zoning and Land Use:**

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Vacant	BP (Business Park)	IL (Light Industrial)	N/A
<i>North</i>	Southwest Concrete Products	IND (Industrial)	IG (General Industrial)	N/A
<i>South</i>	Vacant	HDR (High Density Residential)	HDR-45 (High Density Residential)	N/A
<i>East</i>	Bright Star Motel	BP (Business Park)	IL (Light Industrial)	N/A
<i>West</i>	Gene's All Color Paint Store	County of San Bernardino	County of San Bernardino	N/A

**General Site & Building Statistics**

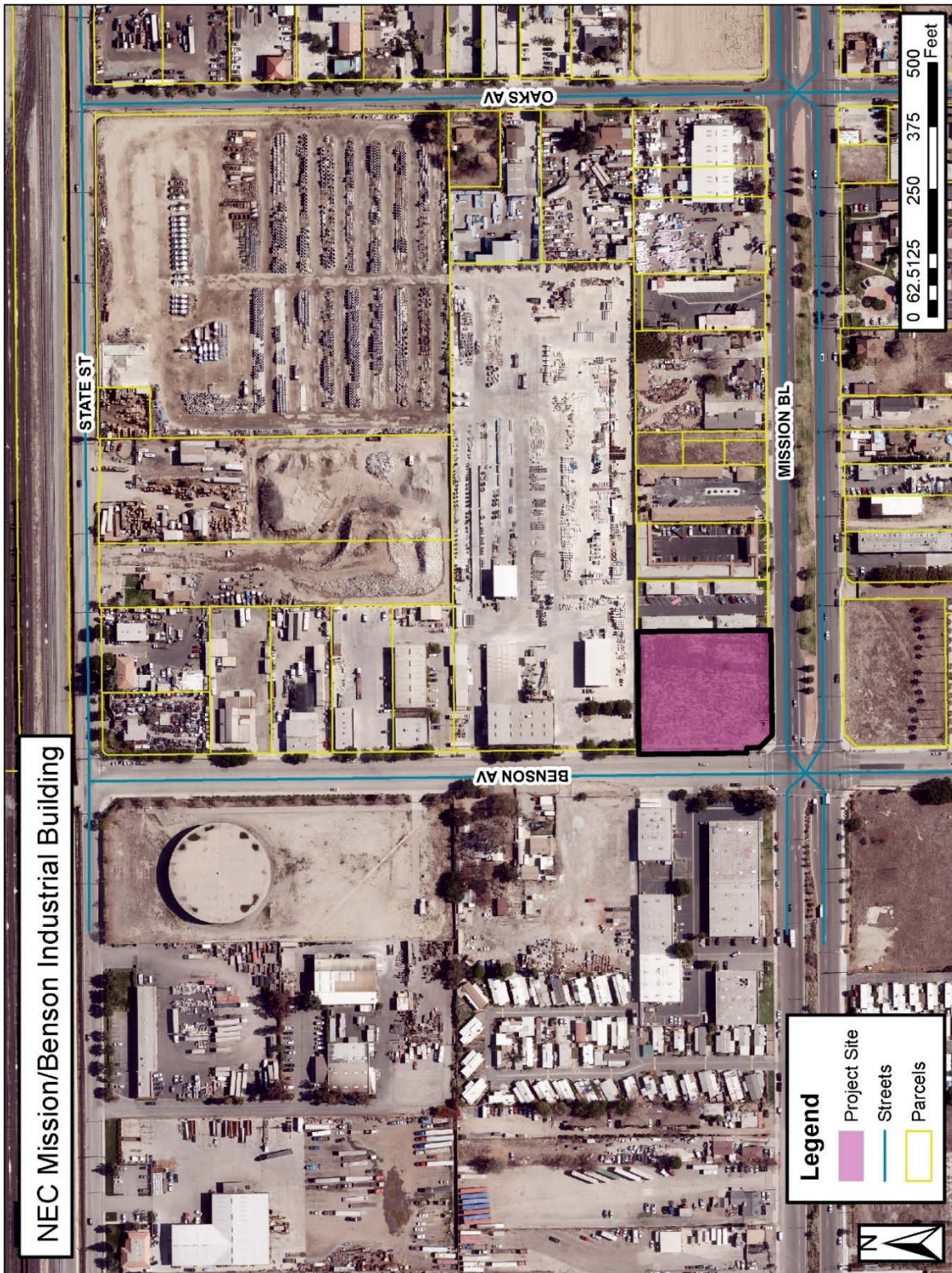
<i>Item</i>	<i>Proposed</i>	<i>Min./Max. Standard</i>	<i>Meets Y/N</i>
<i>Project Area:</i>	1.14 AC	N/A	
<i>Lot/Parcel Size:</i>	1.14 AC	10,000 SF (0.23 AC) Min.	Y
<i>Building Area:</i>	32,276 SF	N/A	
<i>Floor Area Ratio:</i>	0.55	0.55 (Max.)	Y
<i>Building Height:</i>	37 FT	55 FT (Max.)	Y

**Off-Street Parking:**

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Warehouse/Distribution</i>	30,276 SF + 2,000 SF Mezzanine	One space per 1,000 SF (0.001/SF) for portion of GFA <20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF; One tractor-trailer parking space per 4 dock-high loading doors ( <b>1 tractor-trailer parking spaces provided</b> );	26	26
<i>Office</i>	2,097 SF + 2,000 SF Mezzanine	1.85 spaces per 1,000 SF (0.00185/SF) of GFA; plus one tractor-trailer parking space per 4 dock-high loading doors; plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building GFA.	3	3
<b>TOTAL</b>			<b>29</b>	<b>29</b>

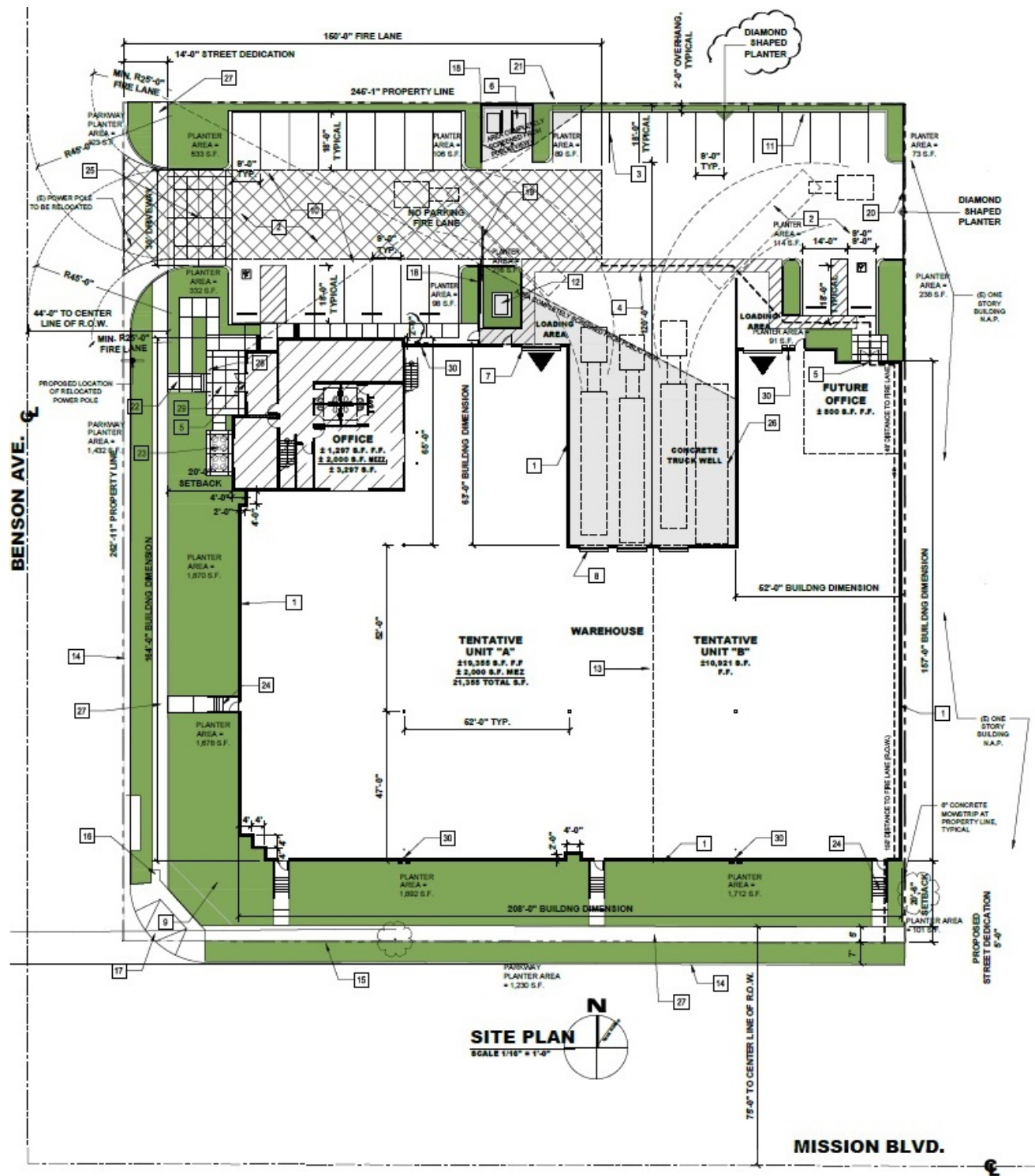


**Exhibit A: Aerial Map**



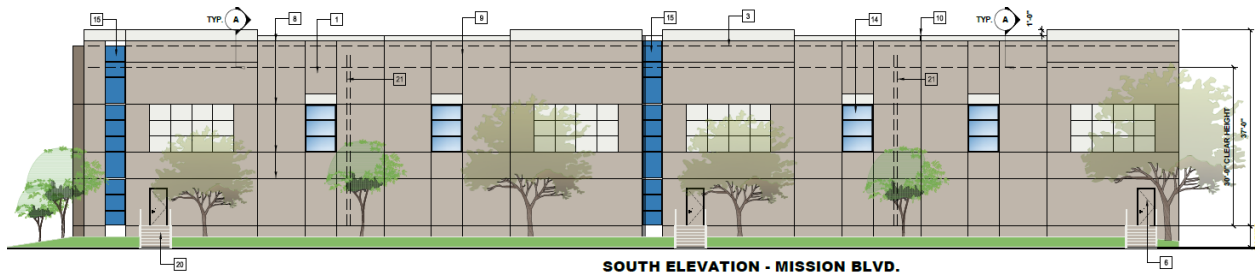


**Exhibit B: Site Plan**





**Exhibit C: Elevations**



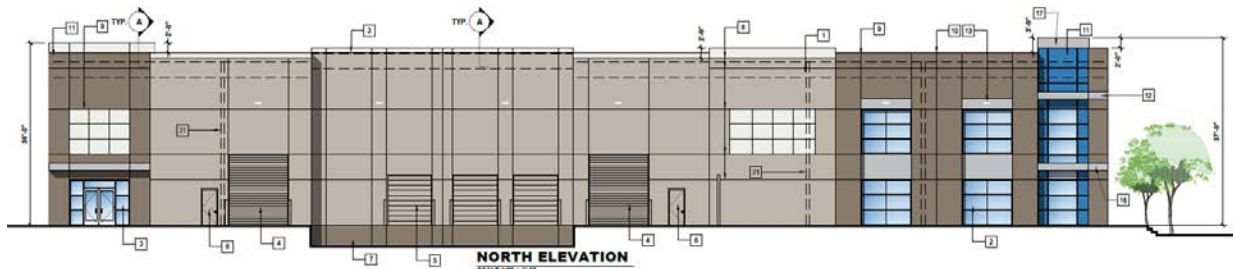
**SOUTH ELEVATION - MISSION BLVD.**

SCALE 1/8" = 1'-0"



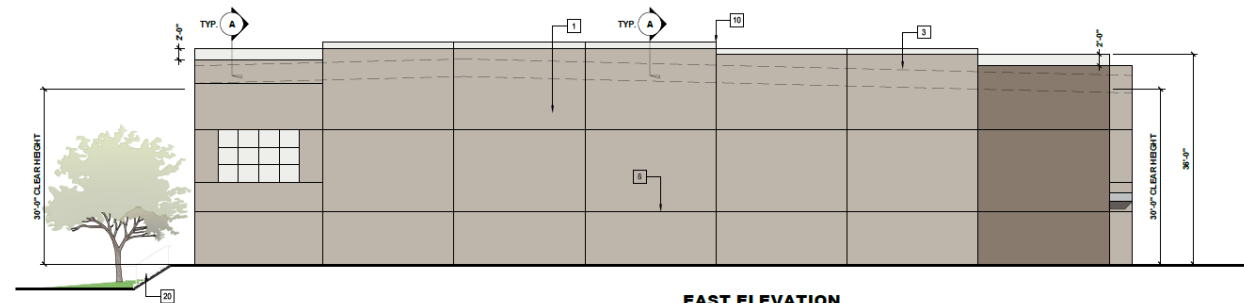
**WEST ELEVATION - BENSON ST.**

SCALE 1/8" = 1'-0"



**NORTH ELEVATION**

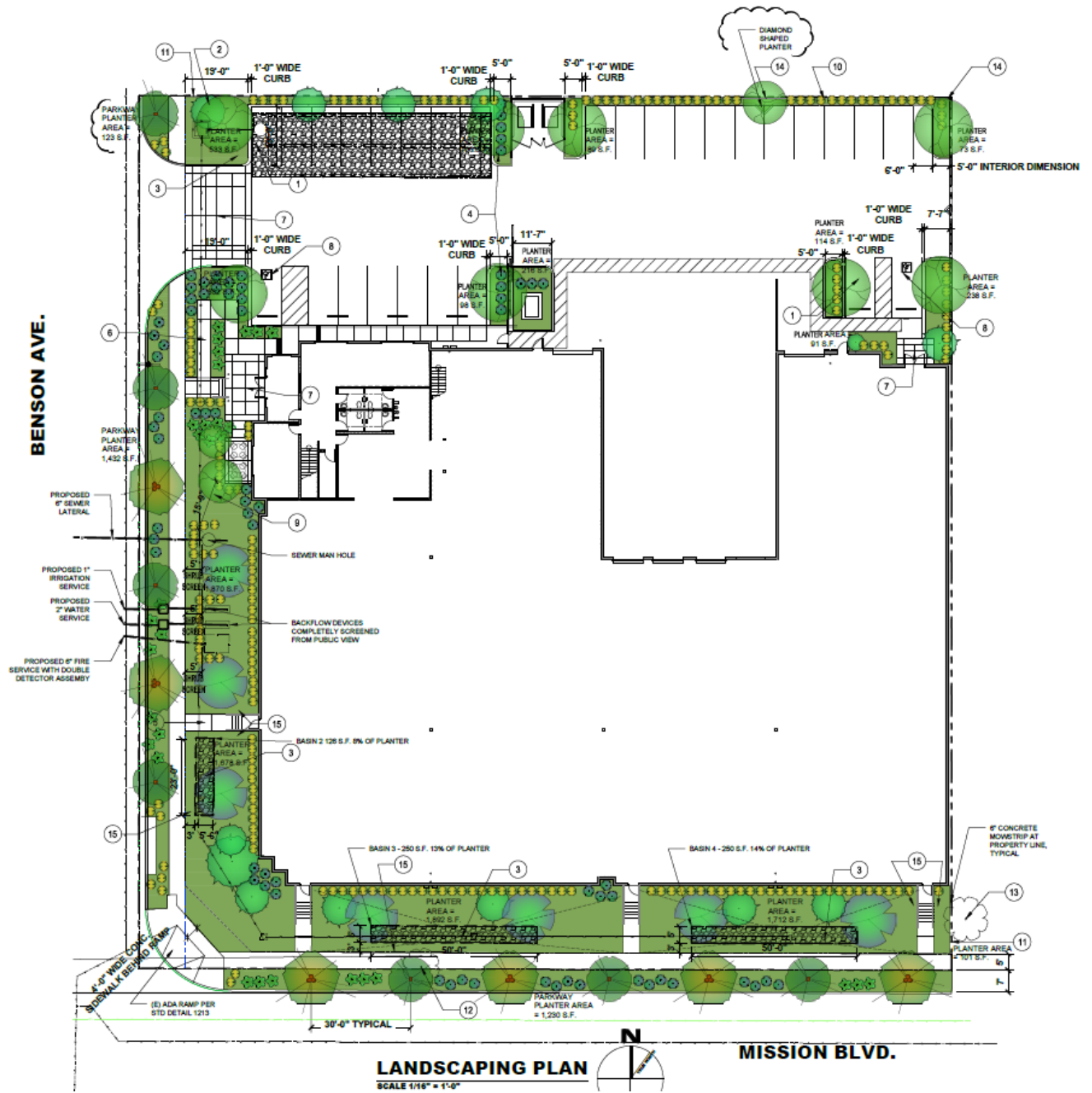
SCALE 1/8" = 1'-0"



**EAST ELEVATION**

SCALE 1/8" = 1'-0"

**Exhibit D: Landscape Plan**



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDEV16-028, A DEVELOPMENT PLAN TO CONSTRUCT A 32,276-SQUARE FOOT INDUSTRIAL BUILDING ON 1.14 ACRES OF LAND, LOCATED AT THE NORTHEAST CORNER OF MISSION BOULEVARD AND BENSON AVENUE, AT 1560 WEST MISSION BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1011-221-16.

WHEREAS, Lee & Associates. ("Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV16-028, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.14 acres of land , located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district, and is presently vacant; and

WHEREAS, the property to the north of the Project site is within the General Industrial (IG) zoning district and is developed with Southwest Concrete Products manufacturing business. The property to the east is within the Light Industrial (IL) zoning district and developed with a motel. The property to the south is within the HDR-45 (High Density Residential) zoning district and is currently vacant. The property to the west is within County of San Bernardino jurisdiction and is currently developed with Gene's All Color Paint retail store; and

WHEREAS, the Applicant proposes the development of a 32,276-square foot industrial warehouse building. The building is oriented with the office and loading areas along the north and northwest sides of the building, with the rear and interior street side fronting along Mission Boulevard and Benson Avenue. The building will have a setback of 20-foot from Mission Boulevard to the south, and a 20-foot setback from Benson Avenue to the west. Employee and visitor parking is located along the north side of the building. The building is proposed to serve as a warehouse facility with ancillary offices for up to two tenants. Unit "A" will be comprised of 19,355 square feet of warehouse/distribution space (21,355 square feet with the mezzanine) and 1,297 square feet of office space (2,000 square feet with the mezzanine). Unit "B" will include 10,921 square feet of warehouse/distribution space and 800 square feet of office space; and

WHEREAS, the yard area, located on the north side of the building, is designed for tractor-trailer parking, truck maneuvering, loading activities, and outdoor staging. The yard area will be screened from view of public streets by a combination of existing block wall to the north and screen walls to the west with view-obscuring gates. The screen wall to the west is proposed at 10 feet in height and is to be constructed of tilt-up concrete, matching the architecture of the building; and

WHEREAS, there will be one main point of access proposed for the project site to be located at the northwest corner of the site on Benson Avenue and will be used for employee and visitor parking. This access point will have the gated entrance to the tractor-trailer yard area; and

WHEREAS, the Project has provided off-street parking pursuant to the "Warehouse and Distribution" and "Office" parking standards specified in the Development Code. The industrial building will require a total of 29 parking spaces and 29 are proposed. In addition, a minimum of one tractor-trailer parking space for each four dock-high loading spaces. One tractor-trailer parking space has been provided, meeting the minimum requirement for the Project; and

WHEREAS, the proposed industrial warehouse building is a concrete tilt-up construction. Architecturally, the building incorporates smooth-painted concrete, concrete reveals, storefront windows with anodized aluminum mullions and clear glazing, and steel canopies at the main office entries; and

WHEREAS, staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall;
- A mix of exterior finishes (textured panels, steel canopies, aluminum storefront and fixtures); and
- Incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.
- Designed to ensure that it's massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance; and

WHEREAS, the project provides substantial landscaping along the frontages of Mission Boulevard, Benson Avenue, and around the entire project perimeter, and the loading and tractor-trailer yard areas. The Development Code requires a minimum 15 percent landscape coverage, which the project exceeds (15.3 percent proposed). The project site is currently lacking right-of-way improvements (sidewalk/parkway) and street

trees. The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site; and

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, on November 21, 2016, the Development Advisory Board of the City of Ontario conducted a hearing and issued Decision No. **DAB16-** recommending the Planning Commission approve the Application; and

WHEREAS, on November 22, 2016, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

b. The 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 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, meeting each of the following conditions: [1] the Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations; [2] the proposed

development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses; [3] the project site has no value as habitat for endangered, rare, or threatened species; [4] approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and [5] the Project site can be adequately served by all required utilities and public services; and

c. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

d. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Planning Commission hereby concludes as follows:

a. The proposed development at the proposed location 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.

b. The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Light Industrial zoning district, including standards relative to the particular land use proposed (industrial warehouse building), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions; and

c. The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

d. The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and

furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports, attached hereto and incorporated herein by this reference.

SECTION 4. 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 this approval. 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.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of November 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission



STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on November 22, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Marci Callejo  
Secretary Pro Tempore



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

*Planning Department  
Land Development Section  
Conditions of Approval*

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**Meeting Date:** November 21, 2016

**File No:** PDEV16-028

**Related Files:** N/A

**Project Description:** A Development Plan (File No. PDEV16-028) to construct a 32,276-square foot industrial building on 1.14 acres of land, located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16); **submitted by Lee & Associates.**

**Prepared By:** Jeanie Irene Aguilo, Assistant Planner  
Phone: 909.395.2418 (direct)  
Email: jaguilo@ontarioca.gov

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

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

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

**2.1 Time Limits.** Development Plan 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 by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

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

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

**2.3**     Landscaping.

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

**(b)**     Comply with the conditions of approval of the Planning Department; Landscape Planning Section.

**(c)**     Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Section.

**(d)**     Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Section, prior to the commencement of the changes.

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

**2.5**     Parking, Circulation and Access.

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

**(b)**     All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

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

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

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

**(f)**     Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.6**     Outdoor Loading and Storage Areas.

**(a)**     Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

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

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

<b>Screen Wall Height</b>	<b>Minimum Gate Height</b>
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

## **2.7** Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

## **2.8** Mechanical and Rooftop Equipment.

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

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

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

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

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

**2.12** 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 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines.

(b) 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 15332 (Class 33, In-Fill Development Projects) of the CEQA Guidelines, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

(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.

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

**2.14** 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.

**2.15** Additional Requirements. Incorporate color blocking on the south (Mission Boulevard) exterior elevation to the satisfaction of the Planning Director, to emphasize the four wall panels incorporating a vertical change in the parapet height.



## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development and Environmental], Traffic/Transportation Division,  
Ontario Municipal Utilities Company and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. PDEV16-028</b>  RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO:	Manoj Hariya, P.E., Sr. Associate Civil Engineer, (909) 395-2155 <div style="text-align: right;"><i>M.B. Hariya 11/01/2016</i></div>
CITY PROJECT PLANNER & PHONE NO:	Jeanie Irene Aguilo, Assistant Planner, (909) 395-2418
DAB MEETING DATE:	11/21/2016
PROJECT NAME / DESCRIPTION:	A Development Plan to construct a 32,684 Sq. ft. concrete tilt-up industrial building on 1.41 acres of land.
LOCATION:	1560 West Mission Boulevard
APPLICANT:	Henry Hong 714-335-6802 
REVIEWED BY:	 Omar Gonzalez, P.E. Sr. Associate Civil Engineer <div style="text-align: right; margin-top: 10px;"> <u>11/2/16</u> Date         </div>
APPROVED BY:	 Khoi Do, P.E. Assistant City Engineer <div style="text-align: right; margin-top: 10px;"> <u>11/7/16</u> Date         </div>





**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

**1. PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, APPLICANT SHALL:** Check When Complete

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
 \_\_\_\_\_ feet on \_\_\_\_\_  
 Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
 and \_\_\_\_\_.
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
 \_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): \_\_\_\_\_
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.   
 (1) \_\_\_\_\_  
 (2) \_\_\_\_\_
- 1.08 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted a minimum of three (3) months prior to, and the annexation shall be completed, prior to final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact Management Services at (909) 395-2124 regarding this requirement.
- 1.09 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits,





whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

- 1.10 New Model Colony (NMC) Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.11 Other conditions: \_\_\_\_\_

**2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:**

**A. GENERAL  
 ( Permits includes Grading, Building, Demolition and Encroachment )**

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcel is a recognized parcel in the City of Ontario according to Development Code, Division 9.01—Definitions, Recognized Lot since it was created before 11/5/1947.**
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of \_\_\_\_\_ .
- 2.05 Apply for a:  Certificate of Compliance with a Record of Survey;  Lot Line Adjustment   
 Make a Dedication of Easement.
- 2.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.**
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)



- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: \_\_\_\_\_

2.09 Dedicate to the City of Ontario the right-of-way described below:

**5 feet on Mission Boulevard along project frontage (Ultimate half width of 75 feet right-of-way to Center line).**

**14 feet on Benson Avenue along project frontage (Ultimate half width of 44 feet right-of-way to Center line).**

**The property line corner cut-back at the northeast corner of Mission Boulevard and Benson Avenue intersection per City Standard No. 1301.**

2.10 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_

2.11 New Model Colony (NMC) Developments:

1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).

2.12 **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**

2.13 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**

2.14 Other conditions: \_\_\_\_\_





**B. PUBLIC IMPROVEMENTS**  
 (See attached Exhibit 'A' for plan check submittal requirements.)

**2.15** Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Mission Blvd	Benson Ave		
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace <input type="checkbox"/> replace
Sidewalk	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation



<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Water</b> (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain</b> (see Sec. 2.G)	<input checked="" type="checkbox"/> Main (In Lieu Fee) <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Overhead Utilities</b>	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground (In Lieu Fee) <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
<b>Fiber Optic Conduits</b> (see Sec. 2.K)	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> New	_____	_____
<b>Other Improvements</b>	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.15, above: \_\_\_\_\_

2.16 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_

2.17 Reconstruct the full pavement structural section based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.





- 2.18 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.19 **Other conditions:** 
  - 1. **The applicant/developer shall pay an in lieu fee of \$118,279 for the undergrounding of overhead power/communication lines on the Benson Avenue frontage in accordance with Title 7 of the City's Municipal Code ( \$350 / LF and for 337.94 LF Benson Avenue frontage ).**
  - 2. **The applicant/developer shall underground existing overhead utilities along the project frontage of Mission Boulevard in accordance with Title 7 of the City's Municipal Code.**

**C. SEWER**

- 2.20 **A 12 inch sewer main is available for connection by this project in Benson Avenue. (Ref: Sewer plan bar code: S13093 )**
- 2.21 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.22 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.23 Other conditions: \_\_\_\_\_

**D. WATER**

- 2.24 **A 8 inch water main is available for connection by this project in Benson Avenue . (Ref: Water plan bar code: W11461 )**
- 2.25 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.26 Submit documentation that shows expected peak demand water flows for modeling the impact of the subject project to the existing water system. The project site is within a deficient public water system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impacts to the deficient public water system, including, but not limited to upgrading of the existing water main(s) and/or construction of a new main(s).
- 2.27 Design and construct appropriate cross-connection protection for new potable water and fire service connections. Appropriate protection shall be based upon the degree of hazard per Title 17 of the California Code of Regulations. The minimum requirement is the installation of a backflow prevention device per current City standards. All existing potable water and fire services that do not meet the current minimum level of protection shall be upgraded (retrofitted) with the appropriate backflow protection assembly per current City standards.
- 2.28 Request a water flow test to be conducted, to determine if a water main upgrade is necessary to achieve required fire flow for the project. The application is available on the City website ( [www.OntarioCA.gov](http://www.OntarioCA.gov) ) or Applicant can contact the City of Ontario Fire Department at (909) 395-2029 to coordinate scheduling of this test. Applicant shall design and construct a water main upgrade if the water flow test concludes that an upgrade is warranted.



- 2.29 Other conditions:**
1. **Proposed irrigation service connection shall be a separate connection and will be utilizing potable water in the interim before recycled water is available in the area. Therefore, a backflow is required behind the meter connection until recycled water conversion takes place.**
  2. **Developer shall provide separate fire, domestic and irrigation services.**

### E. RECYCLED WATER

- 2.30 A \_\_\_\_\_ inch recycled water main is available for connection by this project in \_\_\_\_\_.   
(Ref: Recycled Water plan bar code: \_\_\_\_\_)
- 2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.32 **Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.**
- 2.33 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.
- Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.
- 2.34 Other conditions: \_\_\_\_\_

### F. TRAFFIC / TRANSPORTATION

- 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
1. On-site and off-site circulation
  2. Traffic level of service (LOS) at 'build-out' and future years
  3. Impact at specific intersections as selected by the City Engineer
- 2.36 **Other conditions:**
1. **The Applicant/Developer shall be responsible to design and construct in-fill public street lights, including an electrical service pedestal for the property frontages of Mission Boulevard and Benson Avenue in accordance with the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans, City of Ontario Standard Drawing No. 5101, No. 5105 and to the satisfaction of the City Engineer.**
  2. **The project frontages of Mission Boulevard and Benson Avenue shall be signed "No Parking Anytime."**

### G. DRAINAGE / HYDROLOGY

- 2.37 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.





- 2.38 **An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year storm event post-development peak flows from the site shall not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.**
- 2.39 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.40 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.41 **Pay Storm Drain Development Impact Fee, approximately \$33,000, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.42 **Other conditions:** 
  1. **Applicant/developer shall pay in-lieu fees for the construction of the future the master-planned 54" storm drain along Mission Boulevard for the project frontage length of 275.07 LF. In-lieu fee shall be calculated based on most current City of Ontario's project cost estimate.**

**H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)**

- 2.43 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
 If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
 Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.44 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.45 Other conditions: \_\_\_\_\_



**J. SPECIAL DISTRICTS**

- 2.47 File a Consent and Waiver to Annexation agreement, together with an annexation processing fee, to annex the subject property to a Street Lighting Maintenance Assessment District (SLMD). The agreement and fee shall be submitted three (3) months prior to, and the annexation shall be completed prior to, final subdivision map approval or issuance of building permits, whichever occurs first. An annual special assessment shall be levied in the SLMD and will be collected along with annual property taxes. The special assessment will provide funding for costs associated with the annual operation and maintenance of the street lighting facilities and appurtenances that serve the property. Contact the Management Services Department at (909) 395-2124, regarding this requirement.
- 2.48 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

- 2.49 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. See Fiber Optic Exhibit herein.
- 2.50 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

**L. Solid Waste**

- 2.51 Please reference the City's "SOLID WASTE DEPARTMENT REFUSE AND RECYCLING PLANNING MANUAL".  
<http://www.ontarioca.gov/municipal-utilities-company/solid-waste>  
The site requires a 2-bin trash enclosure.

**3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL**

- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
- 3.02 Complete all requirements for recycled water usage. 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.





- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



## **EXHIBIT 'A'**

### **ENGINEERING DEPARTMENT First Plan Check Submittal Checklist**

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**Project Number: PDEV 16-028**

**The following items are required to be included with the first plan check submittal:**

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  **Three (3) sets of Public Street improvement plan with street cross-sections**
7.  Three (3) sets of Private Street improvement plan with street cross-sections
8.  Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9.  Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10.  Four (4) sets of Public Sewer improvement plan
11.  Five (5) sets of Public Storm Drain improvement plan
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
16.  **Two (2) copies of Water Quality Management Plan (WQMP)**
17.  **One (1) copy of Hydrology/Drainage study**
18.  **One (1) copy of Soils/Geology report**
19.  Payment for Final Map/Parcel Map processing fee
20.  Three (3) copies of Final Map/Parcel Map
21.  One (1) copy of approved Tentative Map
22.  One (1) copy of Preliminary Title Report (current within 30 days)
23.  One (1) copy of Traverse Closure Calculations



- 24.  One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 25.  Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 26.  Other: \_\_\_\_\_



PDEV16-028  
 Engineer: Dean Williams  
 V.1

CAL PORTLAND  
 CONCRETE COMPANY

NOT  
 A  
 PART

Please refer to the Fiber Optic Master Plan for additional detail and information.

All conduit shall begin and terminate in a hand hole

Commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". OntarioNet conduit shall terminate directly below the space reserved for OntarioNet

Multifamily dwellings are considered commercial property.

Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the right-of-way at the extreme edge of a property.

Install Ontario Fiber Optic Hand Holes. Per City Standard 1316. Conduits Sweeping into Hand Holes Shall Enter in Flush with the Cut Out Mouse Holes Aligned Parallel to the Bottom of the Box and Come In Perpendicular to the Wall of the Box. Conduits Shall Not Enter at any Angle Other Than Parallel. Provide 5' Min. Clearance From Existing /Proposed Utilities.

Construct and Install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install located/tracer wires min. 10AWG within conduit bank and fiber warning tape 12-inch above the uppermost duct.

All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All Hand holes, conduits and ducts shall be placed in the public right of way. All Hand holes will have 1/4 inch galvanized wire between the hand holes and the gravel its placed on.

All unused conduits/ducts/microducts shall be protected with with ducts plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.

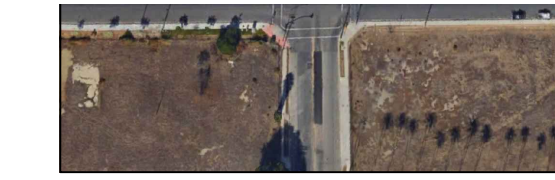
Conduit bank requires (1) 10AWG high strength (min. break load 600#) copper-clad steel w/ 30mil HDPE orange insulation for locate/tracer wire.

Comments/Reviewed By The Fiber Team (Anna Vaca) - 07-07-2015

1. RECYCLING AREA SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS.
2. PROVIDE A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN SHALL BE POSTED AND MAINTAINED ADJACENT TO ALL POINTS OF ACCESS TO THE RECYCLING AREAS.

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)
- One (1) 17x30x24 Composite Polymer Concrete Hand Hole (HH2)
- One (1) 30x48x46 Composite Polyconcrete Hand Hole (HH3)
- One (1) 36x60x36 Composite Polymer Concrete Hand Hole (HH4)

- HH-1/\*15 - FCA132418T-90062 - Size 13" x 24" x 18"
- HH-1/\*22 - PCA132418-90087 - Size 13" x 24" x 18"
- HH-2/\*15 - FCA173024T-90077 - Size 17" x 30" x 24"
- HH-2/\*22 - PCA173024-90116 - Size 17" x 30" x 24"
- HH-2A/\*15 - FCA243630T-90014 - Size 24" x 36" x 30"
- HH-2A/\*22 - PCA243630-90064 - Size 24" x 36" x 30"
- HH-3/\*22 - PCA304836-90244 - Size 30" x 48" x 36"
- HH-4/\*22 - PCA366036-90146 - Size 36" x 60" x 36"



VICINITY MAP  
 NOT TO SCALE

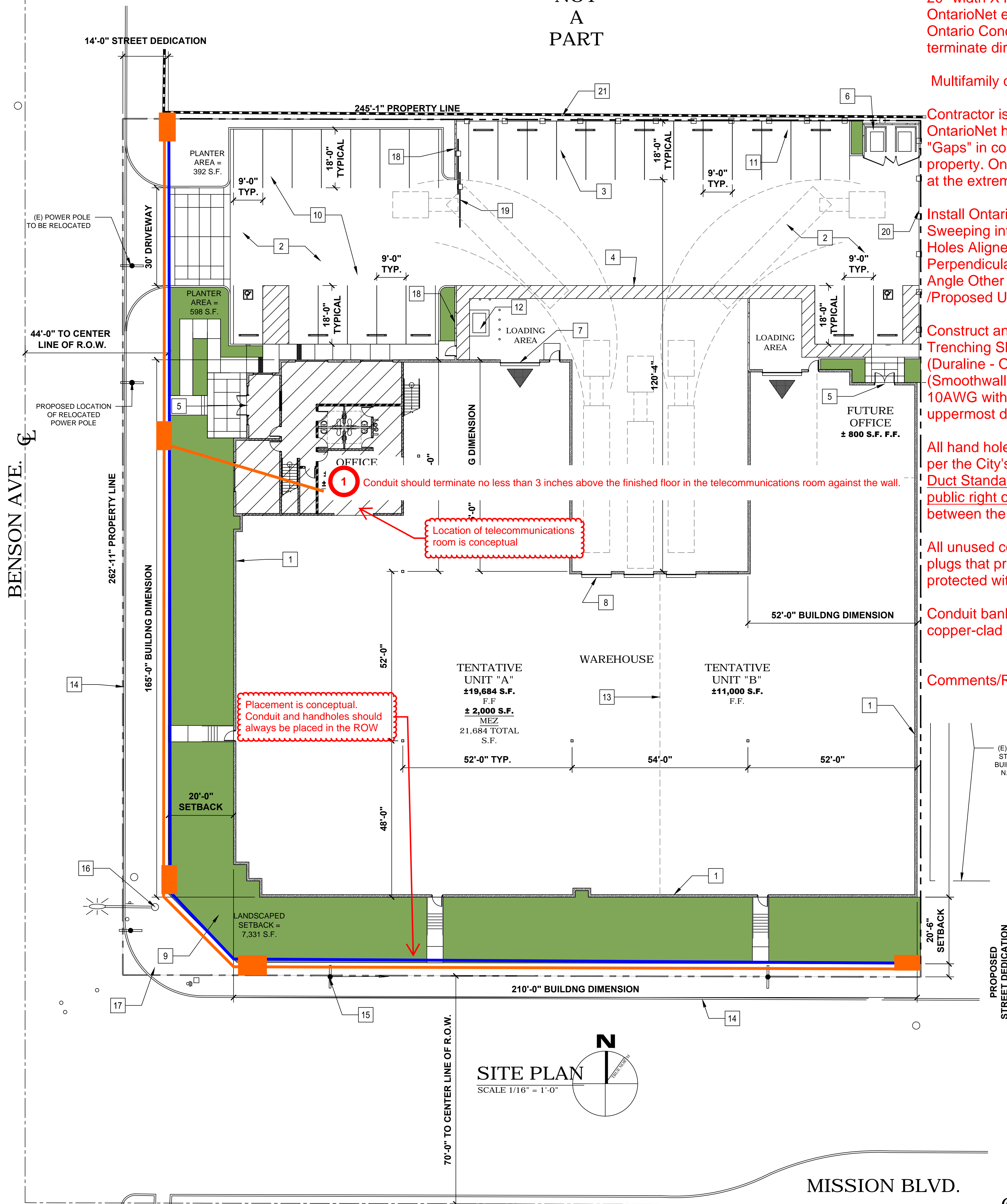


KEY NOTES:

- 1 TILT UP WALL
- 2 A.C. PAVING
- 3 PARKING STALL STRIPPING (PER CITY OF ONTARIO STDS.) TYPICAL
- 4 ACCESSIBLE PATH OF TRAVEL 48" WIDE (MIN.)
- 5 BUILDING ENTRANCE. PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN
- 6 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1-TRASH/1-RECYCLE BIN) PER CITY OF ONTARIO STANDARDS
- 7 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL
- 8 9' X10' TRUCK DOOR (DOCK HIGH) TYPICAL
- 9 DROUGHT TOLERANT LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM
- 10 26'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE PER FIRE DEPARTMENT STANDARDS
- 11 CONCRETE BUMPER, TYPICAL
- 12 TRANSFORMER PAD
- 13 TENTATIVE DEMISING WALL
- 14 (E) CURB AND GUTTER
- 15 (E) POWER POLE, TYPICAL
- 16 (E) STREET LIGHT
- 17 (E) ADA RAMP
- 18 8'-0" HIGH CONCRETE TILT UP SCREEN WALL TO MATCH THE BUILDING, SEE ELEVATIONS
- 19 8'-0" WROUGHT IRON SLIDING GATE
- 20 8'-0" CHAIN LINK FENCE
- 21 (E) MASONRY FENCE WALL TO REMAIN

CITY OF ONTARIO NOTES

1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS



MANUFACTURING &  
 PITTSBURGH PAINTS RETAIL  
 NOT A PART

VACANT LOTS ON SEC AND  
 SWC OF BENSON & MISSION  
 NOT A PART

PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	32,684 S.F.
ZONING	IL (LIGHT INDUSTRIAL) ES (EMERGENCY SHELTER) OVERLAY	FIRST FLOOR	WAREHOUSE OFFICE 28,546 S.F. 2,138 S.F. <b>TOTAL FOOTPRINT 30,684 S.F.</b>
PROJECT DESCRIPTION	±1.48 ACRES OF VACANT LAND, GENERALLY LOCATED AT THE NORTHEAST CORNER OF BENSON AVE AND MISSION BLVD.	MEZZA FLOOR	OFFICE 2,000 S.F. TOTAL MEZZANINE 2,000 S.F.
ASSESSOR'S PARCEL NO.	1011-221-16-0-000	TOTAL WAREHOUSE	28,546 S.F. 87%
BUILDING CODE	CBC 2013	TOTAL OFFICE	4,138 S.F. 13%
BLDG. OCCUPANCY	FT. MANUFACTURING S1: WAREHOUSE	PARKING REQUIRED:	WAREHOUSE + 10% OFFICE = 32,684 S.F. 20,000/1,000 = 20 CARS OFFICE EXCEEDING 10% = 870 S.F. 11,814/2,000 = 6 CARS TOTAL 870/250 = 29 CARS
BUILDING TYPE	III-B FULLY SPRINKLERED	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 19' 1 - STALLS ACCESSIBLE (8' RAMP) 17' X 19' 1 - STALLS STANDARD STALLS 9' X 19' 24 - STALLS CLEAN AIR STALLS 9' X 19' 3 - STALLS TOTAL 29 - STALLS
LAND AREA	PARCEL SIZE GROSS ±64,436 S.F. (±1.48 AC) NET ±59,427	LONG TERM BIKE RACK @ 5% OF PARKING	1 SPACES SHORT TERM BIKE RACK @ 5% OF PARKING 2 SPACES
FAR	0.55	TRUCK PARKING REQUIRED 1 PER 4 LOADING	1 SPACE
ALLOWABLE AREA	0.55 FAR	TRASH ENCL. AREA PROVIDED	1% X 20,000 = 200 S.F. 2% X 12,200 = 244 S.F. TOTAL 444 S.F.
LANDSCAPED AREA REQUIRED	20' SETBACK ALONG BENSON AVE = 44,821 S.F. 20' SETBACK ALONG MISSION BLVD = 45,178 S.F. TOTAL REQUIRED = 9,799 S.F.		
LANDSCAPED AREA PROVIDED	9,799 S.F.		
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS		
NUMBER OF STORIES	1		
AREA JUSTIFICATION	ALLOWABLE AREA 12,000 TABLE 503 INCREASE PER SPRINKLERS (3x) = 36,000 ALLOWABLE AREA = 48,000 S.F. BUILDING FOOTPRINT: 30,684 S.F. < 48,000 S.F.		

CRESPO ARCHITECTURE  
 371 Evergreen Dr., Brea CA  
 www.crespoarchitecture.com  
 657.217.4909



CLIENT:  
**PLUMTREE MISSION, LLC**  
 13181 CROSSROADS PARKWAY  
 NORTH, SUITE 300  
 CITY OF INDUSTRY, CA

CONTENTS: SITE PLAN  
 SCALE: INDICATED  
 PROJECT NO. 16-003  
 DATE: 04-08-2016  
 DRAWN: I.C.

SHEET  
**A100**  
 1 OF 5 SHEETS

BENSON INDUSTRIAL  
 NEC MISSION BLVD & BENSON AVE., ONTARIO, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



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

<b>CONDITIONS OF APPROVAL</b>	
Sign Off	
<i>Carolyn Bell</i>	10/11/16
Carolyn Bell, Sr. Landscape Planner	Date

Reviewer's Name: <b>Carolyn Bell, Sr. Landscape Planner</b>	Phone: <b>(909) 395-2237</b>
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D.A.B. File No.: PDEV16-028 Rev 4	Case Planner: Jeanie Aguilo
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Project Name and Location:

Benson Industrial Building  
 1560 West Mission Blvd

Applicant/Representative:

Henry Hong  
 131 Crossroads Parkway north  
 City of Industry, CA 91746

<input checked="" type="checkbox"/>	<b>A Preliminary Landscape Plan (dated 10/10/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.</b>
-------------------------------------	--

<input type="checkbox"/>	<b>A Preliminary Landscape Plan (dated ) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.</b>
--------------------------	--

**CORRECTIONS REQUIRED**

Civil Plans

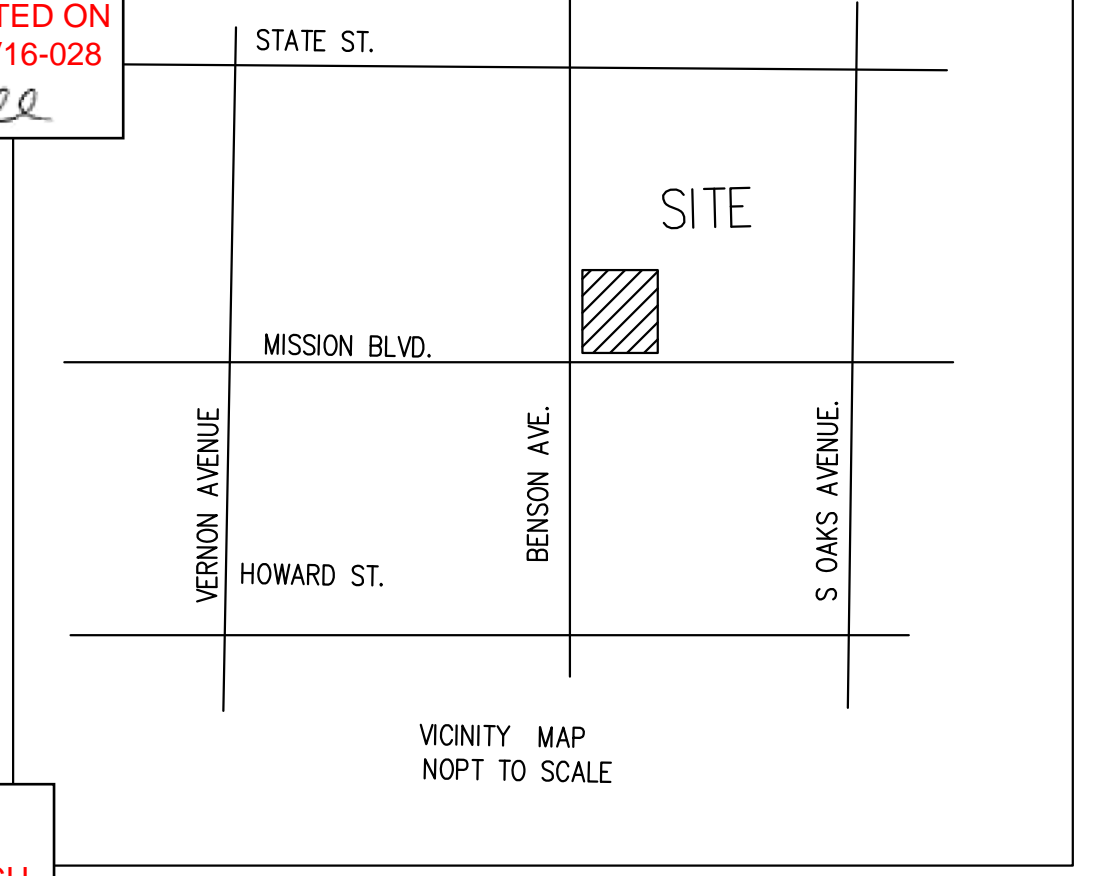
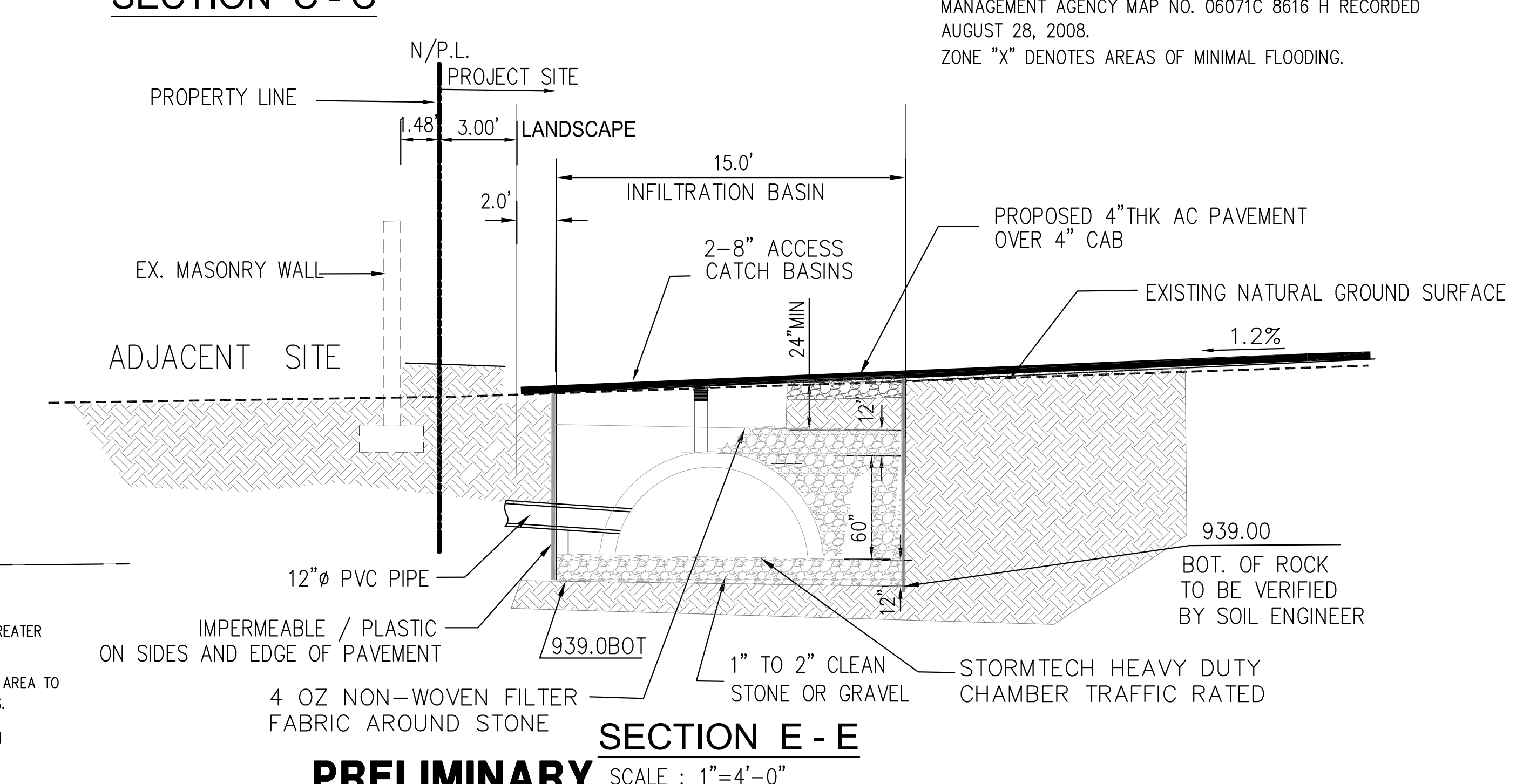
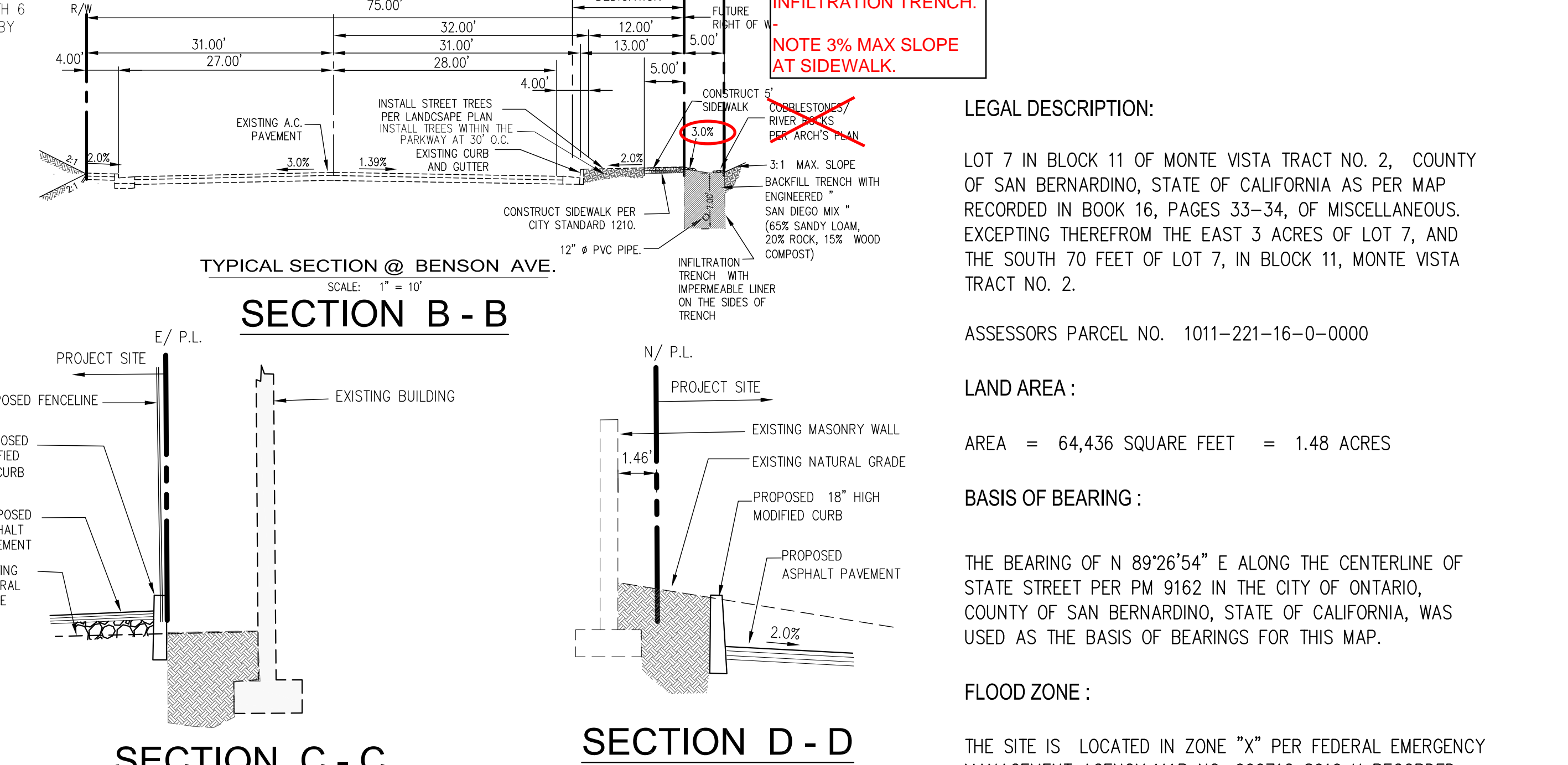
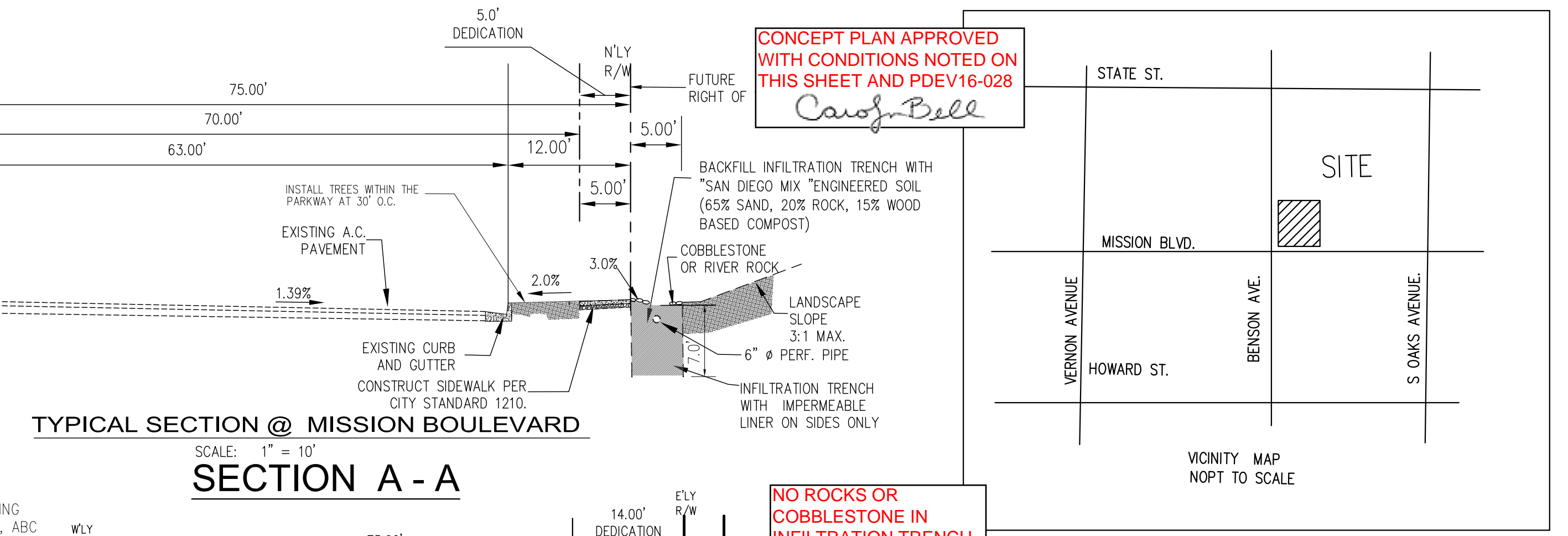
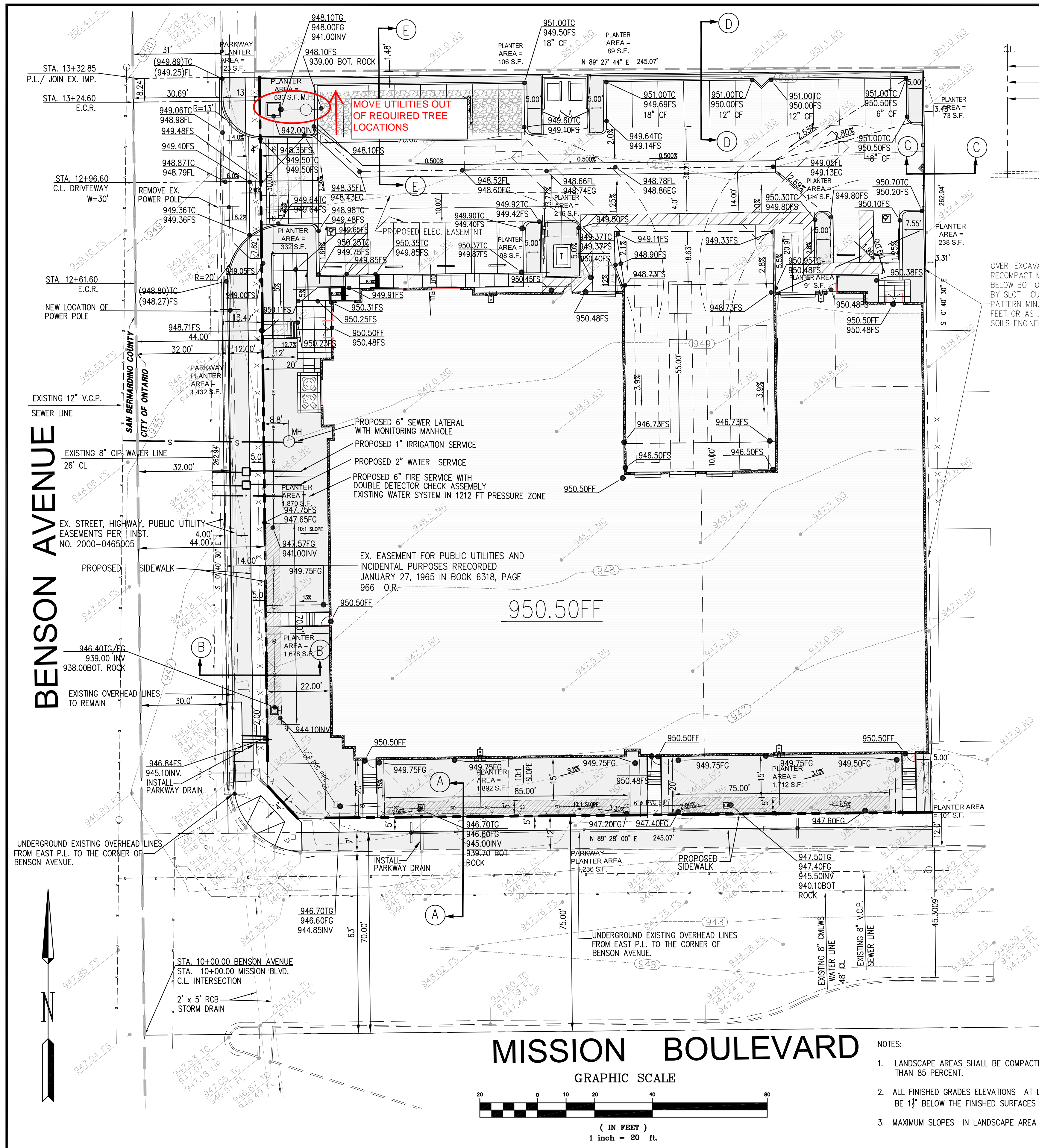
- Note max 3% slope for swale adjacent to sidewalk.
- Remove note for rocks or cobblestones at infiltration trench.
- Move utilities out of required tree locations - NW corner of site. Move north min 6'.

Landscape Plans

- Show parkway landscape (max 18" high) and street trees for Mission Blvd; Quercus agrifolia centered in the parkway and Eucalyptus leucoxylon behind the sidewalk, 30' on center, triangulated with parkway trees.
- Show a mass of shrubs to screen equipment to match on site landscape massing. Do not circle the equipment.
- Construction plans shall be designed and signed by a licensed landscape architect.
- Note for agronomical soil testing and include report on landscape construction plans.
- Construction plans shall meet all requirements of the Landscape Development Standards.
- After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:
 

Plan Check—5 or more acres .....	\$2,326.00
Plan Check—less than 5 acres .....	\$1,301.00
Inspection—Construction (up to 3 inspections) .....	\$278.00
Inspection—Field - additional.....	\$83.00





**LEGAL DESCRIPTION:**

LOT 7 IN BLOCK 11 OF MONTE VISTA TRACT NO. 2, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGES 33-34, OF MISCELLANEOUS. EXCEPTING THEREFROM THE EAST 3 ACRES OF LOT 7, AND THE SOUTH 70 FEET OF LOT 7, IN BLOCK 11, MONTE VISTA TRACT NO. 2.

ASSESSORS PARCEL NO. 1011-221-16-0-0000

**LAND AREA:**

AREA = 64,436 SQUARE FEET = 1.48 ACRES

**BASIS OF BEARING:**

THE BEARING OF N 89°26'54" E ALONG THE CENTERLINE OF STATE STREET PER PM 9162 IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**FLOOD ZONE:**

THE SITE IS LOCATED IN ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06071C 8616 H RECORDED AUGUST 28, 2008. ZONE "X" DENOTES AREAS OF MINIMAL FLOODING.

REVISIONS			
MARK	DATE	BY	APPROVED/RCE NO.

DESIGNED BY	
DATE	
DRAWN BY	
DATE	
CHECKED BY	
DATE	

BENCH MARK No. EV3038 ELEV. 1006.85 FT

LOCATION: HOLT BLVD./ GROVE AVE.

DESCRIPTION: 2" COUNTY OF SAN BERNARDINO BRASS CAP, 0.7" EAST OF THE EAST END OF A CATCH BASIN, SET IN THE TOP OF CURB, IN THE NORTHEAST CORNER OF THE SOUTHEAST QUADRANT OF THE INTERSECTION OF VESTA STREET AND MOUNTAIN AVENUE IN THE CITY OF ONTARIO.

REFERENCE: NGS BENCHMARK DESIGNATION : 702 3

PLAN PREPARED BY:  
**DIZON ENGINEERING SURVEYING**  
 3518 ATWATER AVENUE  
 LOS ANGELES, CA. 90039  
 TEL. NO. 323-661-8043 EMAIL marites.dizon@att.net

BY: *Marites A. Dizon* REG. NO. 61180  
 MARITES A. DIZON 10/10/16 EXP. 06-30-2017

**GRADING AND DRAINAGE PLAN**

**BENSON AVENUE & MISSION BLVD.**  
**ONTARIO, CA 91761**

DAB NO.	
SHEET	<b>C2</b> OF <b>2</b>
CONTRACT	
ACCOUNT	
DWG. No.	



# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-028  
 Address: 1560 West Mission Blvd  
 APN: 1011-221-16  
 Existing Land Use: Vacant  
 Proposed Land Use: 1 industrial building totaling 32,684 SF  
 Site Acreage: 64 acres Proposed Structure Height: 37 ft  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Jeanie Aguilo  
 Date: 8/16/16  
 CD No.: 2016-045  
 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 checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

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


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

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

## CONSISTENCY DETERMINATION

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

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

Airport Planner Signature: 



# CITY OF ONTARIO

## MEMORANDUM

TO: Otto Kroutil, Development Director  
Scott Murphy, Planning Director  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Raymond Lee, 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 (Copy of memo only)**  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director

FROM: Jeanie Aguilo,

DATE: May 31, 2016

SUBJECT: FILE #: PDEV16-028

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, June 14, 2016**.

- 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 Development Plan to construct a 32,684 Sq Ft concrete tilt-up industrial building located on 1.41 acres of land on the northeast corner of Mission Blvd and Benson Ave, within the IL (Industrial Light) zoning district at 1560 West Mission Boulevard.  
APN: 1011-221-16

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.

Airport Planning Department  
Signature: *[Handwritten Signature]*  
Title: Associate Planner  
Date: 8/16/16

CD: 2016-045





# CITY OF ONTARIO

## MEMORANDUM

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

**FROM:** Adam A. Panos, Fire Protection Analyst  
Fire Department

**DATE:** June 13, 2016

**SUBJECT:** PDEV16-028 / A Development Plan to construct a 32,684-square foot industrial building on approximately 1.41 acres of land, generally located at the northeast corner of Mission Boulevard and Benson Avenue, at 1560 West Mission Boulevard, within the IL (Light Industrial) zoning district (APN: 1011-221-16).

---

The plan **does** adequately address Fire Department requirements at this time.

No comments.

Standard Conditions of Approval apply, as stated below.

The plan **does NOT** adequately address Fire Department requirements.

The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

---

### **SITE AND BUILDING FEATURES:**

A. 2013 CBC Type of Construction: Type III B concrete tilt-up

B. Type of Roof Materials: wood, non-rated

C. Ground Floor Area(s): 30,684 sq. ft.

D. Number of Stories: 1 story

E. Total Square Footage: 30,684 sq. ft.

F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. 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 "Standards and Forms."
- 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.
- 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.
- 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

### **3.0 WATER SUPPLY**

- 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 2000 gallons per minute (g.p.m.) for 3 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

- 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13 R. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA)

Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- 4.8 Hose valves with two and one half inch (2 ½”) connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2” fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
- 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.
- 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

## 6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

## 7.0 PROJECT SPECIFIC CONDITIONS

NONE

<END.>

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Jeanie Aguilo  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** June 2, 2016  
**SUBJECT:** PDEV16-028

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

---

### Conditions of Approval

1. Standard Conditions of Approval apply.

KS:lm



# CITY OF ONTARIO

## MEMORANDUM

**TO: JEANIE AGUILO, PLANNING DEPARTMENT**

**FROM: DOUGLAS SOREL, POLICE DEPARTMENT**

**DATE: JUNE 13, 2016**

**SUBJECT: PDEV16-028 – A DEVELOPMENT PLAN TO CONSTRUCT AN INDUSTRIAL BUILDING AT THE NORTHEAST CORNER OF BENSON AVENUE AND MISSION BOULEVARD.**

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The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

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



# PLANNING COMMISSION STAFF REPORT

November 22, 2016

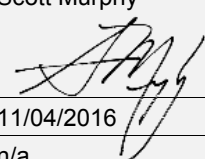
**SUBJECT:** A request to amend certain conditions of approval pertaining to the undergrounding of utility services for a Tentative Tract Map (TT 18713) to subdivide 1.63 acres into six single family residential lots, generally located by the southwest corner of Francis Street and San Antonio Avenue, at 623 W. Francis Street and 1824 S. San Antonio Avenue, in the LDR-5 (Low Density Residential) zoning designation. (APNs: 1050-341-62, 63, 64, 65, and 67); **submitted by Francis Four, LLC.**

**PROPERTY OWNER:** Francis Four, LLC

**RECOMMENDED ACTION:** That the Planning Commission approve the modification to File No. PMTT14-012 conditions of approval, pursuant to the facts and reasons contained in the staff report and attached resolution.



**Figure 1: Project Location**

Case Planner:	Scott Murphy	Hearing Body	Date	Decision	Action
Planning Director Approval:		DAB			
Submittal Date:	11/04/2016	ZA			
Hearing Deadline:	n/a	PC	11/22/2016		Final
		CC			



**PROJECT SETTING:** The project site is comprised of 1.63 acres of land located at the southwest corner of Francis Street and San Antonio Avenue, within the LDR-5, Low Density Residential, zoning district, and is depicted in Figure 1: Project Location, above. The site contains two historic structures and a subdivision map and Development Plan were approved for a total of six houses. Street improvements will be provided on Grevillea Street, completing the knuckle street. The site is surrounded on all sides by existing single family homes.

**PROJECT ANALYSIS:**

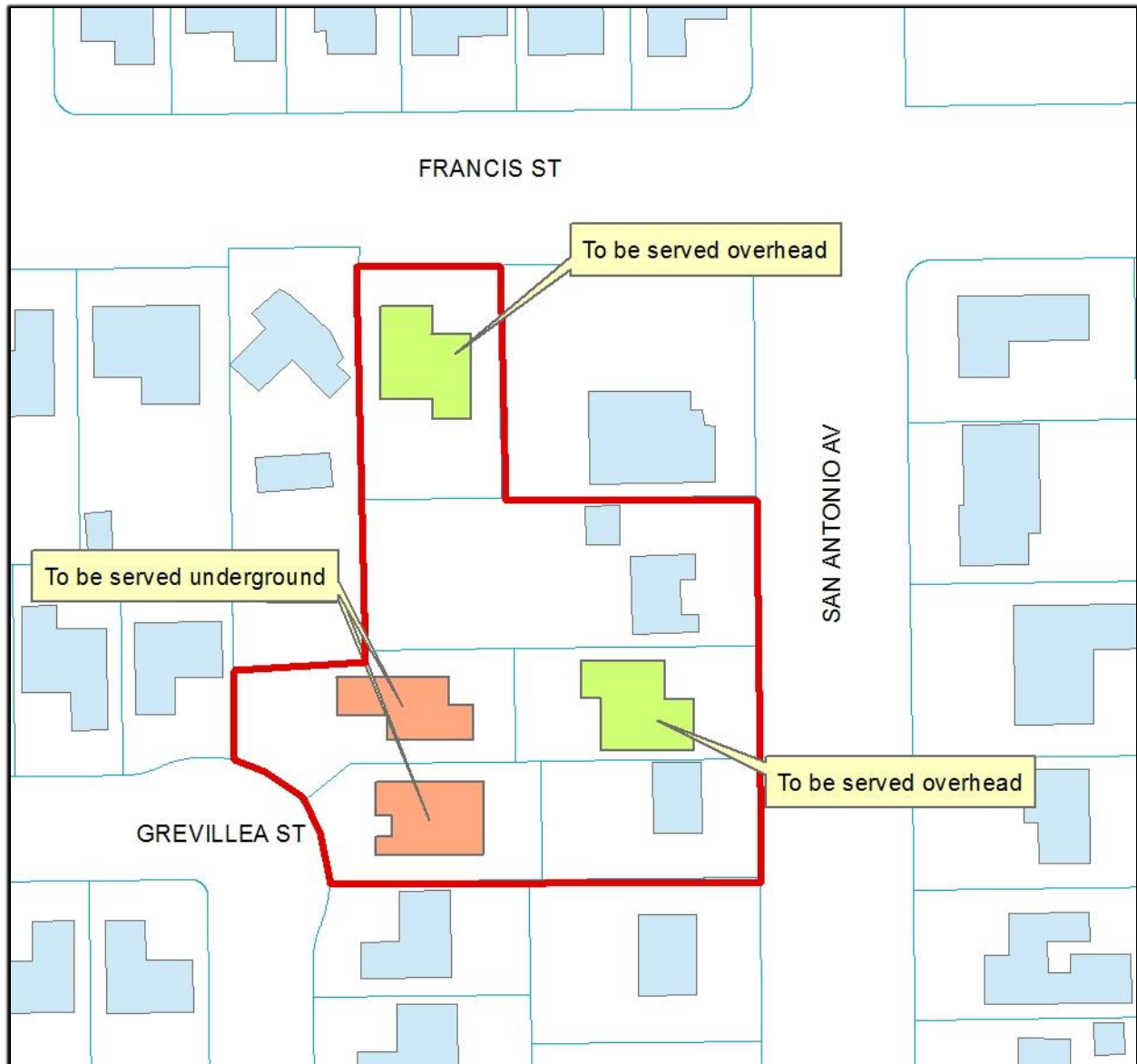
[1] Background — On December 15, 2014, the Planning Commission approved the Tentative Tract Map and Development Plan applications for the six residences. As a condition of approval for the subdivision, the four new homes being constructed were required to have electrical and telephone service provided underground to the units. The two existing homes fronting San Antonio Avenue were allowed to retain their existing overhead service.

During the course of utility planning with Southern California Edison (“SCE”), SCE planners designed the service for the units on Grevillea Street underground but informed the applicant that providing underground service to the units fronting Francis Street and San Antonio Avenue would be extremely costly given the existing overhead service to the units surrounding the project. As a result, the applicant is requesting a modification to the conditions of approval that would allow the new unit on Francis Street and the new unit on San Antonio Avenue to provide overhead utility service.

[2] Analysis — Municipal Code Section 7-7.201(a) requires all proposed new development, as a condition of development, to provide underground service for cable television, electrical, and telephone utilities. Based on this provision, the original conditions of approval for the Tentative Tract Map application required the undergrounding of utilities for the new homes proposed for construction – the two units on Grevillea Street, the unit fronting Francis Street, and the unit fronting San Antonio Avenue – the existing units fronting San Antonio were able to maintain their existing overhead utility connections.

Municipal Code Section 7-7.302 identifies those projects that are exempt from the underground service requirements. Subsection (d) states that the development of a new single family residence on a property where the adjacent properties are serviced by overhead utility may be exempted from the underground requirement. In the case of the unit on Francis Street and the unit on San Antonio Avenue, the houses are being constructed in between existing residences that are served by overhead utilities. Additionally, the majority of the units in the immediate area are served by overhead utilities. As mentioned previously, SCE indicated that the cost to provide underground utilities to serve the properties would be extremely expensive given the existing overhead utilities and the location of the SCE poles in proximity to the residences.

In considering the request, the City Engineer reviewed the modification request and determined that the project was eligible for the exemption and is in agreement with modifying the conditions of approval to eliminate the underground service requirement for the unit on Francis Street and the unit on San Antonio Avenue.



**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

[1] City Council Priorities

**Primary Goal:** Regain Local Control of the Ontario International Airport

**Supporting Goals:**

- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

[2] Vision.

**Distinctive Development:**

- Commercial and Residential Development
  - Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

[3] Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

[4] Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.
  - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.
- Goal LU2: Compatibility between a wide range of uses.

➤ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Housing Element:**

▪ Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➤ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices and other best practices.

Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

**Community Economics Element:**

▪ Goal CE1: A complete community that provides for all incomes and stages of life.

➤ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business and foster a balanced community.

▪ Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➤ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

➤ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➤ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

### **Community Design Element:**

➤ CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

➤ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➤ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➤ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➤ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

▪ Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

➤ CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

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

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development Projects) of the CEQA Guidelines, which consists of a project that is less than 5 acres, is surrounded by development, and comply with the provisions of the Development Code and the General Plan, and utilities are available to serve the site.

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A MODIFICATION TO FILE NO. PMTT14-012, A REQUEST TO AMEND CERTAIN CONDITIONS OF APPROVAL PERTAINING TO THE UNDERGROUNDING OF UTILITY SERVICES FOR A TENTATIVE TRACT MAP (TT 18713) TO SUBDIVIDE 1.63 ACRES INTO SIX SINGLE FAMILY RESIDENTIAL LOTS, GENERALLY LOCATED BY THE SOUTHWEST CORNER OF FRANCIS STREET AND SAN ANTONIO AVENUE, AT 623 W. FRANCIS STREET AND 1824 S. SAN ANTONIO AVENUE, IN THE LDR-5 (LOW DENSITY RESIDENTIAL) ZONING DESIGNATION, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 1050-341-62, 63, 64, 65, AND 67.

WHEREAS, Francis Four, LLC, ("Applicant") has filed an Application for the approval of a modification to File No. PMTT14-012, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 1.63 acres of land generally located at the southwest corner of Francis Street and San Antonio Avenue, at 623 W. Francis Street and 1824 S. San Antonio Avenue within the LDR-5, Low Density Residential, zoning district and is presently improved with two single family residences; and

WHEREAS, the properties to the north, south, east and west of the Project site are within the LDR-5, Low Density Residential, zoning district, and are developed with single family residences; and

WHEREAS, on December 15, 2014, the Planning Commission conducted a public hearing on the application and approved PMTT14-012, subject to certain conditions of approval. Condition 2.18 required the utilities to the new units to be provided underground consistent with Municipal Code Section 7-7.201(a); and

WHEREAS, the applicant is in the process of developing the lots and has submitted plans to Southern California Edison ("SCE") to design the electrical service to the new units; and

WHEREAS, the applicant is proposing to serve the two units fronting Grevillea Street with underground utilities; and

WHEREAS, because the existing units on either side of the Francis Street and the San Antonio units are served by overhead utilities, SCE has indicated that the cost of serving the new units underground would be extremely expensive; and

WHEREAS, as a result, the applicant is requesting that the unit fronting Francis Street and the unit fronting San Antonio Avenue be served by overhead utilities consistent with other units in the area; and

WHEREAS, Municipal Code Section 7-7.301(d) states that the development of a new single family residence on a property where the adjacent properties are serviced by overhead utility may be exempted from the underground requirement; and

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

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, on November 22, 2016, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

a. The administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and



b. The Project is categorically exempt from environmental review pursuant to Section 15332 ( Infill Development Projects) of the CEQA Guidelines, which consists of a project that is less than 5 acres, is surrounded by development, and comply with the provisions of the Development Code and the General Plan, and utilities are available to serve the site; and

c. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

d. The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

SECTION 2. Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Planning Commission hereby concludes as follows:

a. The proposed map 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, and applicable area and specific plans, and planned unit developments.

b. The design or improvement of the proposed subdivision 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, and applicable specific plans and planned unit developments.

c. The site is physically suitable for the type of development proposed.

d. The site is physically suitable for the proposed density of development.

e. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

f. The design of the subdivision or type of improvements are not likely to cause serious public health problems.

g. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby **APPROVES** the modification to the conditions of approval by modifying Engineering Condition No. 2.18 to read as follows:

2.18 Provide all utilities to each parcel including sanitary sewers, water service, electric power, gas, telephone and cable T.V. (if applicable). All utilities serving Lots 4 and 5 shall be underground. Utilities serving Lots 1, 2, 3 and 6 may be overhead.

SECTION 4. 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 this approval. 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.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of November 2016, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

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Jim Willoughby  
Planning Commission Chairman

ATTEST:

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Scott Murphy  
Planning Director/Secretary of Planning  
Commission

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO                )

I, Marci Callejo, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC16-[insert #] was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on November 22, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Marci Callejo  
Secretary Pro Tempore



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Chairman and Members of the Planning Commission

**FROM:** Scott Murphy, Planning Director *SM*

**DATE:** November 22, 2016

**SUBJECT:** MONTHLY PLANNING DEPARTMENT ACTIVITY REPORT; MONTH OF OCTOBER 2016

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Attached, you will find the Planning Department Monthly Activity Report for the month of October 2016. The report describes all new applications received by the Planning Department and actions taken on applications during the month. Please contact me if you have any questions regarding this information.

The attached reports, along with reports from past months, may also be viewed on the City's web site. New applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-applications>, and actions taken on applications may be viewed at <http://www.ontarioca.gov/planning/reports/monthly-activity-reports-actions>.

## Monthly Activity Report—New Applications

Month of October 2016

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**PDA-16-004:** Submitted by Pacific Communities Builder, Inc

A Development Agreement between Pacific Communities Builder, Inc., and the City of Ontario, for the development of up to 192 single-family residential numbered lots and 32 lettered (common) lots on approximately 38.59 acres of land within Planning Area 1 of the Armstrong Ranch Specific Plan, located on the southeast corner of Vineyard Avenue and Riverside Drive (APNs: 0218-101-03, 0218-101-04, 0218-101-05 and 0218-101-06).

**PDEV16-041:** Submitted by Whitfield Associates, Inc.

A Development Plan to construct a new Mazda Sales and Service Facility totaling 10,185 square feet, with vehicle showroom, service reception, and general office area, and a 3,951-square foot expansion to an existing Hyundai Sales and Service Facility, on approximately 9.79 acres of land located at the northeast corner of Jurupa Street and Kettering Drive, at 1307 South Kettering Drive, within the General Commercial land use district of the California Commerce Center Specific Plan (APN: 0238-231-11).

**PDEV16-042:** Submitted by Brookfield Residential

A Development Plan to construct 55 single-family dwellings on approximately 7.78 acres of land located at the southwest corner of Riverside Drive and Mill Creek Avenue, within the P-7 SFD-Variable Lot land use district of the Edenglen Specific Plan (APNs: 0281-931-01 through 0281-931-24; 0218-931-75 through 0281-931-89; and 0218-941-63 through 0218-941-78).

**PDEV16-043:** Submitted by Jacob Glaze

A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan (APN: 1008-431-27).

**PDEV16-044:** Submitted by Brother Home Trading Corp.

A Development Plan to construct an apartment complex consisting of 6 multiple-family dwelling units on approximately 0.3 acres of land located at 1444 West Stoneridge Court, within the MDR-25 (Medium Density Residential - 18.1 to 25.0 DUs/Acre) zoning district (APN: 1010-551-06).

**PHP-16-020:** Submitted by Pete Volbeda

A Certificate of Appropriateness to construct a 641 square foot addition to an existing single-family dwelling, a Contributor within the Rosewood Court Historic District, located at 319 East Rosewood Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) zoning district (APN: 1048-663-20).

## Monthly Activity Report—New Applications

Month of October 2016

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**PPRE16-001:** **Submitted by Prologis LP**

A Preliminary Review application for a proposed 1,258,720 square foot industrial warehouse building on 54.25 acres of land located at the southeast corner of Merrill Avenue and Carpenter Avenue, within the Industrial land use district of the proposed Colony Commerce Center West Specific Plan (APNs: 0218-292-05 and 0218-311-11).

**PSGN16-115:** **Submitted by Cost Sign Inc.**

A Sign Plan for the installation of one wall sign (48.85 SF) above the business front entrance, located at 2570 South Vineyard Avenue.

**PSGN16-116:** **Submitted by All Pro Signs, Inc.**

A Sign Plan for the installation of four signs for FedEx, located at 3371 East Francis Street.

**PSGN16-117:** **Submitted by All Pro Signs, Inc.**

A Sign Plan for the installation of two wall signs for FedEx, located at 2060 South Wineville Avenue.

**PSGN16-118:** **Submitted by Black Coffee Sign Fabricators, Inc.**

A Sign Plan for the installation of two wall signs (replacing existing signs at same location for a business name change), located at 3550 East Francis Street.

**PSGN16-119:** **Submitted by All Pro Signs, Inc.**

A Sign Plan for the installation of two signs for Enterprise Rent-A-Car, including one monument sign (changed from pole sign to monument sign) and one wall sign, located at 1344 East Holt Boulevard.

**PSGN16-120:** **Submitted by Signarama**

A Sign Plan for the installation of a wall sign for ALUMT INSTITUTE, located at 4710 Ontario Mills Parkway, Suite C.

**PSGN16-121:** **Submitted by Truemark, Inc.**

A Sign Plan for the installation of 3 wall signs (per Sign Program No. PSGP11-005 Ontario Airport Towers Revised), located at 2777 East Guasti Road, Suite 7.

**PSGN16-122:** **Submitted by A+ Sign Shops**

A Sign Plan for the installation of a wall sign (41 SF) for Wetland Group, Inc., located at 4150 East Concours Street, Suite 100.

## Monthly Activity Report—New Applications

Month of October 2016

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**PSGN16-123:** **Submitted by Swain Sign Inc.**

A Sign Plan for the installation of two drive through clearance poles/signs for McDonald's restaurant, located at 2463 South Euclid Avenue.

**PSGN16-124:** **Submitted by Designun**

A Sign Plan for the installation of two freestanding menu boards for McDonald's restaurant, located at 2463 South Euclid Avenue.

**PSGN16-125:** **Submitted by Barbara Cohen**

A Sign Plan for the installation of two multi-tenant monument signs for Piemonte at Ontario Center, located at 4000 East Fourth Street.

**PSGN16-126:** **Submitted by Swain Sign**

A Sign Plan for the installation of new wall and monument signs for McDonald's restaurant, located at 2463 South Euclid Avenue.

**PSGP16-004:** **Submitted by Eddy Sutiono**

A Sign Program for Grove and Sixth Shopping Center, located at 1212 through 1232 East Sixth Street (APN: 1047-433-015).

**PTUP16-064:** **Submitted by Candyland Amusements**

A Temporary Use Permit for a Carnival located at 1848 South Euclid Avenue. To be held on 11/3/2016 through 11/6/2016.

**PTUP16-065:** **Submitted by Chaffey High School CHS Band Boosters**

A Temporary Use Permit for Chaffey High School Battle of the Bands, located at 1245 North Euclid Avenue, on the school football field. To be held on 10/15/2016.

**PTUP16-066:** **Submitted by Word of Life Christian Fellowship**

A Temporary Use Permit for a Trunk-or-Treat event in conjunction with the Word of Life Christian Fellowship Church, located at 1355 West Sixth Street. To be held on 10/29/2016.

**PTUP16-067:** **Submitted by Lewis Management Corp.**

A Temporary Use Permit for a realtor/home builder event, located at 4955 South Parkplace Avenue. To be held on 10/13/2016.

**PTUP16-068:** **Submitted by Oportun**

A Temporary Use Permit for a radio remote by KLVE-FM radio station, including live music, raffles and giveaways, located at 1355 E Fourth Street. To be held on 10/22/2016.



## Monthly Activity Report—New Applications

Month of October 2016

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**PTUP16-069:** **Submitted by Cort Furniture**

A Temporary Use Permit for a parking lot sale in conjunction with Cort Furniture, located at 4155 East Inland Empire Boulevard. To be held on 11/10/2016 through 11/14/2016.

**PTUP16-070:** **Submitted by Home Depot**

A Temporary Use Permit for a Christmas Tree Lot within the Home Depot parking lot, located at 2980 South Euclid Avenue. To be held on 11/17/2016 through 12/26/2016.

**PTUP16-071:** **Submitted by American Lung Association**

A Temporary Use Permit for Annual 5K Walk Fundraiser hosted by the American Lung Association in conjunction with Mathis Furniture, located at 4105 East Inland Empire Boulevard. To be held on 11/6/2016.

**PTUP16-072:** **Submitted by Grocery Outlet**

A Temporary Use Permit for a food truck providing free meals to customers for customer appreciation day, in conjunction with Grocery Outlet located at 2275 South Euclid Avenue. To be held on 10/22/2016.

**PVER16-046:** **Submitted by Planning and Zoning Resources**

A Zoning Verification for 5772 East Jurupa Street (APN: 0238-133-12).

**PVER16-047:** **Submitted by Planning and Zoning Resources**

A Zoning Verification for 5555 East Jurupa Street (APN: 0238-101-11)

**PVER16-048:** **Submitted by Blanca Ochoa**

A Zoning Verification for 3919 to 3979 East Guasti Road (APN: 0210-212-24).

**PVER16-049:** **Submitted by Tammy Pote**

A Zoning Verification for 4360 East Mills Circle (APN: 0238-014-21).

**PVER16-051:** **Submitted by Blanca Ochoa**

A Zoning Verification for 820 South Vintage (APN: 0238-101-77).

**PVER16-052:** **Submitted by Bianca Ochoa**

A Zoning Verification for 1500 to 1590 South Archibald Avenue (APN: 0113-271-10).

**PVER16-053:** **Submitted by Stutzman, Bromberg, Esserman, & Plifka**

A Zoning Verification for 4422 East Airport Drive (APN: 0238-185-47).

# Monthly Activity Report—New Applications

Month of October 2016

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**PZC-16-004:**

**Submitted by City of Ontario**

City initiated Zone Changes on various properties located throughout the City in order to make the zoning consistent with the Policy Plan land use designations of the properties.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of October 2016

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**DEVELOPMENT ADVISORY BOARD MEETING**

**October 3, 2016**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR MEETING**

**October 3, 2016**

*Meeting Cancelled*

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**CITY COUNCIL MEETING**

**October 4, 2016**

**PROCLAMATION OF NATIONAL WALK TO SCHOOL DAY OCTOBER 5, 2016**

**Action: Adopted the proclamation.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA16-004:** A request to add Chapter 18 to Title 6 of the Ontario Municipal Code and amend the Ontario Development Code Section 9.01 (Definitions) and Table 5.02-1 (Land Use Table) to regulate personal, medical, and commercial use of marijuana. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; **City initiated.** The Planning Commission recommended approval of this item on August 23, 2016 with a vote of 7 to 0.

**Action: Adopted an Ordinance approving the proposed Development Code Amendment.**

**ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-002:**

An Amendment to The Exchange Specific Plan to establish the Industrial Park (IP) land use development standards, regulations and design guidelines for 10.59 acres of land, located on the north side of Ontario Mills Parkway, east of the I-15 Freeway, within the Industrial Park land use district of The Exchange Specific Plan. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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. (Related Files No's.: PMTT16-012 and PDEV16-016); (APN: 0238-012-19) **submitted by Orbis Real Estate Partners.** The Planning Commission recommended approval of this item on August 23, 2016 with a vote of 7 to 0.

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of October 2016

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**Action:** Adopted a Resolutions approving a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approving the Specific Plan Amendment.

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**DEVELOPMENT ADVISORY BOARD MEETING**

**October 17, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-029:**

A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. 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; (APNs: 0218-111-52 and 0218-111-57) **submitted by DR Horton**. Planning Commission action is required.

**Action:** Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-038:**

A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for both Airports; (APN: 0218-281-02) **submitted by Tri Pointe Homes**. Planning Commission action is required.

**Action:** Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-**

**017:** A Parcel Map (TPM 19732) to subdivide a 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban Commercial land use district of the Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of October 2016

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Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 210-193-16) **submitted by CEMDT Park Haven, LLC**. Planning Commission action is required.

**Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TM 20050) AND PDEV16-019:**

A Tentative Tract Map (File No. PMTT16-013/TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and Section 15332 (Class 32, In-Fill Development Projects) 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 Airport Land Use Compatibility Plan ALUCP) for ONT; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by Miken Construction**. Planning Commission action is required.

**Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS.**

**PDEV16-025 & PVAR16-003:** A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 0108-381-05); **submitted by Misty Lake Properties, LP**. Planning Commission action is required.

**Action: Adopted a Decision recommending the Planning Commission approve the Project subject to conditions.**

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of October 2016

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**ZONING ADMINISTRATOR MEETING**

**October 17, 2016**

*Meeting Cancelled*

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**ZONING ADMINISTRATOR SPECIAL MEETING**

**October 18, 2016**

**ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PCUP05-014 AND PCUP16-011:** A request to: [1] voluntarily surrender a Conditional Use Permit (File No. PCUP05-014) for the establishment of a full service sit down restaurant with alcoholic beverage sales (Type 47 ABC License); [2] establish a banquet facility with live entertainment and dancing within a 9,332 square foot area of the basement level and within a 4,447 square foot tenant space on the ground level; and [3] authorize alcoholic beverage sales for consumption on the premises with a catering permit, in conjunction with the banquet facilities, within an existing 33,740 square foot retail building on 0.41 acres of land, located at 317 North Euclid Avenue, within the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities). 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; (APN. No. 1048-566-05) **submitted by Global Brands Import.**

**Action: Adopted decisions surrendering the previous Conditional Use Permit, and approving the new Conditional Use Permit subject to conditions.**

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**CITY COUNCIL MEETING**

**October 18, 2016**

*No Planning Department Items Included on the Agenda*

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**PLANNING COMMISSION MEETING**

**October 25, 2016**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-029:** A Development Plan (File No. PDEV16-029) to construct 226 conventional single-family homes on 49.95 acres of land located within the RD-5,500 (Neighborhood 1) and RD-5,000 (Neighborhood 3) of the Countryside Specific Plan, located at the southwest corner of Riverside Drive and Colonial Avenue. The impacts to this project were previously analyzed with the Countryside Specific Plan EIR (SCH# 2004071001) that was adopted by the City Council on April 18, 2006 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the EIR shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence



City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of October 2016

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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; (APNs: 0218-111-52 and 0218-111-57) **submitted by DR Horton.**

**Action: Adopted a Resolution approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-038:**

A Development Plan (File No. PDEV16-038) to construct 68 conventional single-family homes on 10.11 acres of land located within the Conventional Small Lot Residential district of Planning Area 5 of the Subarea 29 Specific Plan, located at the northeast corner of Archibald Avenue and Merrill Avenue. The impacts to this project were previously analyzed in an addendum to the Subarea 29 Specific Plan EIR (SCH# 2004011009) that was adopted by the City Council on April 21, 2015 and was prepared pursuant to the requirements of California Environmental Quality Act. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for both airports. (APN: 0218-281-02); **submitted by Tri Pointe Homes.**

**Action: Adopted a Resolution approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT16-013 (TTM 20050) AND PDEV16-019:**

A Tentative Tract Map (File No. PMTT16-013/TTM 20050) to subdivide 3.47 acres of land for condominium purposes, in conjunction with a Development Plan (File No. PDEV16-019) to construct 57 townhome units, located on the west side of Euclid Avenue, between Francis Avenue and Cedar Street, at 1910 South Euclid Avenue, within the MDR18 (Medium Density Residential) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) and Section 15332 (Class 32, In-Fill Development Projects) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APNs: 1050-381-04, 1050-381-05, 1050-381-06, 1050-381-07, 1050-381-08 and 1050-381-09) **submitted by Miken Construction.**

**Action: Adopted Resolutions approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-**

**017:** A Parcel Map (TPM 19732) to subdivide 4.29 acres of land into two parcels, located at 3350 and 3380 East Shelby Street, within the Urban Commercial land use district of The Ontario Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions) 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

City of Ontario Planning Department  
**Monthly Activity Report—Actions**  
Month of October 2016

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criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. (APN: 210-193-16); **submitted by CEMDT Park Haven, LLC.**

**Action: Adopted a Resolution approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS.**

**PDEV16-025 & PVAR16-003:** A Development Plan (PDEV16-025) to construct a 5,132 square foot multi-tenant commercial building on 0.4 acres, and a Variance request (PVAR16-003) to deviate from the westerly property line minimum landscape setback requirement, from 20 feet to 15 feet, for property located at 1305 E. Fourth Street, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; (APN: 0108-381-05) **submitted by Misty Lake Properties, LP**

**Action: Adopted Resolutions approving the Project subject to conditions.**

**ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE**

**NO. PDCA16-005:** A request to add Reference I, Public Art Program, to the City of Ontario Development Code to promote public art and art in public places. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) (General Rule) 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 Airport Land Use Compatibility Plan (ALUCP) for ONT; **City initiated.** City Council action is required. Continued from the September 27, 2016, meeting.

**Action: Adopted a Resolution recommending the City Council approve the Project.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-012:** A Mills Act Contract for a 2,160 square foot Spanish Colonial Revival style residential building, a Contributor within the designated Euclid Avenue Historic District, located at 1458 North Euclid Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1047-352-14); **submitted by Steven and Sylvia Romero.** City Council action is required.

**Action: Application withdrawn; no action required.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-013:** A Mills Act Contract for a 1,398 square foot Early Post-War Tract style residential building, a Contributor within the designated College Park Historic District, located at 224 East Princeton Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant

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to Section 21065 of the CEQA Guidelines (APN: 1047-541-12); **submitted by Walter and Wendi Hafner**. City Council action is required.

**Action: Adopted a Resolution recommending the City Council approve the Project.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-015:** A Mills Act Contract for a 2,176 square foot Mediterranean Revival style residential building, a Contributor within the designated Rosewood Court Historic District, located at 403 East Rosewood Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1048-063-17); **submitted by Kelly Strayer and Robert Miller**. City Council action are required.

**Action: Adopted a Resolution recommending the City Council approve the Project.**

**MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP16-014:** A Mills Act Contract for a 2,079 square foot American Foursquare style residential building, Local Landmark No. 47 and a Contributor within the designated Euclid Avenue Historic District, located at 951 North Euclid Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/AC) Zoning District. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines (APN: 1048-043-08); **submitted by Rebecca and LeKeith Brown**. City Council action are required.

**Action: Application withdrawn; no action required.**

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