



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

October 16, 2017

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

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. PCUP17-018**: A Conditional Use Permit request to establish a 23,490-square foot vocational training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section §15301 (Class 1-Existing Facilities) of the CEQA guidelines. The 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: 0210-212-29, 0210-212-30 and 0210-212-31); **submitted by International Association of Heat & Frost Insulators Local 5**

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 **October 12, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Maureen Duran



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

October 16, 2017

DECISION NO.: [insert #]

FILE NO.: PCUP17-018

DESCRIPTION: A Conditional Use Permit request to establish a 23,490-square foot vocational training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district. APNs: 0210-212-29, 0210-212-30 and 0210-212-31; **submitted by International Association of Heat & Frost Insulators Local 5**

PART I: BACKGROUND & ANALYSIS

INTERNATIONAL ASSOCIATION OF HEAT & FROST INSULATORS LOCAL 5, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-018, 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 three parcels, totaling 3.02 acres of land, located at 3833 East Ebony Street. The 23,490 square foot existing building and site are 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 Building	BP (Business Park)	IL (Light Industrial)	N/A
<i>North</i>	I-10 Freeway	Freeway	I-10 Freeway	N/A
<i>South</i>	Warehouse Building	BP (Business Park)	IL (Light Industrial)	N/A
<i>East</i>	Warehouse Building	BP (Business Park)	IL (Light Industrial)	N/A
<i>West</i>	Warehouse Building	BP (Business Park)	IL (Light Industrial)	N/A

(2) Project Analysis:

(a) Background — The International Association of Heat and Frost Insulators provide training across North America that specializes in the field of mechanical insulation and noise reducing acoustical materials that assist mechanical systems in operating at peak performance.

Prepared: DC- 9/11/2017	Reviewed: RZ	Decision: [enter initial/date]
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On August 14, 2017, the applicant filed a Conditional Use Permit application to relocate their offices, which includes a vocational training facility for mechanical insulation, from their current location in Azusa, California, to the proposed location at 3833 East Ebony Street.

The project site has an existing 23,490 square foot, two-story commercial building which was constructed in 1984 and was originally used as a television studio. Most recently, the building was occupied by Citizens Business Bank, which was used as a data processing center.

(b) Proposed Use — The International Association of Heat & Frost Insulators Local 5 has three main components to their business, which include the Local 5 Union office, the Joint Apprenticeship Trust Committee (JATC) training facility and offices, and the Data Center (IT) area. The applicant is requesting to utilize the two-story, 23,490 square foot building as vocational training center for adults 18-years or older, who are interested in the field of insulation. The training center's focus will be geared toward adults, 18 years or older. The insulation apprenticeships is a 4 year training program, which includes 6,400 hours of on-the-job training with journeymen insulators.

The proposed facility will be used by (JATC) as a training facility for teaching apprentices the mechanical insulation trade and provide the necessary training required for insulators to install and maintain mechanical insulation and noise reducing acoustical materials. The training will also include applying lifesaving fire stop technology and removing or abating hazardous materials, such as lead and asbestos. Hazardous materials (i.e. lead and asbestos) will not be stored on site or be present in the classrooms, exposure to them will only take place out in the field.

The applicant proposes to utilize the existing building floor plan and is not proposing any tenant improvements other than cosmetic changes (i.e. paint). The building's two story floor plan will utilize the following:

- Training Center: 11,463 sq. ft.
- Training Center Office: 1,956 sq. ft.
- Local 5 Office: 3,472 sq. ft.
- Data Center (IT Area): 3,476 sq. ft.

The training center office will be used for clerical and class registration purposes and the Local 5 office will be used primarily for data entry and Union business. Both offices will operate Monday to Friday, from 6 a.m. to 5 p.m.

The building's first floor includes a 6,623 square foot training area, an IT area, one office, a break room, and two restrooms. The second floor includes a 4,840 square foot training area, three offices, and two restrooms (**See Exhibit C – Floor Plan**).

The vocational facility will have a staff of 20 employees. The staff will include 4 instructors, 4 data center staff, and 12 office workers. The apprenticeship classes will be held on weekends only (Saturday and Sunday) on a semester basis. Other classes offered will include Safety, Asbestos Awareness/Abatement, and Lead Abatement classes. A maximum of 20 students will be enrolled per class.

The proposed hours of operation will be from 6:00 a.m. to 4:00 p.m., Saturday and Sunday.

(c) Parking — Per the Ontario Development Code, the required parking for education services (i.e. vocational, trade and technical schools) is 6 spaces per 1,000 square feet of Gross Floor Area (GFA) and for office is 4 spaces per 1,000 square feet of Gross Floor Area (GFA). The project site has a total of 128 parking spaces and a surplus of 16 parking spaces. Therefore, no parking issues are anticipated.

Proposed Training Center 3833 East Ebony St.	Square Footage	Parking Ratio	Required Parking
Offices – Training Center & Local 5	5,428	4/1,000 SF	22
Training Center	11,463	6/1,000 SF of GFA	69
Data Processing (IT Area)	3,476	6/1,000 SF of GFA	21
Total Parking Required	20,367		112
Total Parking Provided			128
Total Parking Surplus			+16

Table 1: Parking Analysis

(d) Land Use Compatibility - The Conditional Use Permit review is required to ensure that the proposed use will be operated in a manner consistent with all local regulations and to ensure that the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity. The existing 23,490-square foot commercial building will be utilized as vocational training facility, which is conditionally permitted within the IL (Light Industrial) zoning district. The project site was originally used as a television studio and most recently, the building was occupied by Citizens Business Bank as a data processing center. The building is located on its own parcel and contains sufficient parking for the proposed use. The project abuts the I-10 Freeway to the north and warehouse/industrial uses to the east, west, and south (**see Exhibit D: Site Photos**). The proposed use is less intensive than the surrounding industrial uses and will operate mainly on the weekends, when most of the surrounding industrial uses do not operate. Staff believes that the recommended Conditions of Approval for the project will sufficiently mitigate any potential impacts that may be associated with the use to the surrounding uses.

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

(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, 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, 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 October 16, 2017, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Denny D. Chen, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval, subject to conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

PART III: THE DECISION

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

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

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

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the City of Ontario Development Code and the IL (Light Industrial zoning district, and the scale and intensity of land uses intended for the zoning district in which the use is proposed to be located. Furthermore, the proposed vocational training facility use will be established and operated consistent with the objectives and purposes, and development standards and guidelines of the IL (Light Industrial) zoning district. The scale and intensity of the proposed vocational training facility would be consistent with the scale and intensity of land uses intended for the IL (Light Industrial) zoning district; and

(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 vocational training facility use will be located within the Industrial land use district of the Policy Plan Land Use Map, and the IL (Light Industrial) zoning district. The development standards, and the conditions of approval under which the proposed land use will be established, operated, and maintained, are consistent with the goals, policies, plans, and exhibits of the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan; and

(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 vocational training facility is located within the Industrial land use district, and the IL (Light Industrial) zoning district, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code; and

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* 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); and

(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 City departmental review of the proposed project has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

(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 (Class 1 - Existing Facilities) of the State CEQA Guidelines.

(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. PCUP17-018, subject to the conditions of approval attached hereto and incorporated herein by this reference.

APPROVED AND ADOPTED this 16th day of October 2017.

Scott Murphy
Zoning Administrator

Exhibit A: Aerial Photograph

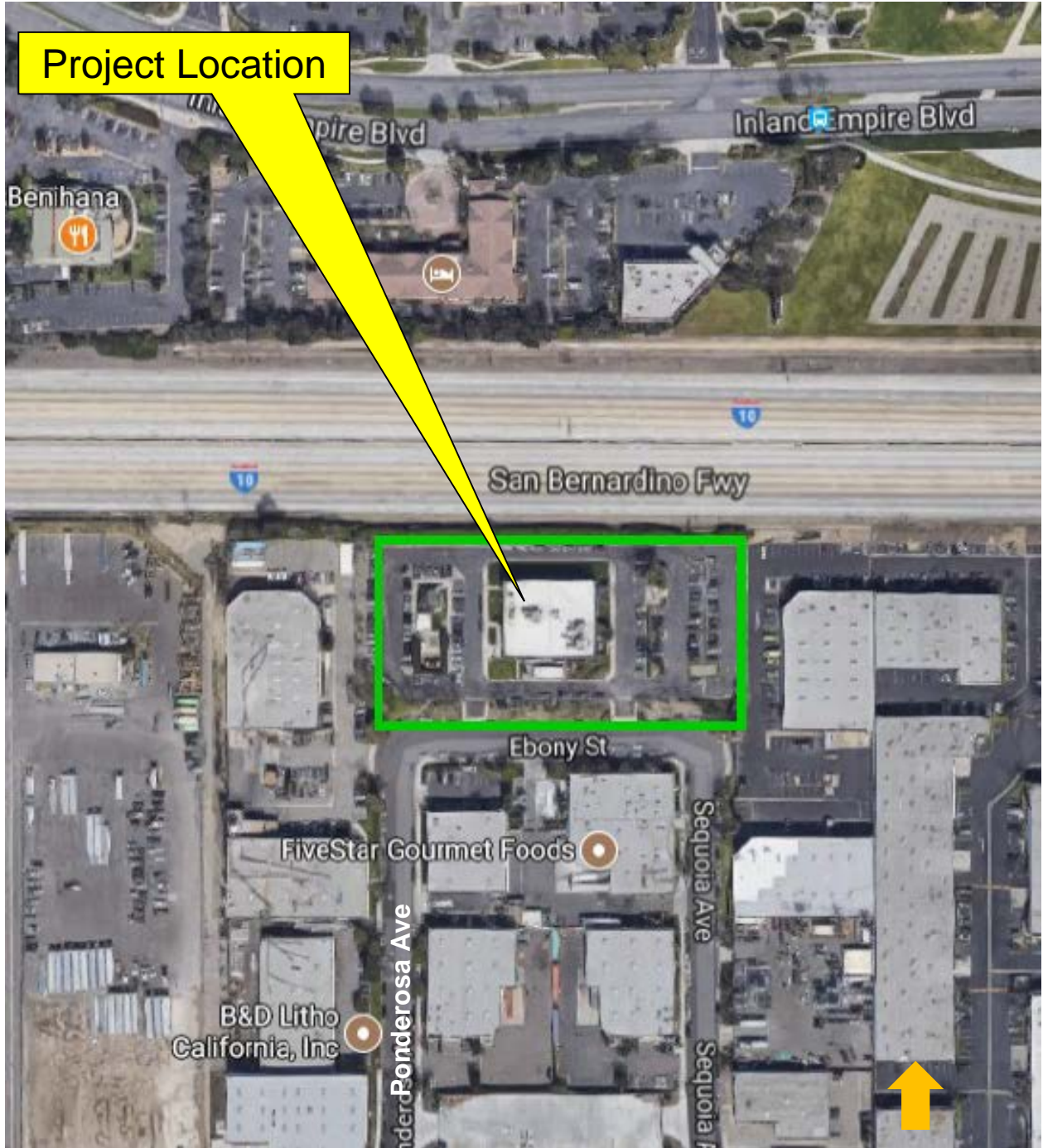


Exhibit B: Site Plan



Exhibit B: Site Plan

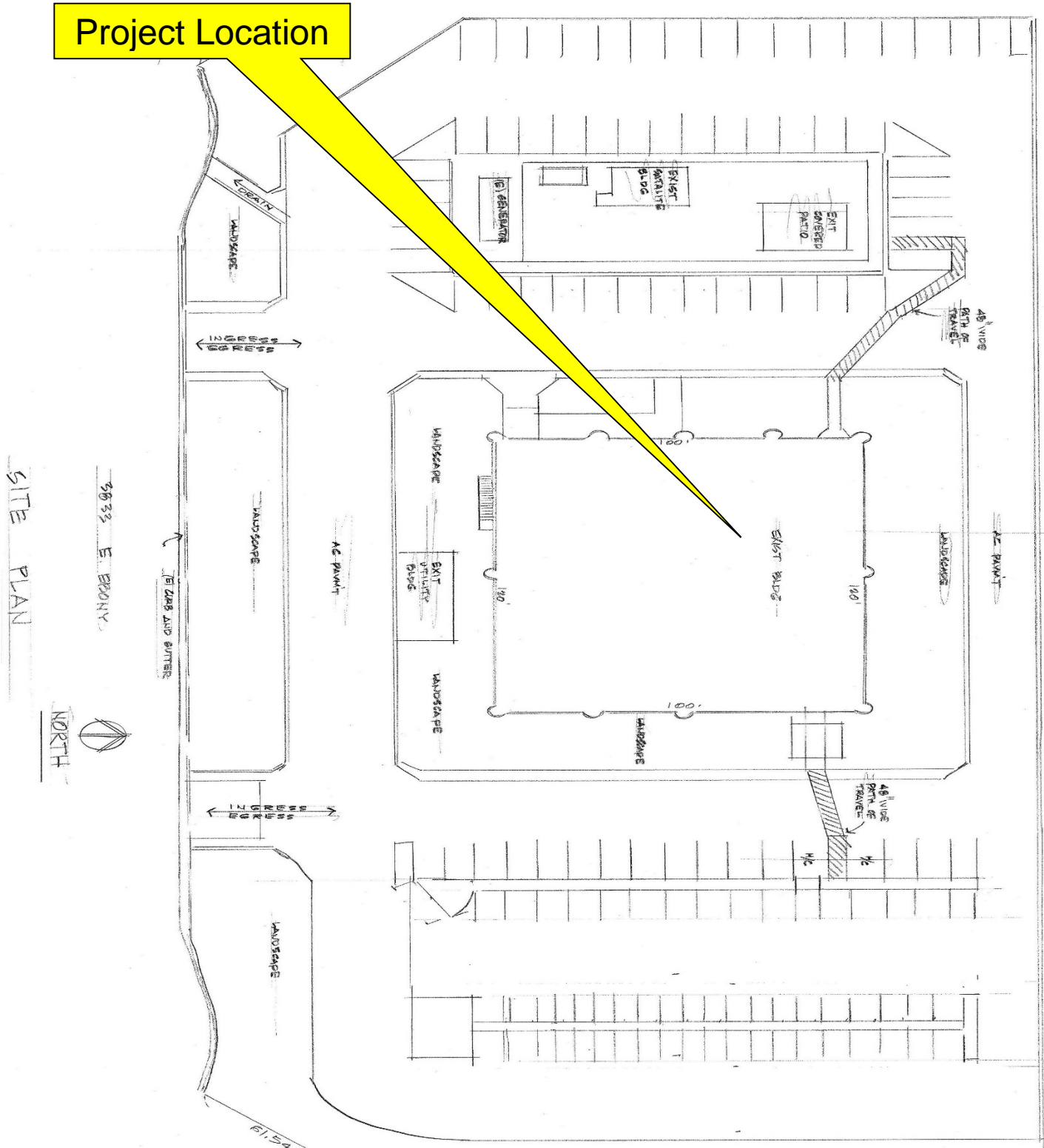


Exhibit C: Existing 1ST Floor Plan

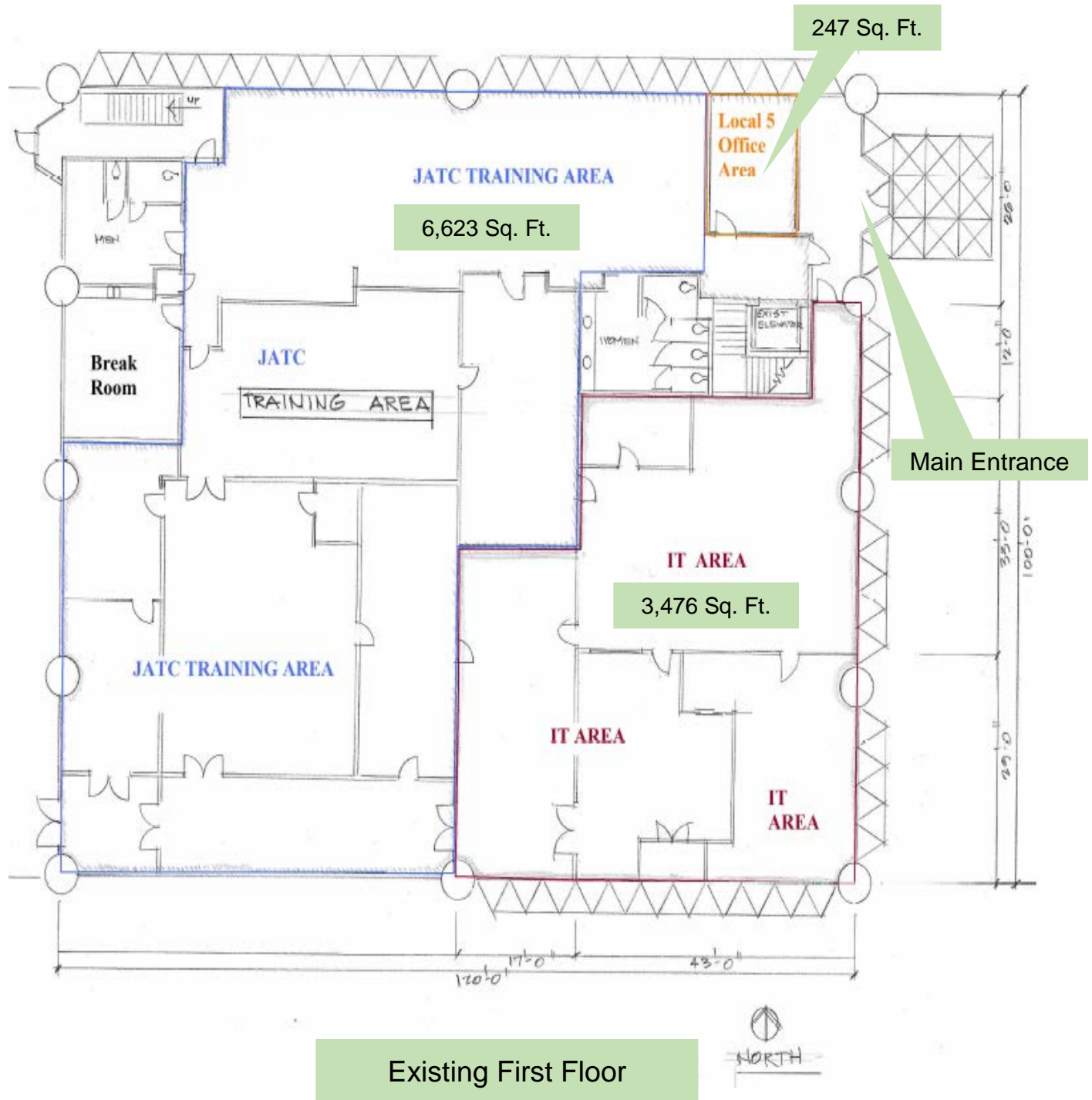


Exhibit C: Existing 2ND Floor Plan

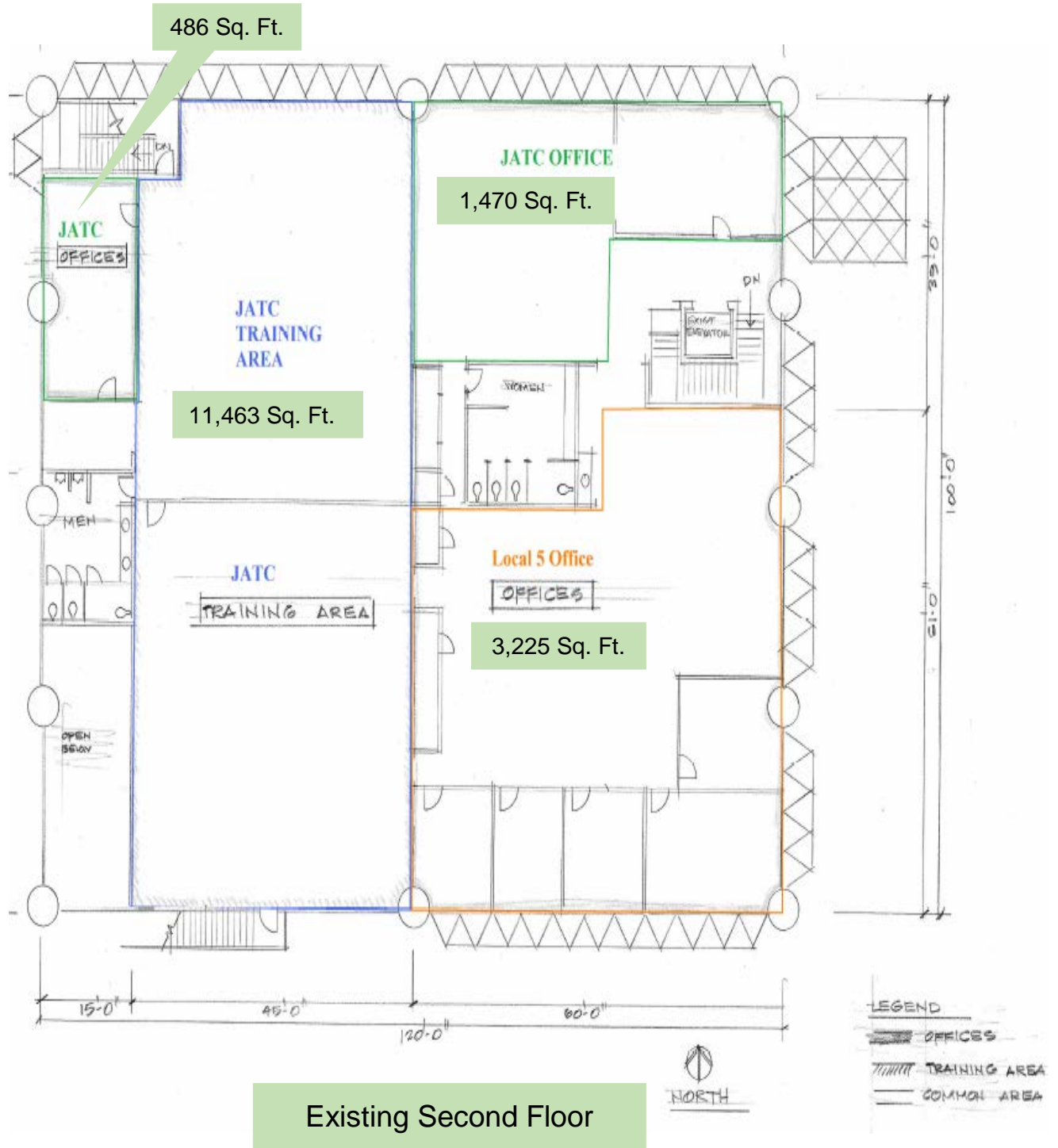


Exhibit D: Site Photos



NORTHEAST VIEW OF THE BUILDING FROM EBONY STREET



BUILDING'S MAIN ENTRANCE – SOUTHEAST ELEVATION

Exhibit D: Site Photos



BUILDING'S SOUTH ELEVATION VIEW



VIEW LOOKING SOUTHEAST FROM EBONY STREET

Exhibit D: Site Photos



VIEW LOOKING SOUTHWEST FROM EBONY STREET



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: October 16, 2017

File No: PCUP17-018

Related Files: None

Project Description: A Conditional Use Permit request to establish a 23,490-square foot vocational training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district. (APNs: 0210-212-29, 0210-212-30 and 0210-212-31); **submitted by International Association of Heat & Frost Insulators Local 5**

Prepared By: Denny D. Chen
Phone: 909.395.2424 (direct)
Email: dchen@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 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

1.1 Time Limits.

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

1.2 Parking, Circulation and Access.

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

(b) 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.

(c) 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.

(d) 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).

(e) Use shall provide a minimum of 112 parking spaces.

1.3 Mechanical and Rooftop Equipment.

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

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

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

1.6 Any new exterior signs on the building shall be reviewed and approved by the City, prior to installation.

1.7 Environmental Review.

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

1.8 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.

2.0 Additional Fees.

(b) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee of \$50.00 dollars 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.

2.1 Additional Requirements.

(a) Any dead or missing landscaping around the subject building shall be replaced by applicant or building owner(s).

(b) Any damage to sprinkler system around the subject building shall be repaired per industry standards.

(c) A City Business License must be reviewed and approved by the Ontario Planning Department prior to building occupancy and operation of business.

(d) All applicable Conditions of Approval from other City departments shall be met and addressed by the applicant.



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: 08/30/2017

PROJECT: PCUP17-018, a Conditional Use Permit to establish a 23,490-square foot Mechanical Insulation training facility on 3.02 acres of land located within the IL (Light Industrial) zoning district.

APN: 0210-212-29, -30 & -31

LOCATION: 3833 East Ebony Street

PROJECT ENGINEER: Antonio Alejos A.A. (909) 395-2384

PROJECT PLANNER: Denny Chen (909) 395-2424

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

1. No Conditions.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: August 15, 2017
SUBJECT: PCUP17-018

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

KS:lm





CITY OF ONTARIO

MEMORANDUM

TO: Denny Chen, Planning Department

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

DATE: August 29, 2017

SUBJECT: PCUP17-018 A Conditional Use Permit to establish a 23,490-square foot Mechanical Insulation training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district. (APN(s): 0210-212-29, 0210-212-30, and 0210-212-31).

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

For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.ontarioca.gov , click on Fire Department and then on forms.



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: Denny Chen, Associate Planner

DATE: August 15, 2017

SUBJECT: FILE #: PCUP17-018

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, August 29, 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 23,490-square foot Mechanical Insulation training facility on 3.02 acres of land located at 3833 East Ebony Street, within the IL (Light Industrial) zoning district. (APN(s): 0210-212-29, 0210-212-30, and 0210-212-31).

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

POLICE
Department

DOUGLAS SOREL
Signature

MANAGEMENT ANALYST
Title

8/29/17
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
 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: Denny Chen, Associate Planner

DATE: August 15, 2017

SUBJECT: FILE #: PCUP17-018

Finance Acct#:

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 - Standard Conditions of Approval apply
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8/30/17

Landscape Planning
Carolyn Bell Sr
Landscape Architect

Department
Signature
Title
Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP17-018
 Address: 3833 East Ebony St
 APN: 0210-212-29, 30 & 31
 Existing Land Use: 23,490 SF Industrial Building
 Proposed Land Use: A CUP to establish a mechanical training facility within 23,490 SF Industrial Building
 Site Acreage: 3.02 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: Denny Chen
 Date: 9/8/17
 CD No.: 2017-059
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 115 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: 