



CITY OF ONTARIO  
**ZONING ADMINISTRATOR**  
AGENDA

September 18, 2017

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

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

**PUBLIC HEARINGS**

- A. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP17-017**: A Conditional Use Permit to establish a 3,534 square-foot massage therapy vocational trade school on 15.35 acres of land located at 2980 E. Inland Empire Boulevard, within the Garden Commercial land use district of the TransPark Specific Plan. The project is categorically exempt from requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 0210-191-15); **submitted by National Holistic Institute / Tim Veitzer, President.**

If you wish to appeal a decision of the Zoning Administrator, you must do so within ten (10) days of the Zoning Administrator action. Please contact the Planning Department for information regarding the appeal process.

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **September 14, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

*Maureen Duran*

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# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

September 18, 2017

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

**FILE NO.:** PCUP17-017

**DESCRIPTION:** A Conditional Use Permit to establish a 3,534-square-foot massage therapy vocational trade school on 15.346 acres of land located at 2930 E. Inland Empire Boulevard. 0210-191-15; **submitted by National Holistic Institute / Tim Veitzer, President.**

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

NATIONAL HOLISTIC INSTITUTE / TIM VEITZER, PRESIDENT, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-017, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(1) Project Setting:** The project site is comprised of approximately 15 acres of land located at 2930 E. Inland Empire Boulevard, and is depicted in *Exhibit A: Aerial Photograph*, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Commercial Office	Office Commercial (0.75 FAR)	N/A	TransPark Specific Plan, Garden Commercial Land Use Designation
<i>North</i>	Residential	Mixed Use (Inland Empire Corridor)	N/A	Ontario Festival, Planned Residential Land Use Overlay
<i>South</i>	Interstate 10 Freeway	N/A	N/A	N/A
<i>East</i>	Industrial	Office Commercial (0.75 FAR)	N/A	TransPark Specific Plan, Garden Industrial Land Use Designation
<i>West</i>	Commercial Office	Office Commercial (0.75 FAR)	N/A	TransPark Specific Plan, Garden Commercial Land Use Designation

<i>Prepared:</i> AV 8-30-17	<i>Reviewed:</i> RZ 9-1-17	<i>Decision:</i> [enter initial/date]
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**(2) Project Analysis:**

**(a) Background** — The project site is located within the TransPark Specific Plan that was developed in 1981 with seven buildings and a total area of approximately 202,000 square feet. The project site is generally located at the southeast corner of Archibald Avenue and Inland Empire Boulevard, and the project suite is located within an existing 31,850 square-foot building at 2930 E. Inland Empire Boulevard. The existing multi-tenant business park is currently occupied by administrative consulting and professional uses, in addition to warehousing. The applicant is requesting approval of a Conditional Use Permit (File No. PCUP17-017) to establish a massage therapy vocational trade school, the National Holistic Institute (NHI), within a vacant 3,534 square-foot tenant suite.

In 2012, a Determination of Use was approved (File No. PDET12-002) which found that an educational use is similar to and complies with the goals and intent of the TransPark Specific Plan. The proposed Massage Therapy Vocational Trade School is similar to that of an educational use in that it will provide education and training to individuals seeking to further their knowledge in the massage therapy industry.

NHI is a nationally-accredited massage therapy vocational trade school, and is a member of the American Massage Therapy Association. NHI is one of the largest and most respected colleges of massage therapy in the United States, and is approved by a variety of Federal departments and national boards. The college currently has nine other campuses in California and typically employs full-time, tenured faculty. NHI offers a comprehensive, 800-hour massage therapy program.

**(b) Proposed Use and Floor Plan** — The proposed project will employ up to 4 faculty and staff on-site. Proposed hours of operation are:

- Mondays and Wednesdays: 8:45am to 12:45pm, and 6pm to 10pm
- Tuesdays, Thursdays, and Fridays: 8:45am to 12:45pm
- Saturdays: 8:45am to 5:15pm

The hours as proposed are intended to accommodate working students, so that they can meet their requirements while continuing to work full-time. Initial enrollment is expected to be 10 to 20 students, with approximately two-thirds of the students in the morning classes and the remaining one-third in the evening and weekend classes.

The facility will be divided into five general uses (*see Exhibit C: Floor Plan*) that include:

- Classroom (1,380 SF)
- Break Room (approximately 500 SF)
- Offices (approximately 400 SF)
- Storage (approximately 225 SF)
- Reception (approximately 400 SF)

In addition to standard classes, NHI programming includes public massage clinics. The clinics allow NHI graduates to be workforce-ready, in that they provide students with important real-world experience working on the public that the college's hiring partners require. Clinics typically take place weekly, with a proposed schedule of Wednesday and Saturday afternoons, from 1:15 PM to 5:15 PM for this site. Although open to the public, the clinic is still an educational session, and this 4-hour window provides time for three separate 50-minute massage therapy sessions. The public may book an appointment for any of the sessions through NHI's website at a discounted rate.

The intent of the public massage clinics are for teaching and instruction; therefore, the site does not take requests for specific massage styles or for particular students. Students are only allowed to perform modalities and techniques in which they have been trained and are studying. Cubicle curtains remain open during the session to accommodate teacher "coaching", and teachers and other students may observe the session as part of the learning process. As the clinic is an educational environment, students, staff, and faculty may not accept tips under any circumstances. In addition to providing work experience for students, the discounted massage rates provide a service to the community.

(c) Parking and Site Plan — The project site, TransPark Office Center, has direct access from Inland Empire Boulevard and includes seven separate office buildings within one parcel (see *Exhibit B: Site Plan*). The center provides 756 shared, non-exclusive parking spaces (see *Exhibit E: Parking Letter*). The current existing uses, including the project, require a total of 719 spaces. The proposed project is required to provide a total of 21 spaces based on the Ontario Development Code for a *business, technical and trade school* that requires 6 spaces per 1000 square feet of gross floor area. The project suite, located within 2930 E. Inland Empire Boulevard, is directly adjacent to approximately 160 parking spaces, and at full capacity as *general business offices* (4 spaces per 1000 square-feet of GFA), and the *business, technical, and trade school*, a total of 134 spaces would be required. In addition to the availability of building-adjacent parking spaces, a weekday, mid-day site visit revealed that the parking capacity adjacent to the project's suite was at less than 10%. Therefore, staff believes that the proposed use will not adversely affect the parking demand within the center. The entire center's parking, as well as the project suite-adjacent parking, is calculated as follows:

Summary of Parking Analysis - Center				
Land Use	Gross Floor Area (SF)	Parking Ratio	Required Parking	Total Parking Provided
General Business Offices	168,271	4 spaces per 1000 SF of GFA	673	
Warehousing and Distribution	29,925	1 space per 1000 SF of GFA for portion of GFA ≤ 20,000 SF, plus 0.5 space per 1,000 SF (0.0005/SF) for GFA > 20,000 SF	25	

<b>Business, Technical, and Trade Schools</b>	3,534	6 spaces per 1000 SF of GFA	21	
	<b>201,730</b>		<b>719</b>	<b>756</b>

(d) **Land Use Compatibility** — Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and by establishing measures for mitigation. The existing tenant space will be utilized as an education facility, which will not intensify the surrounding uses. The surrounding uses are predominantly office-related, administrative consulting and support businesses. The proposed facility will be utilized similar to the surrounding businesses; therefore, no new impacts are anticipated.

Nearby uses are predominantly office-related uses and will not be exposed to any impacts beyond those that would normally be associated with an office use. Staff believes that the recommended Conditions of Approval will also sufficiently mitigate any potential impacts associated with the use.

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

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

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

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

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

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

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

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

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

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

WHEREAS, on September 18, 2017, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) [insert planner name and title], presented the staff report on the proposed use, indicating the staff recommendation of [insert staff recommendation]. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

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

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed Massage Therapy Vocational Trade School will be located at 2390 E. Inland Empire Boulevard, which is designated for the TransPark Specific Plan zoning district. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the TransPark Specific Plan zoning district.

With approval of the Conditional Use Permit, the project meets the Specific Plan's intent to provide regional market needs, and to become a multi-use business center that maximizes the economic potential of the location. TransPark Specific Plan aims to promote future growth within the broader Ontario International Center, provide support business-related service to the expanding Ontario International Airport, develop a business center that relates to the regional access via the surrounding freeway system, provide jobs in the Ontario area, and to promote diverse users.

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed Massage Therapy Vocational Trade School will be located at 2390 E. Inland Empire Boulevard, which the Policy Plan Master Land Use Plan designates for Office Commercial land uses. The proposed land use 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, which promotes the establishment and intensification of Office Commercial land uses in the area of the project site.

If approved, the proposed project will:

- Meet the City Council Goal of investment in the growth and evolution of the City's economy, by providing both employment for faculty and staff as well as training and licensing necessary for students to be able to provide wellness services to the greater population.
- Meet City Council Policy LU1-6 Complete Community, in that the proposed use will further add to the variety of land uses that result in a complete community. The vision for complete communities is to provide residents at all stages of life,

employers, workers, and visitors access to a wide spectrum of choices where they can live, work, shop, and recreate within the City of Ontario. This facility creates opportunities for workforce training, and will provide a range of educational and training opportunities for residents, workers, and visitors that can improve their life choices and foster a more productive, skilled workforce for Ontario businesses.

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The proposed use is consistent with the uses and development standards allowed within the Garden Commercial Land Use Designation of the TransPark Specific Plan. Per the Specific Plan, the area is intended as a linking/buffering land use which balances the urban commercial with less-intensive commercial uses, developed in a park-like atmosphere. Land use types appropriate for the area include administrative and professional and service commercial uses. With approval of the Conditional Use Permit, the project is consistent with the Specific Plan's objectives and requirements, and any potential negative impacts will be minimized with the project's conditions of approval.

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

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The project has been conditioned so that the facility and use are operated in a manner that will not be detrimental to the health and safety of the surrounding community. In addition, the Police Department has also reviewed the application and is in support of the application subject to the attached conditions of approval.

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



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

(h) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP17-017, subject to the conditions of approval attached hereto and incorporated herein by this reference.

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

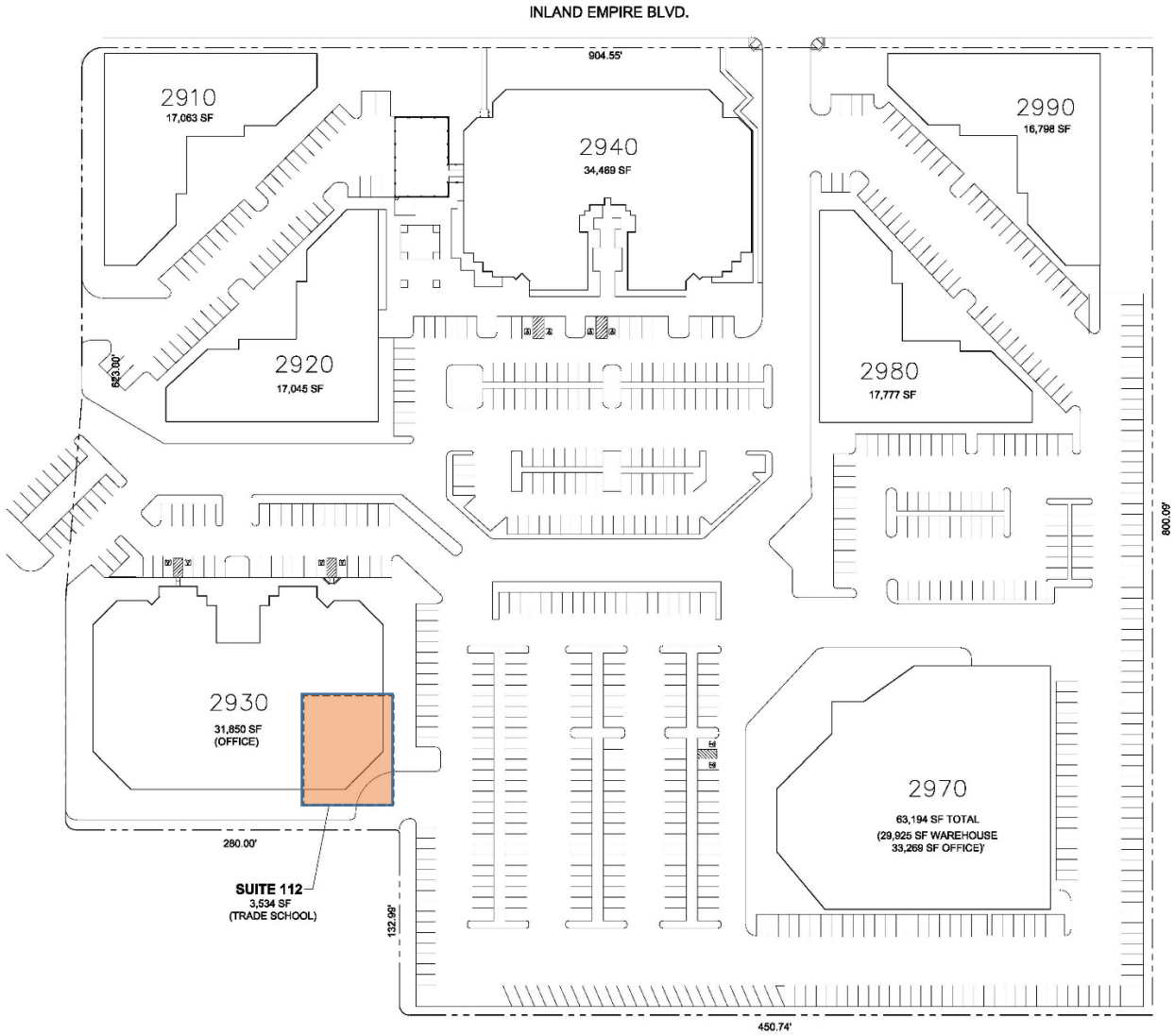
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Scott Murphy  
Zoning Administrator

**Exhibit A: Aerial Photograph**



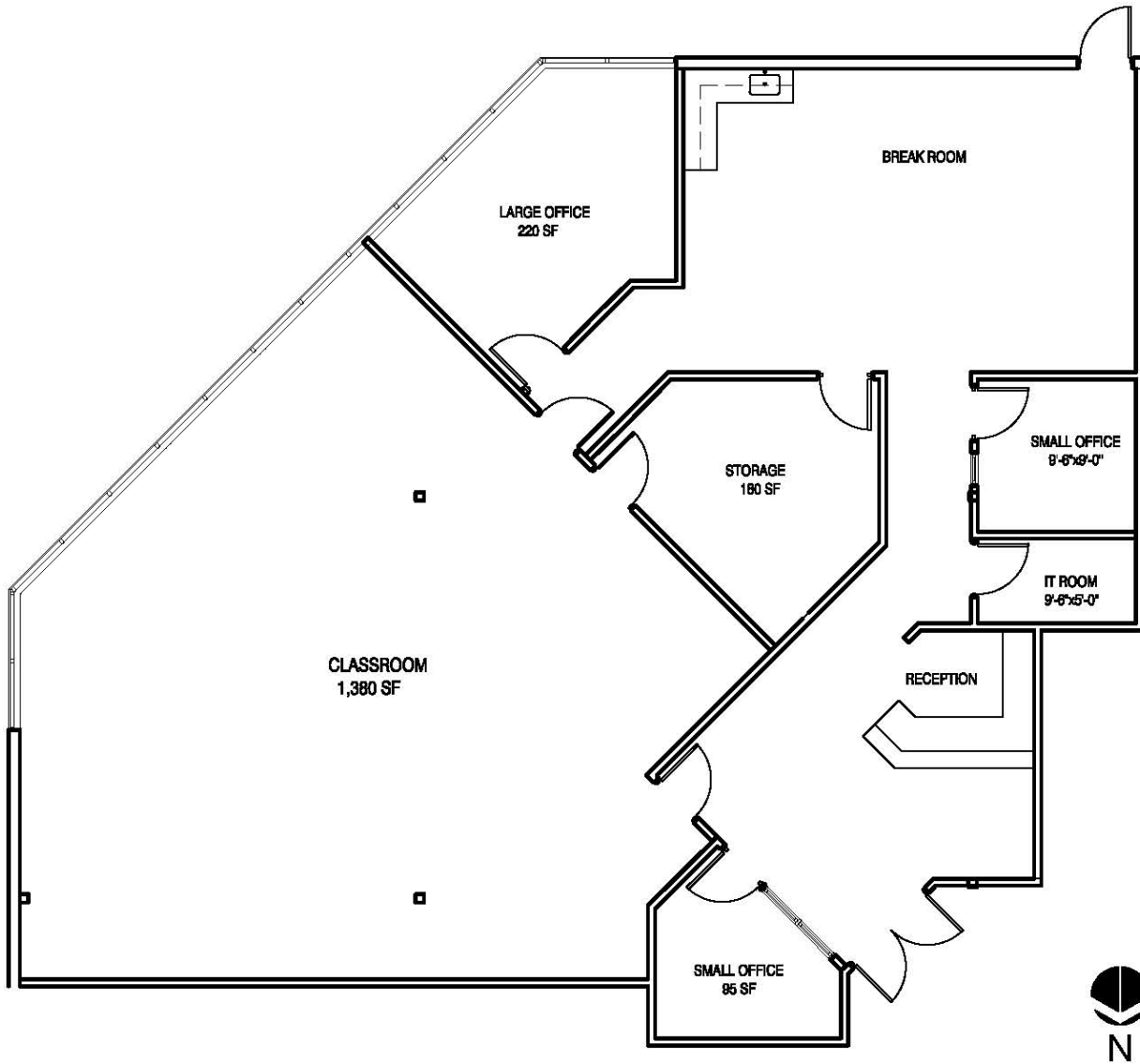
**Exhibit B: Site Plan**



1 EXISTING SITE PLAN  
A-1.0 SCALE: 1" = 50'



**Exhibit C: Floor Plan**



2930 E. Inland Empire Blvd.

National Holistic Institute

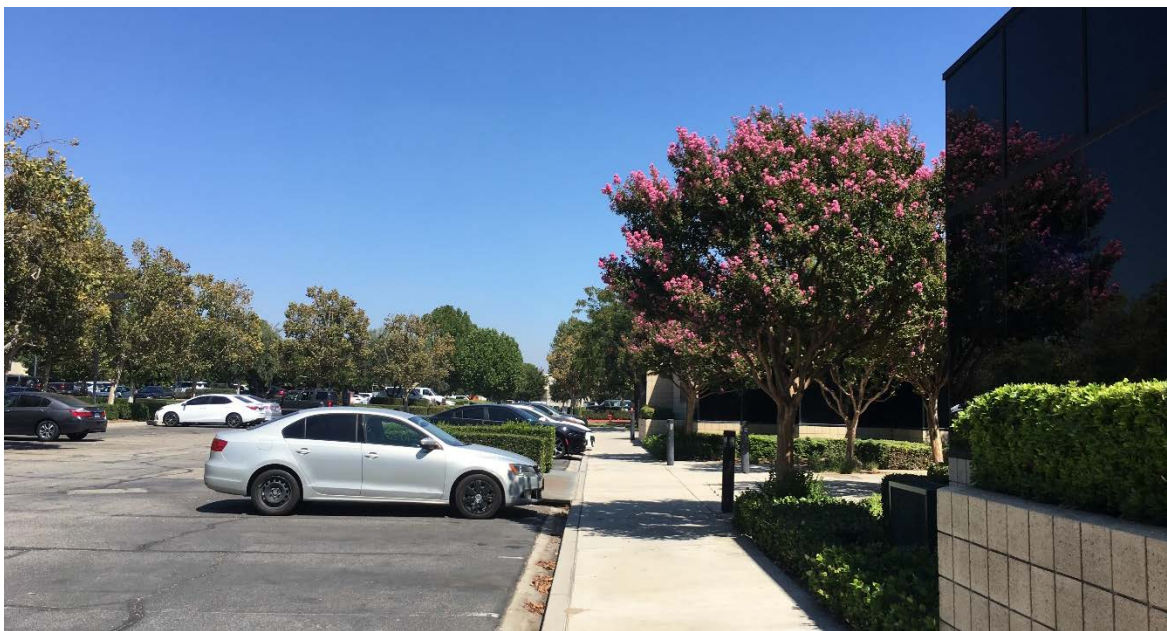
Suite 112

3,534 SF

***Exhibit D: Site Photos***



**VIEW LOOKING NORTH**



**VIEW LOOKING EAST**



**VIEW LOOKING EAST OF AREA SOUTH OF SITE**




**VIEW LOOKING WEST**

**Exhibit E: Parking Letter**

August 24, 2017

Ms. Alexis Vaughn  
Assistant Planner  
City of Ontario, Planning Department  
303 East B Street  
Ontario, California 91764



**The Abbey Company**

Re: National Holistic Institute / AP-Transpark LLC  
**Transpark Office Center - Shared Parking**

Dear Alexis:

I am writing you on behalf of AP-Transpark LLC and its tenant, National Holistic Institute, to confirm that the Transpark Office Center located at 2910-2990 East Inland Empire Boulevard, provides shared, non-exclusive parking for all the tenants within the Center.

Sincerely,

**The Abbey Management Company LLC**



Dennis J. Loput, Jr.  
Vice President - Legal



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

**Planning Department**  
**Land Development Division**  
**Conditions of Approval**

**Meeting Date:** September 18, 2017

**File No:** PCUP17-017

**Related Files:** N/A

**Project Description:** A Conditional Use Permit to establish a 3,534-square-foot massage therapy vocational trade school on 15.346 acres of land located at 2930 E. Inland Empire Boulevard. (APN(s): 0210-191-15); **submitted by National Holistic Institute / Tim Veitzer, President.**

**Prepared By:** Alexis Vaughn, Assistant Planner  
Phone: 909.395.2416 (direct)  
Email: [avaughn@ontarioca.gov](mailto:avaughn@ontarioca.gov)

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 Special Conditions of Approval.** The project shall comply with the following special conditions of approval:

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

**1.2 Environmental Review.**

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

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

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

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

**1.4 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.



# CITY OF ONTARIO

## MEMORANDUM

### ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

**DATE:** 08/28/2017

**PROJECT:** PCUP17-017, a Conditional Use Permit to establish a 3,534-square-foot massage therapy vocational trade school on 15.346 acres of land.

**APN:** 0210-191-15

**LOCATION:** 2930 East Inland Empire Boulevard

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

**PROJECT PLANNER:** Alexis Vaughn (909) 395-2416

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

1. No Conditions.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Planning Department

**FROM:** Douglas Sorel, Police Department

**DATE:** September 6, 2017

**SUBJECT:** PCUP17-017: Rev. 1 - A CONDITIONAL USE PERMIT TO ESTABLISH A MASSAGE THERAPY VOCATIONAL TRADE SCHOOL AT 2980 E. INLAND EMPIRE BLVD.

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The "Standard Conditions of Approval" contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions. In addition, the Ontario Police Department places the following conditions on the project:

1. The Applicant shall comply with all provisions of the California Massage Therapy Act, and any other local, state, and federal laws and regulations governing massage therapy schools.
2. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall advertise on any online classified ad or review website, including, but not limited to, craigslist.com, backpage.com, and rubmaps.com.
3. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall use sexually suggestive photographs or graphics on any advertisement material.
4. All employees and independent contractors operating in the establishment shall wear a name tag identifying their true names at all times.
5. The Applicant shall install and maintain a security camera surveillance system. Each camera shall record at a minimum of 640x480 lines of resolution and at a minimum of fifteen (15) frames per second. Recorded video shall be stored for at least 30 days and made available to the Police Department upon request. Cameras shall be positioned so as to capture the common areas of the business, including, but not limited to, the front entry door and hallway. Cameras shall be kept in proper working order at all times (ie. kept in focus, set to proper exposure levels for lighting conditions, etc.)

6. The Applicant shall comply with Section 52.6 of the California Civil Code requiring the posting of public notices regarding slavery and human trafficking.
7. No door shall be installed on any room used for massage therapy.
8. The Applicant shall keep the front door unlocked during operating hours.
9. No bathing or showering facilities shall be installed on the premises.
10. Neither the Applicant, nor any employee or independent contractor operating in the establishment, shall engage in any water-based massage modalities on the premises.
11. All massage tables and chairs shall be professionally manufactured and commercially available.
12. All materials (lotions, creams, rubs) used during the course of a massage shall be commercially available products manufactured for use by professional massage therapists and shall be stored in their original containers with intact labeling. Any materials advertised, packaged or labeled for a primary use other than professional massage therapy are prohibited.
13. No "adult entertainment" products, materials or contraceptives shall be kept, stored, or used on site.
14. Neither the Applicant, nor any employee or independent contractor operating out the establishment shall use any container, compartment, or receptacle to hide, conceal or camouflage any prohibited items.
15. All employment records shall be kept on-site and produced upon request of any authorized representative of the City of Ontario or the County of San Bernardino Health Department.

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



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Alexis Vaughn, Planning Department

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

**DATE:** September 6, 2017

**SUBJECT:** PCUP17-017 A Conditional Use Permit to establish a 3,534-square foot massage therapy vocational trade school on 15,346 acres of land located at 2980 E. Inland Empire Boulevard, within the Garden Commercial land use district of the Transpark Specific Plan (APN(s): 0210-191-15). Related File(s): N/A).

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

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

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP17-017  
 Address: 2980 E Inland Empire Blvd.  
 APN: 0210-191-15  
 Existing Land Use: Office Building  
 Proposed Land Use: A Conditional Use Permit to establish a 3,534 square foot vocational school for foot massage therapy  
 Site Acreage: 14.51 acres Proposed Structure Height: Existing building  
 ONT-IAC Project Review: n/a  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Alexis Vaughn  
 Date: 9/6/17  
 CD No.: 2017-045  
 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 type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input checked="" type="checkbox"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 100 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: Hassan Haghani, Development Director  
Scott Murphy, Planning Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Khoi Do, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Paul Ehrman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Senior Planner  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director  
Jimmy Chang, IT Department  
David Simpson, Development/IT (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: August 09, 2017

SUBJECT: FILE #: PCUP17-017

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 **Wednesday, August 23, 2017**.

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 3,534-square foot massage therapy vocational trade school on 15.346 acres of land located at 2980 E. Inland Empire Boulevard, within the Garden Commercial land use district of the Transpark Specific Plan (APN(s): 0210-191-15). Related File(s): N/A.

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: Senior Planner  
Date: 8/6/17

CD: 2017-045



CITY OF ONTARIO  
MEMORANDUM

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

FROM: Alexis Vaughn, Assistant Planner

DATE: August 09, 2017

SUBJECT: FILE #: PCUP17-017

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 **Wednesday, August 23, 2017**.

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 3,534-square foot massage therapy vocational trade school on 15.346 acres of land located at 2980 E. Inland Empire Boulevard, within the Garden Commercial land use district of the Transpark Specific Plan (APN(s): 0210-191-15). Related File(s): N/A).

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.

8/30/17

Landscape Planning      Signature      Landscape Architect      Date





# CITY OF ONTARIO

## MEMORANDUM

TO: Hassan Haghani, Development Director  
Scott Murphy, Planning Director (Copy of Memo only)  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
**Kevin Shear, Building Official**  
Khoi Do, Assistant City Engineer  
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*Building*  
Department

Signature

Title

Date

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Alexis Vaughn  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** August 10, 2017  
**SUBJECT:** PCUP17-017

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

KS:lm

