



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

March 5, 2018

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 DETERMINATION OF USE APPLICATION FOR AN EXTENSION OF LEGAL NONCONFORMING STATUS FOR FILE NO. PDET17-003:** A Determination of Use application to request an Extension of Legal Nonconforming Status (File No. PDET17-003) to rebuild an 8,380 square-foot industrial building that was damaged by fire on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section §15302 (Class 2 - Replacement or Reconstruction) 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). (APN: 1011-141-17); **submitted by Aaron Avila - CA Construction.**

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 **March 1, 2018**, 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 LAND USE DETERMINATION

March 5, 2018

DECISION NO.: [insert #]

FILE NO.: PDET17-003

DESCRIPTION: A Determination of Use application to request an Extension of Legal Nonconforming Status (File No. PDET17-003) to rebuild a fire-damaged 8,380 square-foot industrial building on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue. APN: 1011-141-17; **submitted by Aaron Avila - CA Construction.**

PART I: BACKGROUND & ANALYSIS

AARON AVILA – CA CONSTRUCTION, herein after referred to as “the applicant,” has filed an application requesting approval of a Determination of Use for an Extension of Legal Nonconforming Status, File No. PDET17-003, described in the subject of this Decision (herein after referred to as “Application” or “Project”).

(1) Project Setting: The project site is comprised of 1.15 acres of land located at 146 S. Granite Avenue, 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>	Industrial	Industrial	General Industrial	N/A
<i>North</i>	Used Auto Retail	Business Park	Industrial Park	N/A
<i>South</i>	Railroad	Rail	Railroad Corridor	N/A
<i>East</i>	Grocery/Retail	General Commercial	Community Commercial	N/A
<i>West</i>	Industrial	Industrial	General Industrial	N/A

(2) Project Analysis:

(a) Background — The project site was developed in 1960 with an industrial complex consisting of two identical adjoining buildings. On May 1, 2016, the southern of the two buildings sustained substantial fire damage. On May 22, 2017, the Applicant filed a plan check with the Building Department to complete fire damage repairs as well as construct a 958 square-foot office within the reconstructed building. (see *Exhibit*

Prepared: AV 2/20/18	Reviewed: RZ 2/26/18	Decision: [enter initial/date]
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B: Site Plan and Project Site Detail). During plan check review, the City determined that the extent of the fire damage exceeded 50 percent of the structure's fair market value.

On October 19, 2017, the applicant submitted an application requesting approval of a Determination of Use for an Extension of Legal Nonconforming Status (File No. PDET17-003) to rebuild a fire-damaged, legal non-conforming building. The approval would determine whether the proposed rebuild is similar to, and of no greater intensity than, other permitted and conditionally permitted land uses and buildings allowed within the General Industrial (IG) zoning district; is appropriate for and will not adversely affect the neighborhood; and to determine suitable restrictions that may be applied to the structure and potential land uses.

Since the filing of the Determination of Use/Extension of Legal Nonconforming Status application, the structure was completely demolished, due to the public safety hazard from the building's walls leaning. Per the Ontario Development Code, the repair or replacement of a legal non-conforming structure which is damaged beyond 50 percent of its fair market value or destroyed entirely requires Zoning Administrator review to extend the legal non-conforming status.

(b) Site Design/Building Layout — The Applicant is requesting to reconstruct the building consistent with the original development prior to the fire damage. The project parcel is located at the terminus of South Granite Avenue, is adjacent to a railroad, and is approximately 350 feet south of Holt Boulevard. The original building was constructed with an approximately three-foot setback at the front property line and a service roll-up door that fronts onto Granite Avenue. The parcel is currently developed with an identical industrial building to the north of the proposed building, which was separated by a fire wall. The northern building sustained only minor damage from the fire, which has since been repaired (see *Exhibit E: Site Photographs*). The existing building to the north is consistent with the proposed building in terms of size, massing, colors and materials, setbacks, landscaping, and architectural features.

(c) Site Access/Circulation — The project proposes to utilize the existing drive aisle access from Granite Avenue along the southern portion of the project site. Additionally, truck and vehicular access is provided along the western and southern portions of the project site, which provides access to the loading area that is located along the northwestern portion of the building. The existing building to the north has direct access to Granite Avenue and an existing chain link fence separates the two building areas.

(d) Parking — The project is in compliance with off-street parking pursuant to the "Warehouse and Distribution" parking standards specified in the Development Code. As the project proposes office space in excess of 10 percent of the gross floor area of the building, additional parking for the office space has been calculated. The off-street parking calculations for the project are as follows:

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehouse / Distribution	7,422 SF	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; plus required parking for "general business offices" when the use exceeds 10% of the building GFA.	8	8
General Business Offices (Administration & Support)	958 SF	Four spaces per 1,000 SF (0.004/SF) of GFA	4	4
TOTAL	8,380 SF		12	12

(e) Architecture — The Applicant is requesting to reconstruct the building to be consistent with the original development, as well as the adjacent northern building (See *Exhibit D: Elevations* and *Exhibit E: Site Photographs*). The architecture consists of painted CMU block with a parapet wall to screen roof-mounted equipment from public view. The façade will be broken up by the painting detail and windows and doors, and will feature a slight indent to accommodate the service door which helps to provide articulation along the front façade.

(f) Landscaping — The previous development provided minimal landscaping (a three-foot landscape planter along the front elevation of the building). Therefore, staff has requested that the applicant plant and maintain the three-foot-wide planter that runs the length of both buildings' front elevation that will assist in softening the buildings' massing. Additionally, the applicant is required to provide a four-foot landscaping planter along the building's south façade between the building and the parking spaces, and an approximately 1,100 square-foot landscape planter in the southeast corner of the site, near the southern terminus of Granite Avenue.

(g) Signage — Signage will be handled under a separate permit, as necessary.

(h) Findings for an Extension of Legal Nonconforming Status – The required findings for an Extension of Legal Nonconforming Status are as follows:

- *The Applicant has made a good faith effort to keep the nonconforming status.* The Applicant has been continuously working with staff in the plan check and entitlement processes. The Applicant is requesting to replace the damaged building to be consistent with the original development and building to the north, as well as accommodate additional landscaping, a new trash enclosure, ADA access, and required parking stalls, which previously did not exist on the project site.
- *A physical and/or economic hardship has prevented the nonconforming use from being reestablished prior to the expiration date.* The Applicant has requested the

Extension of Legal Nonconformity, as he is bound by economic constraints in terms of the reconstruction budget as provided by his insurance. Should the Planning Department require that the building, or the entire site, be reconstructed to current Development Code standards, including ample landscaping and a 10-foot front setback, the Applicant could not afford to rebuild the project and the expenses would not be covered by the insurance company. Further, the project would be incompatible with the existing layout and design of the northern building should the City require that the damaged building be rebuilt to current Development Code standards. Additionally, the Applicant has been amenable to minor updates which are outside the scope of his budget (such as additional landscaping planters and a new trash enclosure).

- *Approving the extension will not adversely affect the character, integrity, or value of surrounding properties.* The project site is located within the General Industrial (IG) zoning district within an area developed with industrial and commercial uses. The approval of the extension will not adversely affect the character, integrity, or value of the surrounding industrial and commercial properties. The proposed reconstructed building will be utilized for general warehousing, which is permitted within the General Industrial (IG) zoning district and subject to the Development Code requirements relative to general warehousing uses. Additionally, the project includes minor updates which were not previously present, such as landscaping, parking striping, and a trash enclosure. Therefore, staff finds that approval of the extension will not adversely affect the character, integrity, or value of surrounding properties.
- *Approving the extension will not adversely affect the character, integrity, or general welfare of the neighborhood.* The project site is located within the General Industrial (IG) zoning district within an area developed with industrial and commercial uses. The approval of the extension will not adversely affect the character, integrity, or welfare of the surrounding industrial and commercial properties. The proposed reconstructed building will be utilized for general warehousing, which is permitted within the General Industrial (IG) zoning district and subject to the Development Code requirements relative to general warehousing uses. Additionally, the project includes minor updates which were not previously present, such as landscaping, parking striping, and a trash enclosure. Therefore, staff finds that approval of the extension will not adversely affect the character, integrity, or welfare of the neighborhood.
- *The extension will not adversely impact the public health, safety, or welfare of the City's residents.* Approval of the extension will not adversely impact the public health, safety, or welfare of the City's residents, as the project is not located in or adjacent to a residential neighborhood. The Planning Department 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; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan. Additionally, the project includes minor updates which were not previously present, such as landscaping, parking striping, and a trash enclosure. As the project site is currently vacant, reconstruction of the building will enhance the welfare of the neighborhood and act as a deterrent for potential crime to occur on the unused portion of the site. Therefore, staff finds that approval of the extension will not adversely impact the public health, safety, or welfare of the City's residents.

PART II: RECITALS

WHEREAS, the City of Ontario has received a request for a Determination of Use, 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 Interpretations and Land Use Determinations; and

WHEREAS, in comparing and measuring the proposed use against those listed in the Development Code, the Zoning Administrator has fully considered each of the following aspects of the use:

(1) Size, massing, type, setbacks, and nature of the proposed building in relation to the surrounding sites and uses;

(2) Volume and type of sales (retail or wholesale), the size and type of items sold and nature of inventory on the premises;

(3) Nature and location of storage and display of merchandise (enclosed, open, inside or outside the principal building), and the predominant types of items stored (business vehicles, work-in-progress, inventory and merchandise, construction materials, scrap and junk);

(4) Parking characteristics, turnover and generation, and the ratio of the number of spaces required per unit area or activity;

(5) Predilection for attracting or repelling criminal activity;

WHEREAS, all legal prerequisites to the adoption of this Determination of Use 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) Environmental Determination and Findings. As the decision-making body for the Project, the Zoning Administrator 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 Zoning Administrator, the Zoning Administrator finds as follows:

a) The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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

c) The determination of CEQA exemption reflects the independent judgment of the Zoning Administrator.

(2) All facts set forth in this Determination of Use are true and correct.

(3) Based upon the evidence presented, the Zoning Administrator hereby concludes as follows:

(a) The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the adopted General Plan;

(b) The proposed use meets the stated purpose and general intent of the zoning district in which the use is proposed to be located;

(c) The proposed use will not adversely impact the public health, safety or general welfare of the City's residents; and

(d) The proposed use shares characteristics common with, and is not of a greater intensity, density or generate more environmental impact than, those listed in the zoning district in which it is to be located.

(4) The Zoning Administrator hereby finds and determines that the project identified in this Determination of Use is not subject to the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to § 15060(c)(2) of the State CEQA Guidelines, as the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

(5) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PDET17-003.

(6) 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.

(7) 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.

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

Scott Murphy
Assistant Development Director

Exhibit A: Aerial Photograph



Exhibit B: Site Plan and Project Site Detail

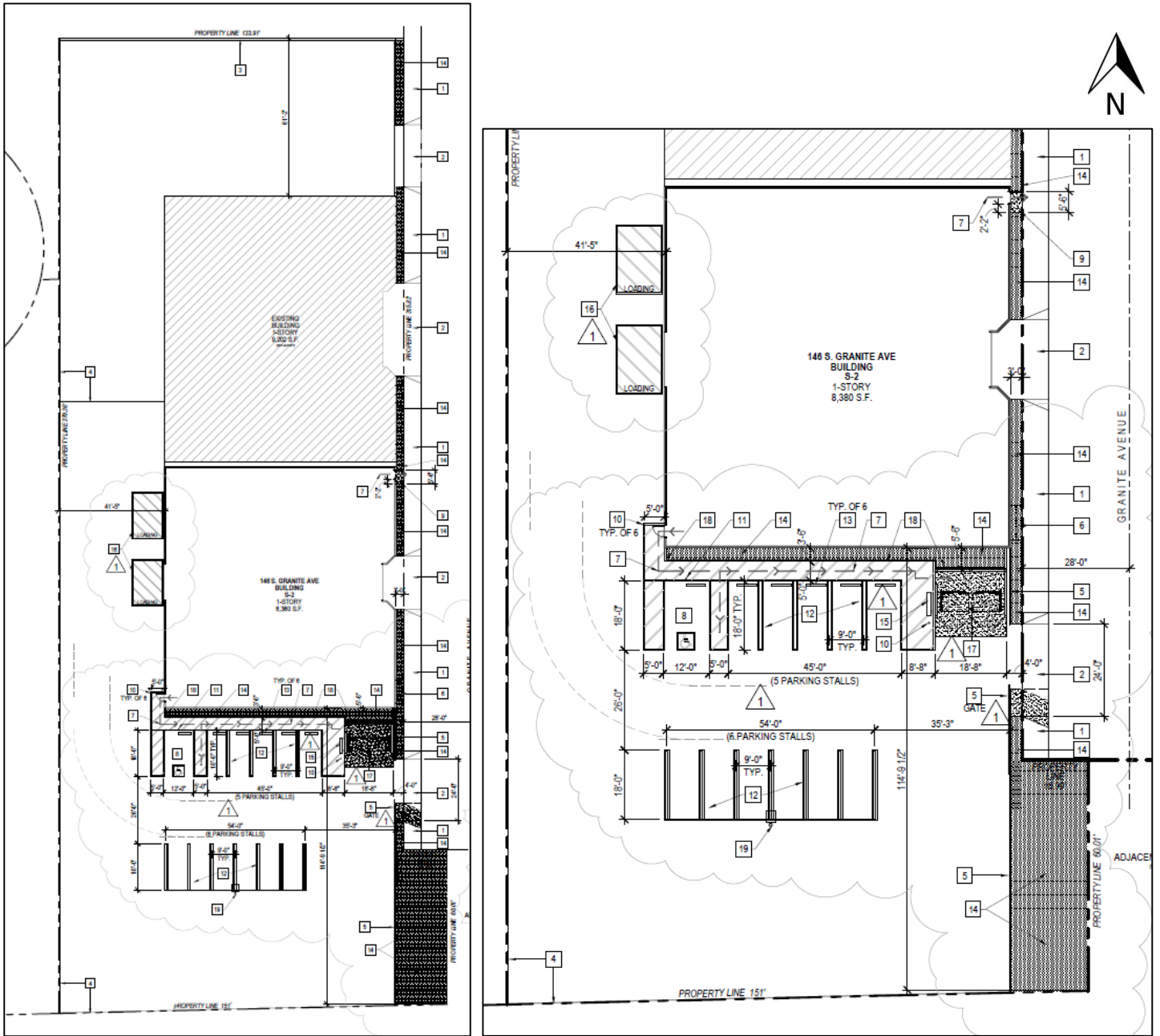


Exhibit C: Floor Plan

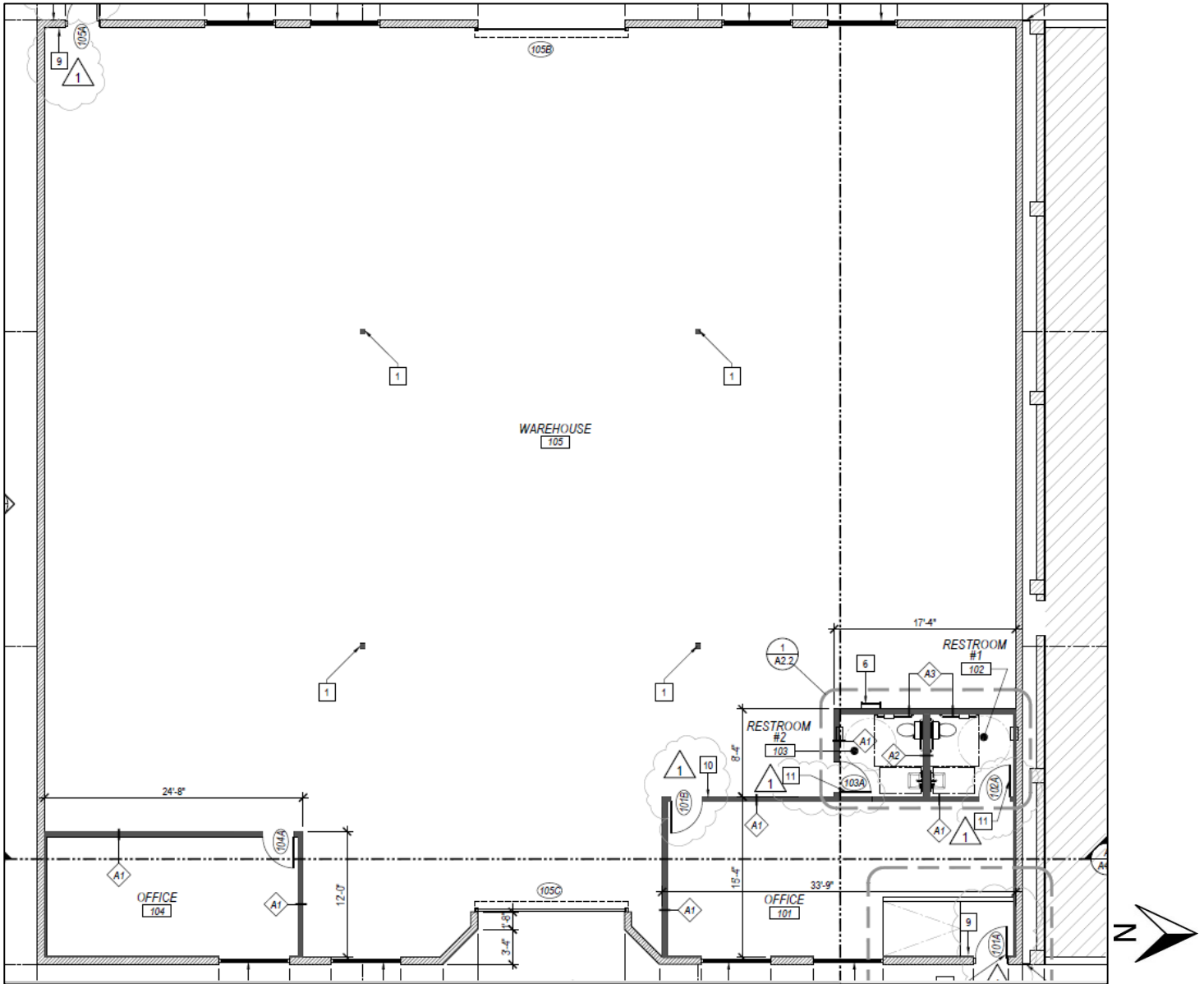


Exhibit D: Elevations

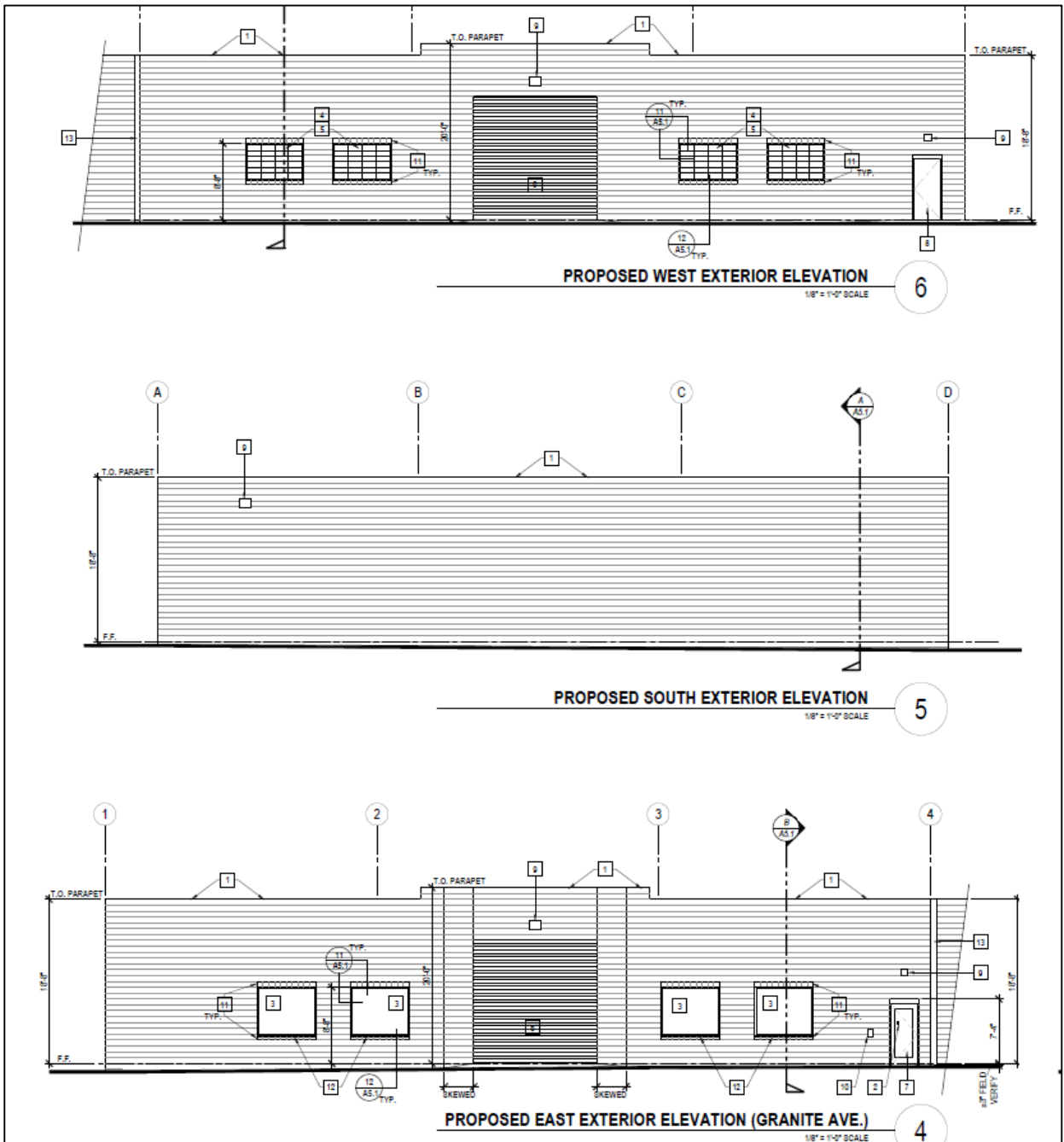


Exhibit E: Site Photographs



Front (east elevation) of the remaining, identical building to the north



Fire wall of the remaining building (south elevation)/current status of site



Current status of site at Granite Avenue terminus



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: March 5, 2018

File No: PDET17-003

Related Files: B201701908

Project Description: A Determination of Use application to request an Extension of Legal Nonconforming Status (File No. PDET17-003) to rebuild an 8,380 square-foot industrial building that was damaged by fire on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue. (APN: 1011-141-17); **submitted by Aaron Avila - CA Construction**

Prepared By: Alexis Vaughn, Assistant Planner
Phone: 909.395.2416 (direct)
Email: 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 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, 2017. 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.

(a) Extension of Legal Nonconforming Status approval shall become null and void 120 days following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or an additional 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 Division.

(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 Division.

(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 Division, 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) 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) 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) Should the property owner wish to pursue outdoor storage in the future, including motor vehicle storage, appropriate application(s) for entitlements and construction shall be obtained and approved.

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 15302 (Class 2, Replacement or Reconstruction) of the CEQA Guidelines.

(b) 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).

(c) 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.

(a) Any future tenant(s) of the facility shall file for a business license prior to commencing business activities.

(b) Abide by all Fire Department standards. Per the City's Fire Code, fire sprinklers and any related appurtenances will be required to be installed if the building is to store motor vehicles or combustibles (such as, but not limited to, furniture, mattresses, foam).

(c) The applicant shall resubmit the original Plan Check No. B201701908 with updates to address all Departments' comments and conditions of approval, once the Zoning Administrator has approved this entitlement (File No. PDET17-003).



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)

DAB MEETING DATE: March 5th, 2018

PROJECT: PDET17-003, a request for an extension of legal nonconforming status to rebuild an 8,380 square feet industrial building that was damaged by fire, on 1.15 acres of land.

APN: 1011-141-17

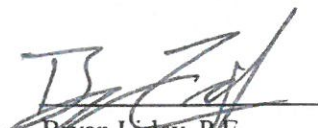
LOCATION: 146 South Granite Avenue

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

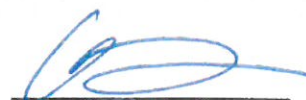
PROJECT PLANNER: Alexis Vaughn, Assistant Planner (909) 395-2416

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

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:
2. The Applicant/Developer shall construct a new fire service with a Double Check Detector Assembly (DCDA) per City standards.
3. The Applicant/Developer shall construct a separate water service for irrigation purposes only and equip service with a backflow device per City standards.
4. The Applicant/Developer shall equip the existing domestic water service with a backflow device per City standards.
5. The Applicant/Developer shall construct a new trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.


Bryan Lirley, P.E.
Principal Engineer

2/22/18
Date


Khoi Do, P.E.
Assistant City Engineer

2-22-18
Date



CITY OF ONTARIO MEMORANDUM

TO: Hassan Haghani, Development Director
 Scott Murphy, Assistant Development 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
 Joe De Sousa, Supervising Code Enforcement Officer
 Jimmy Chang, IT Department
 David Simpson, IT Department (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: October 23, 2017

SUBJECT: FILE #: PDET17-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 6, 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 request for an extension of legal nonconforming status to rebuild a 8,380 square feet industrial building that was damaged by fire on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue, APN: 1011-141-17

- 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.

11/19/17
 Landscape Planning Carolyn Bell Sr. Landscape Architect
 Department Signature Title Date

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

11/9/17
 Date

Reviewer's Name: **Carolyn Bell, Sr. Landscape Planner** Phone: **(909) 395-2237**

D.A.B. File No.: **PDET17-003** Case Planner: **Alexis Vaughn**

Project Name and Location:
Industrial Building
146 S Granite Ave

Applicant/Representative:
CA Construction, James Broeske, Broeske Architects
4344 Lathram St #100
Riverside CA 92501

- A Preliminary Landscape Plan (dated 10/19/17) 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.**
- A Preliminary Landscape Plan () has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.**

CORRECTIONS REQUIRED

On construction plans:

Civil/ Site Plans

1. Show layout of yard including parking, drive aisles and landscape planters.
2. Show backflows and transformers on plan, and dimension a 4' set back from paving for landscape screening.
3. Locate utilities including light standards, fire hydrants, and water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
4. Show site plan with 10% of the site with landscaping not including right of way or paved areas.
5. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
6. Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs or 12" wide curbs, 12" pavers or DG paving with edging where parking spaces are adjacent to planters.
7. Show parking lot island tree planters 1 for every 10 parking spaces and at each row end.
8. Show outdoor employee break area with table or bench and shade trees on south and west.
9. Show fence or wall along SW property line.

Landscape Plans

10. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
11. Show landscaping in the perimeter planters.
12. Show parking lot island planters adjacent to trash enclosures for screening.
13. Show parking lot island tree planters 1 for every 10 parking spaces and at each row end.
14. Show appropriate parking lot shade trees with min 30' canopy at maturity.
15. Call out type of proposed irrigation system and include preliminary MAWA calculation.
16. Note that irrigation plans shall provide separate systems for tree stream bubblers.

17. Provide a planting list of proposed water efficient plants. Water use must meet water budget.
18. Do not use invasive, high water using, short lived, high maintenance or poor performing plants
19. Note for agronomical soil testing and include report on landscape construction plans.
20. Call out all fences and walls, materials proposed and heights. Show fence at SW property line.
21. Show concrete mowstrips to identify property lines where fences are not required.
22. Construction plans shall be designed and signed by a licensed landscape architect.
23. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations.
24. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
25. 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 per phase)	\$278.00
Inspection—Field - additional.....	\$83.00

Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov



CITY OF ONTARIO MEMORANDUM

TO: Hassan Haghani, Development Director
 Scott Murphy, Assistant Development 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
 Joe De Sousa, Supervising Code Enforcement Officer
 Jimmy Chang, IT Department
 David Simpson, IT Department (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: October 23, 2017

SUBJECT: FILE #: PDET17-003

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 6, 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 request for an extension of legal nonconforming status to rebuild a 8,380 square feet industrial building that was damaged by fire on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue, APN: 1011-141-17

- 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

11/14/17
Date



CITY OF ONTARIO

MEMORANDUM

TO: Alexis Vaughn, Assistant Planner
Planning Department

FROM: Paul Ehrman, Deputy Fire Chief/Fire Marshal
Bureau of Fire Prevention

DATE: October 31, 2017

SUBJECT: PDET17-003 - A request for an extension of legal nonconforming status to rebuild a 8,380 square feet industrial building that was damaged by fire on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue, APN: 1011-141-17

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

No comments

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

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Alexis Vaughn
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: February 7, 2018
SUBJECT: PDET17-003

-
- 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: Hassan Haghani , Development Director
Scott Murphy, Assistant Development 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
Ahmed Aly, 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
Robin Lucera, Code Enforcement (Copy of memo only)
Jimmy Chang , IT Department
David Simpson , IT Department (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: February 01, 2018

SUBJECT: FILE #: PDET17-003

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Thursday, February 15, 2018**.

PROJECT DESCRIPTION: A request for an extension of legal nonconforming status to rebuild a 8,380 square feet industrial building that was damaged by fire, on 1.15 acres of land located at 146 South Granite Avenue, within the IG (General Industrial) zoning district (APN: 1011-141-17).

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

- No comments
- See previous report for Conditions
- 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.

Building
Department

Signature

Title

Date



CITY OF ONTARIO

MEMORANDUM

TO: Hassan Haghani, Development Director
Scott Murphy, Assistant Development 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
Joe De Sousa, Supervising Code Enforcement Officer
Jimmy Chang, IT Department
David Simpson, IT Department (Copy of memo only)

FROM: Alexis Vaughn, Assistant Planner

DATE: October 23, 2017

SUBJECT: FILE #: PDET17-003 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, November 6, 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 request for an extension of legal nonconforming status to rebuild a 8,380 square feet industrial building that was damaged by fire on 1.15 acres of land within the General Industrial (IG) zoning district, located at 146 South Granite Avenue, APN: 1011-141-17

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

Broadband Ops. Anna Vaca Sr. Systems Analyst 11/6/2017
Department Signature Title Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDET17-003
 Address: 146 South Granite
 APN: 1011-141-17
 Existing Land Use: Industrial
 Proposed Land Use: rebuild a 8,380 square foot industrial building
 Site Acreage: 1.19 Proposed Structure Height: 19 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Alexis Vaughn
 Date: 11/29/17
 CD No.: 2017-076
 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: 150 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: 