



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

May 21, 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

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP17-027: A Conditional Use Permit request to construct a detached two-story (24-feet in height) accessory structure totaling 1,520 square feet, consisting of a 790 square foot first floor 2-car garage and a 730 square foot second floor accessory dwelling unit, on 0.18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low-Density Residential) 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); (APN: 1049-293-18); **submitted by Mr. Fernando Solis.**

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 **May 17, 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 CONDITIONAL USE PERMIT

May 21, 2018

DECISION NO.: [insert #]

FILE NO.: PCUP17-027

DESCRIPTION: A Conditional Use Permit request to construct a detached two-story (24-feet in height) accessory structure totaling 1,520 square feet, consisting of a 790 square foot first floor 2-car garage and a 730 square foot second floor accessory dwelling unit, on 0.18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low-Density Residential) zoning district; (APN: 1049-293-18); **submitted by Mr. Fernando Solis**

PART I: BACKGROUND & ANALYSIS

MR. FERNANDO SOLIS, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval for File No. PCUP17-027, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is located at 530 West Nevada and is comprised of a 7,962 square foot single family residential lot. The site is currently developed with a 1,400 square foot single story single family home. The project site 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>	Single Family Residential (SFR)	Low Density (2.1 -5 du/ac)	LDR-5	N/A
<i>North</i>	Single Family Residential	Low Density (2.1 -5 du/ac)	LDR-5	N/A
<i>South</i>	Multi-Family Residential	Low Density (2.1 -5 du/ac)	LDR-5	N/A
<i>East</i>	Single Family Residential	Low Density (2.1 -5 du/ac)	LDR-5	N/A
<i>West</i>	Multi-Family Residential	Low Density (2.1 -5 du/ac)	LDR-5	N/A

(2) Project Analysis:

(a) Background — The project site is comprised of a 7,962 square foot residential parcel, with an existing 1,400 square foot single family residential unit. The existing single family home was built in 1946, as a single story, frame stucco house with two bedrooms and one bath, with no garage. The house currently has three bedrooms and two bathrooms. In 1972, building permits were approved and issued for a third bedroom and a second restroom (**See Exhibit B: Existing Site Plan**).

On November, 20, 2017, the applicant filed a Conditional Use Permit application request to construct a two-story (24-foot in height), 1,520 square foot detached accessory structure.

(b) Proposed Use — The applicant is requesting to construct a detached 1,520 square foot accessory structure on the rear yard as an ancillary use to an existing single family home (**See Exhibit C: Proposed Site Plan**). The proposed detached structure will include a 790 square foot two car garage on the first floor and a 730 square foot accessory dwelling unit above the two car garage. Vehicular access to the accessory dwelling will be provided from Nevada Street via an existing driveway that will lead to the proposed garage.

The proposed 790 square foot garage floor plan will have an interior dimensions of 25.5 feet by 31 feet. Access into the garage will be provided by a new 19 foot wide driveway that will extend from the exiting driveway located along the east of the existing single family home. The garage will also have a small bathroom with a sink located in the northwest corner of the garage and will be used as a wash room by the homeowners (**See Exhibit D: Proposed Garage Floor Plan**). The two-car garage will provide parking for the existing house and will bring the main dwelling unit into parking compliance, by providing two parking spaces within an enclosed garage.

The proposed 730 square foot Accessory Dwelling Unit (ADU), above the garage, will consist of two bedrooms, a bathroom, a kitchen sink, a stove, and a living room area. A door, located on the west side of the garage, will provide access through an interior staircase that leads up to the unit. The ADU will also feature a 76 square foot balcony. The balcony will be 3 feet in depth and 25.5 feet in length and will cantilever out 3 feet above the garage below (**See Exhibit E: Proposed ADU Floor Plan**).

The proposed detached two-story structure will have a 35 foot building separation from the existing single family home and setback 17-feet from the west property line, 6-feet from the east property line, and 20-feet from the rear property line. The proposed structure footprint area will be 790 square feet, which is smaller than the existing 1,400 square foot main dwelling unit (**See Exhibit C: Proposed Site Plan**).

The existing one story single family home on the property is a post-war design that has been modified over years. The detached two-story structure will be

designed to complement the design style of the existing single family home (**See Exhibits F & G: Proposed Elevations**). The proposed detached two-story structure will feature a smooth cement plaster exterior finish. Tongue and groove vertical siding is proposed below the south roof gable above the balcony. Exposed rafter tails are proposed below east and west roof lines. The balcony will feature wood railing and posts and French doors leading out from the living area of the ADU. A gable shed roof is proposed above the ADU decorative door entrance. The garage door will feature windows along the top door panels and a wood header is proposed above the garage door. A variety of windows are also proposed along each elevation, with the exception of the west elevation, where only one window is proposed along the west side of garage. Staff has placed a condition of approval on the project that a more substantial window trim (surrounds) be provided on each window and that the exterior color of the proposed accessory structure shall match the existing color of the single family home on the property.

(c) **Parking** — According to the Ontario Development Code, the required parking for a single family dwelling unit is 2 spaces per unit, within a garage and one (1) parking space per bedroom for an ADU (Accessory Dwelling Unit). Therefore, the proposed ADU is required to provide 2 parking spaces (on-site) and the existing Single Family Dwelling is required to provide 2 spaces within a garage, for a total of 4 parking spaces. The project will provide a total of four spaces. Two spaces will be provided within the proposed garage and two additional on-site parking spaces will be provided on the proposed driveway. Therefore, no parking issues are anticipated.

Required Parking

Dwelling Units	Square Footage	No. of Parking Spaces Required	Parking Provided
Existing Single Family Dwelling Unit	1,400	2 spaces per dwelling within a garage	2 spaces within garage
Proposed ADU (Accessory Dwelling Unit) with Two Bedrooms	1,596	1 space per bedroom	2
Total Square Footage	2,996		
Total Parking Required		4	
Total Parking Provided			4

(d) **Land Use Compatibility** - The Conditional Use Permit review is required to ensure that the proposed use will be 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. Pursuant to the Ontario Development Code, a Conditional Use Permit is required to construct a detached accessory structure, with an attached garage that exceeds 1,050 square feet (650 sq. ft. guesthouse plus 400 sq. ft. attached garage) and is taller than 14 feet in height, within the LDR-5 (Low Density Residential) zoning district. The surrounding uses

will not be exposed to any impacts beyond those that would normally be associated within a residential area.

The project is surrounded by single story and two story residential homes. There are currently three (3) single-story dwelling units built along the west side of the project and a two-story house built across the street from the project site (**See Exhibit H: Site Photos**). The proposed ADU will have a building setback of 17 feet from the property to the west, 20 feet from the property to the north, and 6 feet from the property to the east. Staff has visited the site and believes that the proposed ADU location will not create any significant issues that will affect the surrounding property owners. The property owners to the north and east of the project site do not have any habitable structures that are built adjacent to the project site. The proposed two-story ADU will be located 47 feet away from the single family homes to the west and by more than 50 feet away from the homes located on the north and east of the project site (**See Exhibit A1: Surrounding Properties Aerial View**).

In addition, a Notice of Proposed Project was mailed to the surrounding neighbors (west, north, east and south) on April 20th, 2018, notifying them of the proposed project, and if they had any questions regarding the proposed project or would like a community meeting to discuss the project. To date, staff has not received any phone calls or correspondence from the neighboring property owners. Therefore, staff believes that the recommended Conditions of Approval will also sufficiently mitigate any potential impacts associated with the use.

(1) 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.

(2) 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.

(3) Public Notification: A separate notice of proposed project was mailed on April 20th, 2018, which notified the neighboring property owners regarding the proposed project, asking them if they would like a community meeting to discuss the project. The subject application was also advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin). 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.

(4) 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 the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on May 21, 2018, 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 info] was present at the meeting and spoke in support of the project.

(3) [insert additional speaker info]

(4) 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 LDR-5 (Low Density Residential) 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 Accessory Dwelling Unit (ADU) use will be established consistent with the objectives and purposes, and development standards and guidelines of the LDR-5 (Low Density Residential) zoning district. The scale and intensity of the proposed detached Accessory Dwelling Unit (ADU) would be consistent with the scale and intensity of land uses intended for the LDR-5 (Low Density Residential) 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 detached ADU is located within the Low Density Residential (2.1 – 5 du/ac) land use district of the Policy Plan Land Use Map, and the LDR-5 (Low Density Residential) 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. Among some of these goals are: 1) To invest in the Growth and Evolution of the City's economy, 2) Operate in a business-like manner, 3) Compatibility between a wide range of uses, and 4) Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision; and

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 detached Accessory Dwelling Unit (ADU) is located within Low Density Residential (2.1 – 5 du/ac) land use district of the Policy Plan Land Use Map, and the LDR-5 (Low Density Residential) zoning district, and has been reviewed and conditioned to ensure the establishment, operation and maintenance of the proposed land use is consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code. The proposed detached two-story structure will have a 35 foot

building separation from the existing single family home and setback 17-feet from the west property line, 6-feet from the east property line, and 20-feet from the rear property line, which complies with Development Code Development Standards for LDR-5 zoning district. In addition, the detached two-story structure will be designed to complement the design style of the exiting single family home

(c) *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). Conditions of approval associated with the ONT Airport Land Use Compatibility Plan (ALUCP) are attached to this report; and

(d) *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 multi-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; and

(e) 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.

(f) 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.

(g) Based upon the findings and conclusions set forth in Parts I, II and III above, the Zoning Administrator hereby approves File No. PCUP17-027, subject to the conditions of approval attached hereto and incorporated herein by this reference.

APPROVED AND ADOPTED this 21ST day of May 2018

Cathy Wahlstrom
Zoning Administrator

Exhibit A: Aerial Photograph

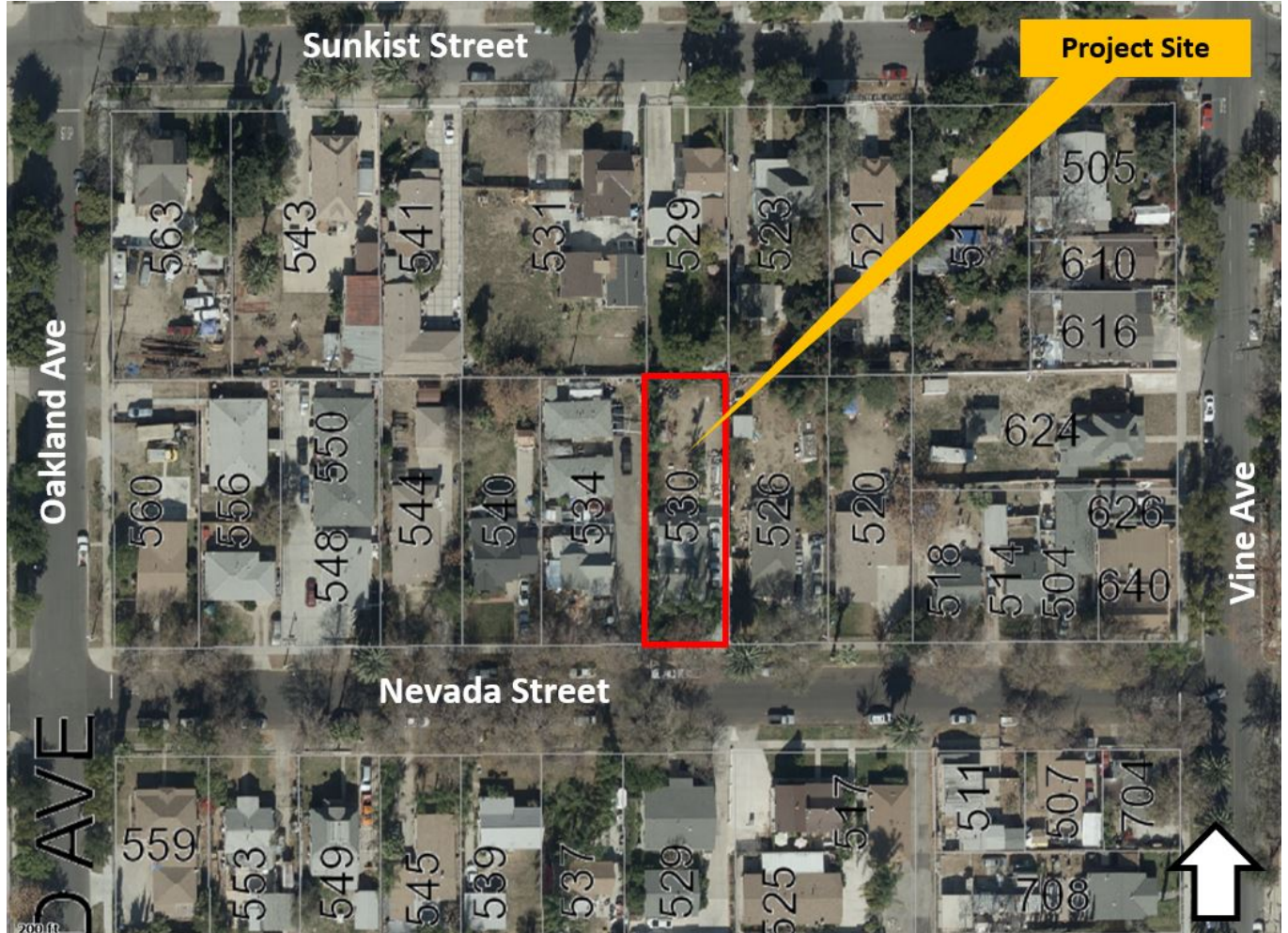
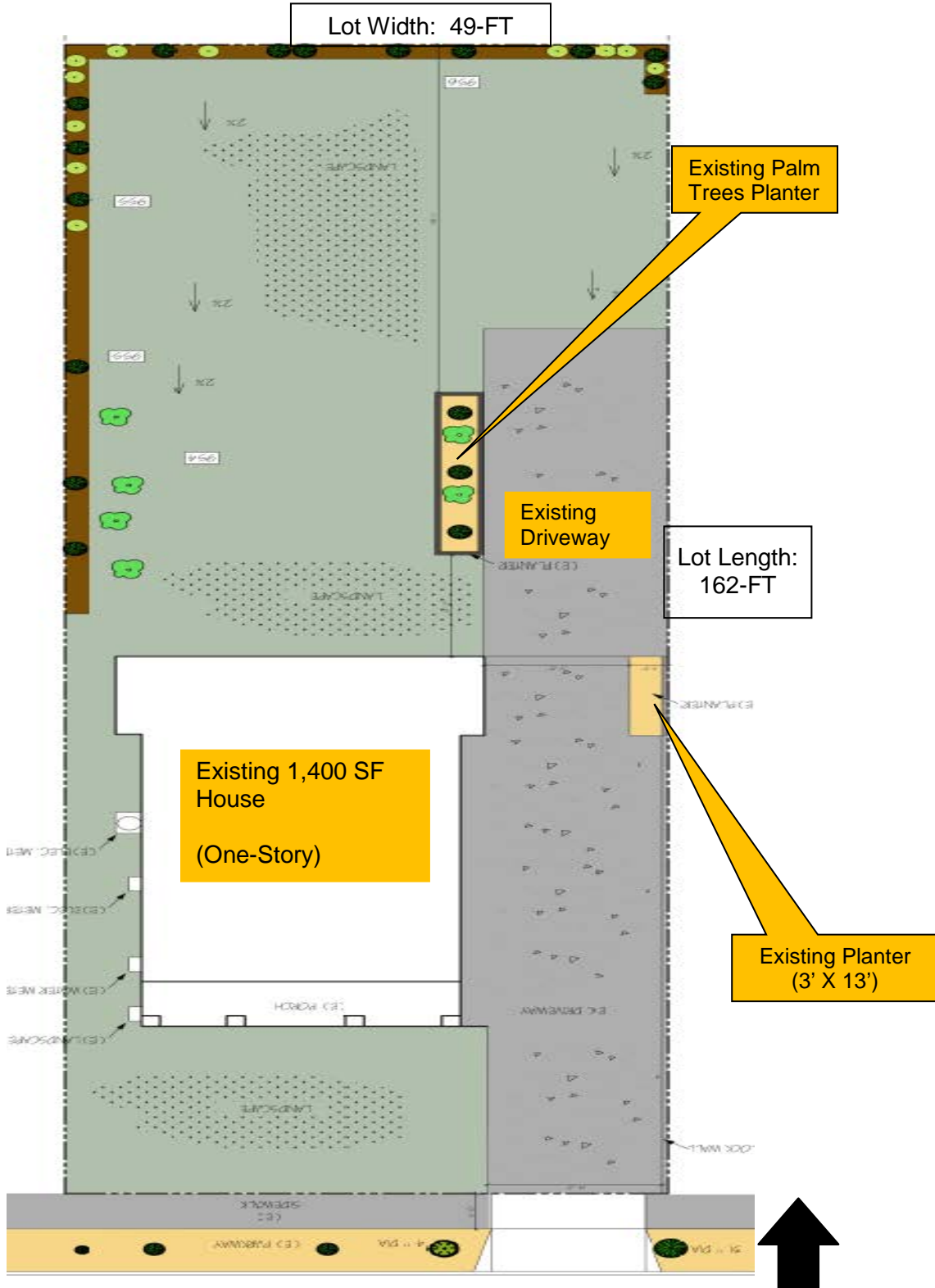


Exhibit A1: Surrounding Properties Aerial View

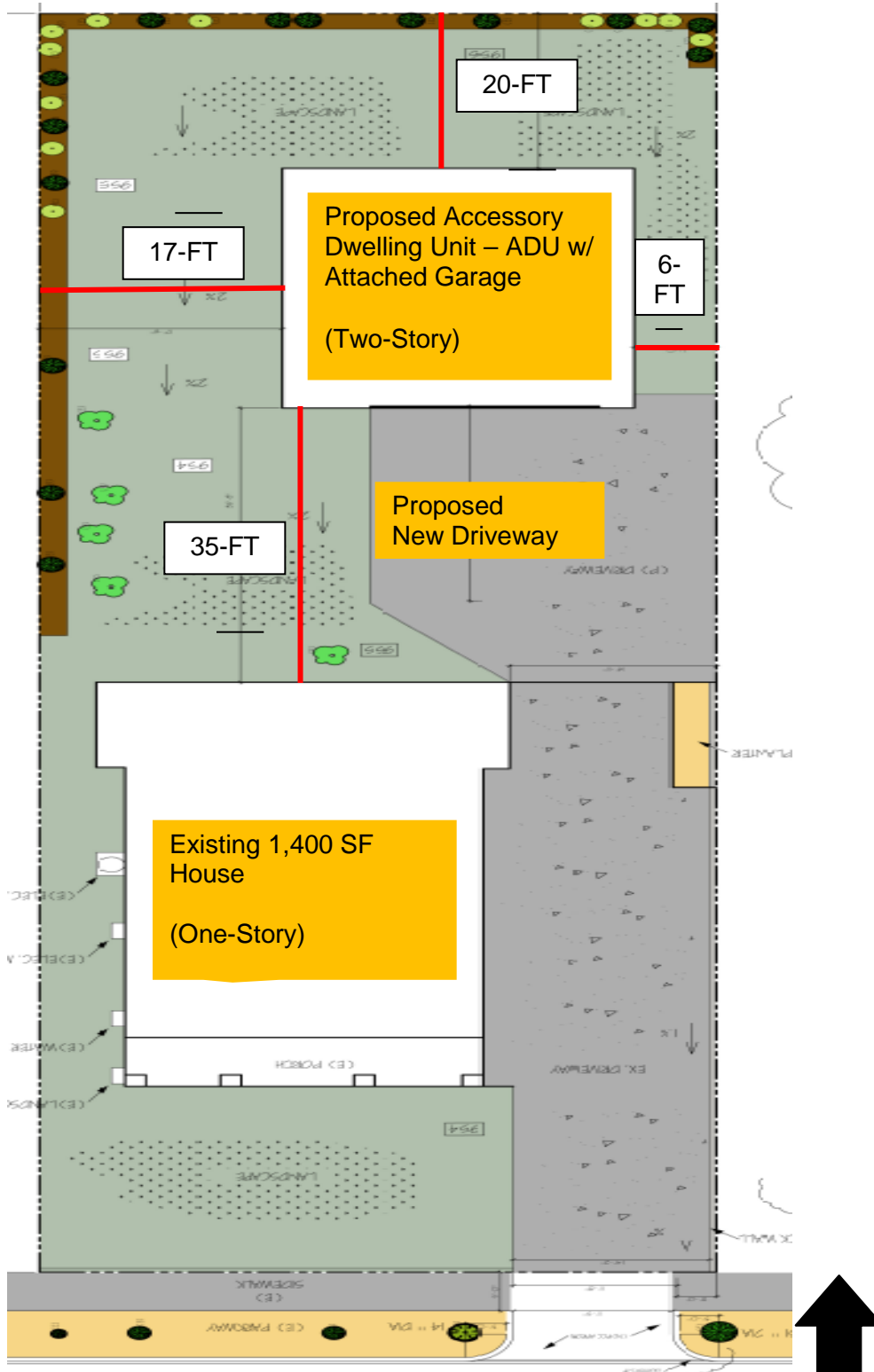


Exhibit B: Existing Site Plan



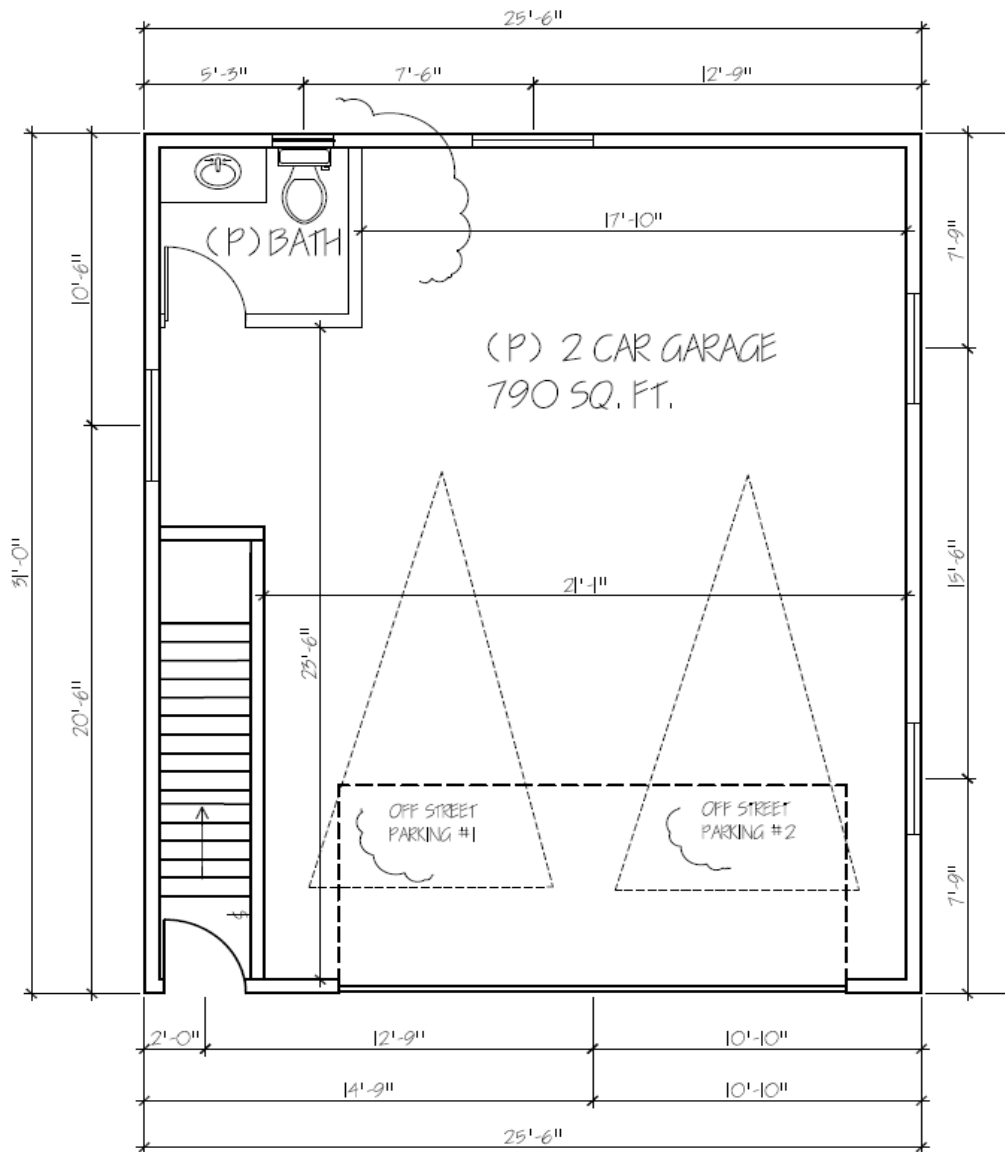
530 West Nevada Street

Exhibit C: Proposed Site Plan



530 West Nevada Street

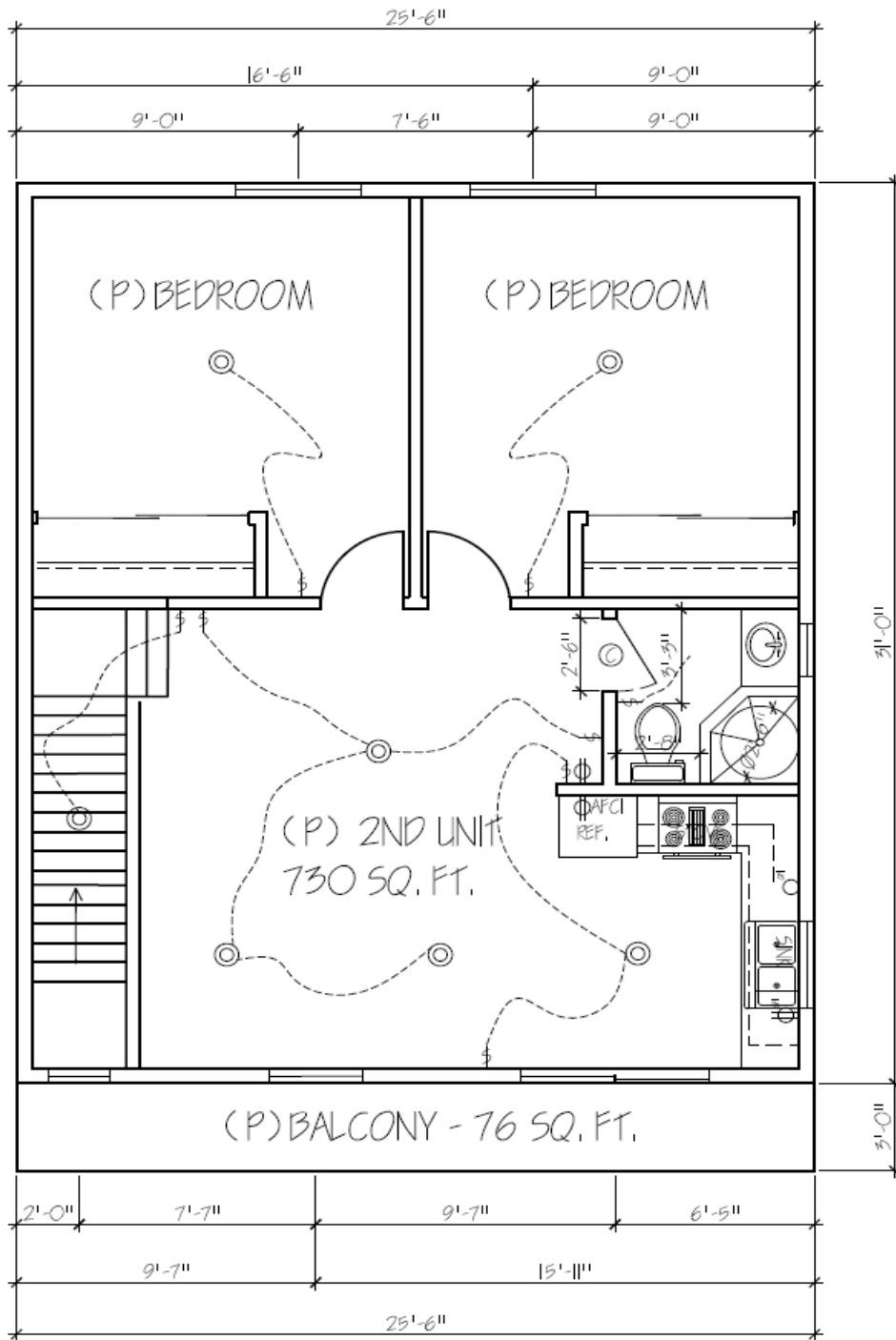
Exhibit D: Proposed Garage Floor Plan



(N) 1ST STORY - GARAGE



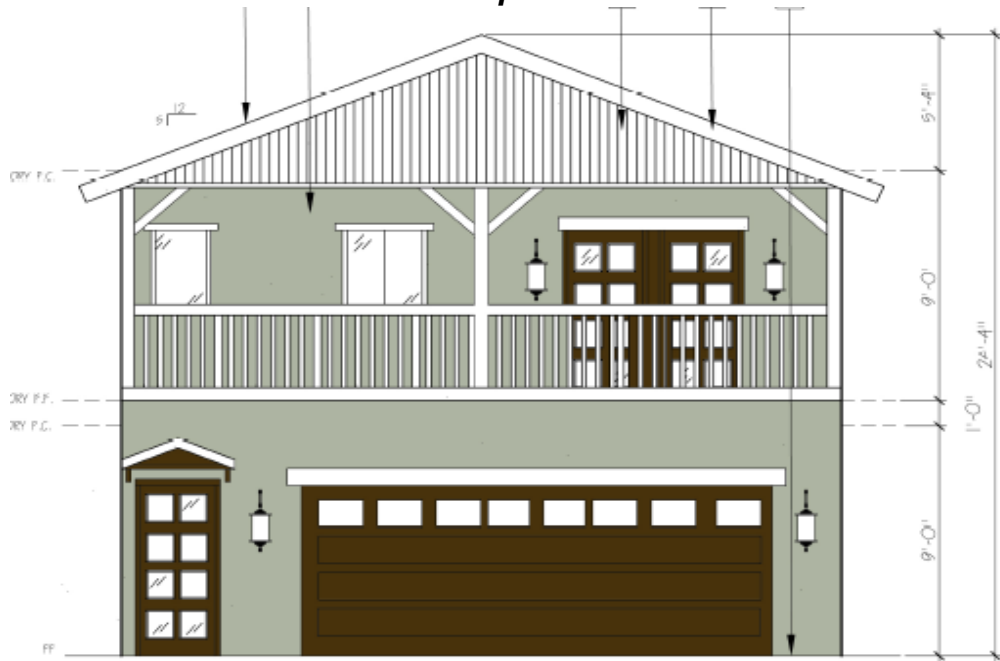
Exhibit E: Proposed ADU Floor Plan



(N) 2ND STORY - SECOND UNIT

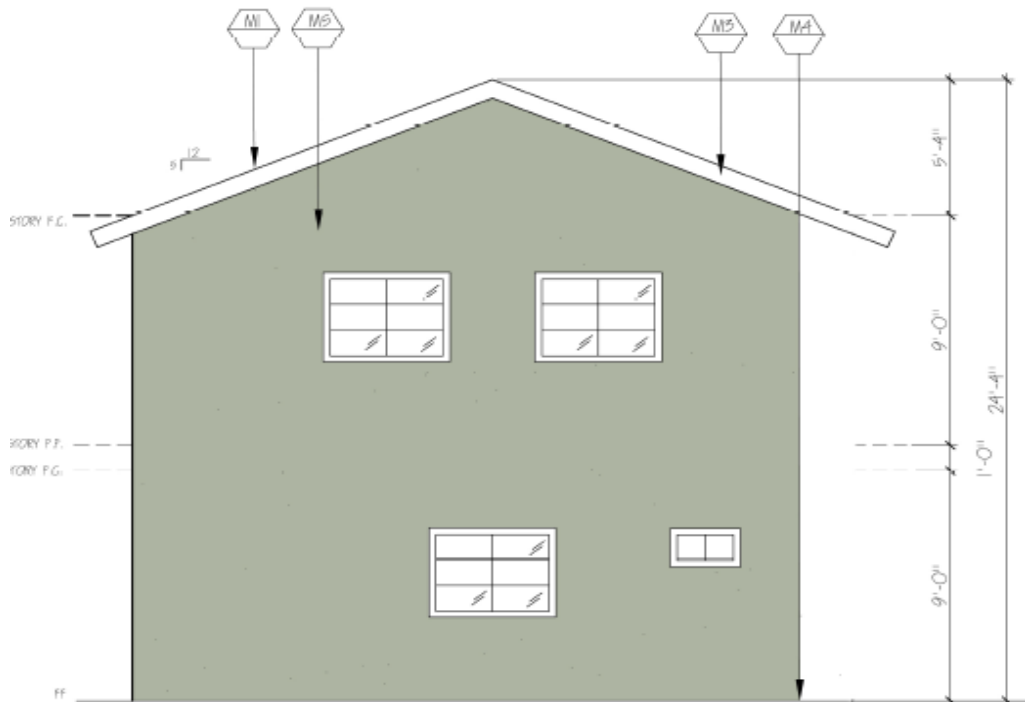


Exhibit F: Proposed Elevations



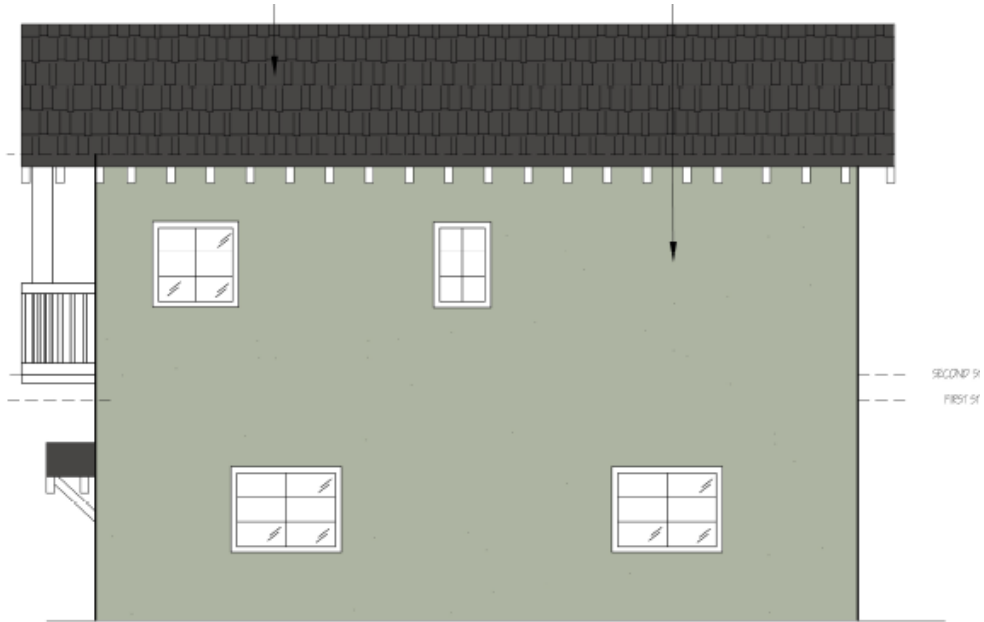
(P) SOUTH ELEVATION

$\frac{1}{4}'' = 1'-0''$



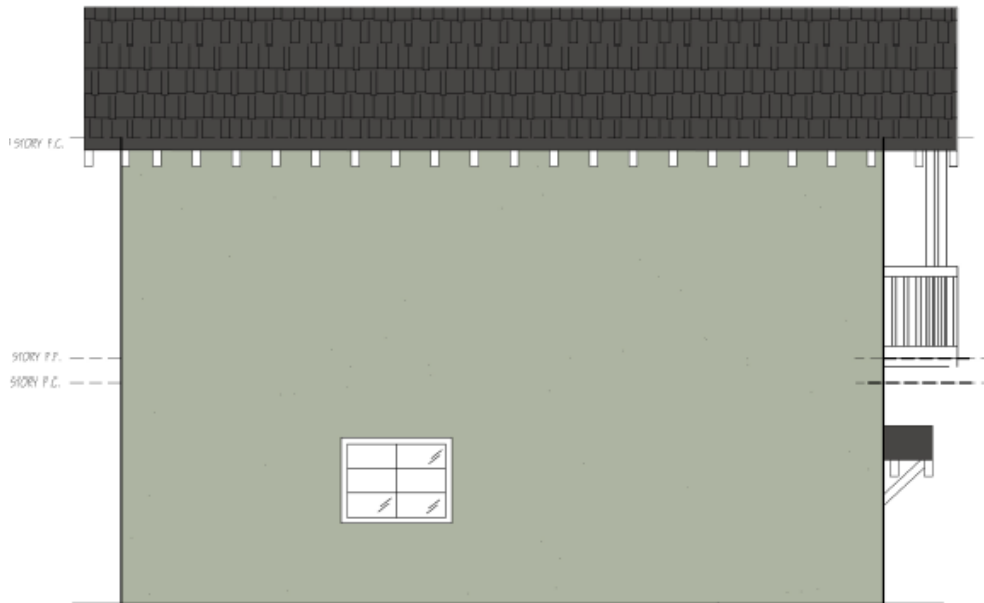
(P) NORTH ELEVATION

Exhibit G: Proposed Elevations



(P) EAST ELEVATION

$\frac{1}{4}'' = 1'0''$



(P) WEST ELEVATION

Exhibit H: Site Photos



North View of the Project Site & Existing Driveway - 530 West Nevada Street



View Looking South of the Project Site

Exhibit H: Site Photos



View of the Rear Yard



Looking At Rear of House & Portion of Existing Driveway

Exhibit H: Site Photos



Northwest Corner View of Back Yard



Southeast Corner View of Back Yard



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: May 21, 2018

File No: PCUP17-027

Related Files: None

Project Description: A Conditional Use Permit request to construct a detached two-story (24-feet in height) accessory structure totaling 1,520 square feet, consisting of a 790 square foot first floor 2-car garage and a 730 square foot second floor accessory dwelling unit, on 0.18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low-Density Residential) zoning district; (APN: 1049-293-18); **submitted by Mr. Fernando Solis**

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) Use shall provide a minimum of 4 parking spaces for both, the main dwelling unit and the new ADU (Accessory Dwelling Unit).

1.3 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.

1.4 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.

1.5 Additional Fees.

(a) 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.

1.6 Additional Requirements.

(a) Prior to the issuance of a building permit for the Accessory Dwelling Unit (ADU), a restrictive covenant running with the land shall be recorded with the office of the San Bernardino County Recorder, which specifies that the use of the ADU as an independent living space may continue only if one dwelling on the lot is occupied by the property owner.

(b) A minimum 5 foot landscaped side yard setback area must be provided along the east side of the proposed Accessory Dwelling Unit (ADU).

(c) Wider window trims shall be provided for all windows to match the front house that the exterior color of the proposed accessory structure shall match the existing color of the single family home on the property.



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)

ZA MEETING DATE: May 21st, 2018

PROJECT: PCUP17-027, a Conditional Use Permit to construct for a 1,520-square foot accessory dwelling unit in excess of 14 FT in height on 0.18 acres of land.

APN: 1049-293-18

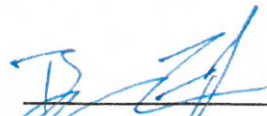
LOCATION: 530 West Nevada Street

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


PROJECT PLANNER: Denny Chen, Associate Planner (909) 395-2424

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 repair the existing driveway approach per City standards.
3. The Applicant/Developer shall obtain an encroachment permit from the City for any work performed within the City right-of-way.


Bryan Lirley, P.E.
Principal Engineer

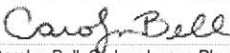
5/3/18
Date


Khoi Do, P.E.
Assistant City Engineer

5-3-18
Date

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

DAB CONDITIONS OF APPROVAL

Sign Off	
 Carolyn Bell, Sr. Landscape Planner	12/12/17 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
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D.A.B. File No.: PCUP17-027	Related Files:	Case Planner: Denny Chen
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Project Name and Location: Accessory Structure 530 West Nevada St

Applicant/Representative: Fernando Solis 741 Lanny Ave La Puente, CA 91744

<input checked="" type="checkbox"/>	A site plan (dated 11/17/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

CONDITIONS OF APPROVAL

1. New landscape and irrigation shall meet all the requirements of the Landscape Development Standards including water efficient irrigation and landscaping on site and in the parkway.
2. Landscape and irrigation plans shall be submitted for review and approval, if any on-site construction, staging or storage of material occurs and requires replacement of landscape or irrigation systems.
3. Lawns are recommended to be replaced with low water groundcovers, shrubs and shade trees.
4. Existing trees shall be protected in place. If tree removal is requested a landscape plan and tree inventory shall be submitted to this department for review and approval.

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Denny Chen
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: November 29, 2017
SUBJECT: PCUP17-027

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: November 28, 2017

SUBJECT: PCUP17-027 A Conditional Use Permit to establish a 1,520-square foot, 24-foot tall accessory residential structure on .18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low Density Residential 2.1 to 5.0 DU/Acre) zoning district (APN(s): 1049-293-18).

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

When project is completed, provide smoke alarms in each sleeping area and to the main hallway to the area. Also provide a carbon monoxide alarm.

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.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP17-027

Address: 530 West Nevada Street

APN: 1049-293-18

Existing Land Use: Single Family Residential

Proposed Land Use: A CUP to construct a 1,520 square foot garage and second dwelling unit

Site Acreage: 0.18 Proposed Structure Height: 24 ft

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Denny Chen

Date: 12/21/17

CD No.: 2017-087

PALU No.: n/a

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

Safety

- Zone 1
- Zone 1A
- Zone 2
- Zone 3
- Zone 4
- Zone 5

Noise Impact

- 75+ dB CNEL
- 70 - 75 dB CNEL
- 65 - 70 dB CNEL
- 60 - 65 dB CNEL

Airspace Protection

- High Terrain Zone
 - FAA Notification Surfaces
 - Airspace Obstruction Surfaces
 - Airspace Avigation Easement Area
- Allowable Height: 140 ft

Overflight Notification

- Avigation Easement Dedication
- Recorded Overflight Notification
- Real Estate Transaction Disclosure

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, 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: Denny Chen, Associate Planner

DATE: November 22, 2017

SUBJECT: FILE #: PCUP17-027 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, December 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 Conditional Use Permit to establish a 1,520-square foot, 24-foot tall accessory residential structure on .18 acres of land located at 530 West Nevada Street, within the LDR-5 (Low-Density Residential 2.1 to 5.0 DU/Acre) zoning district (APN(s): 1049-293-18).

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
 MANAGER Analyst Title
 12/19/17 Date