



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

October 16, 2023

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 and on the City website at www.ontarioca.gov/agendas/zoning

PUBLIC HEARINGS

- A. **ENVIRONMENTAL ASSESSMENT AND VARIANCE FOR FILE NO. PVAR23-003**: A public hearing to consider a Variance (File No. PVAR23-003) to deviate from the maximum Development Code standard for lot coverage from 30 percent to 34.23 percent, in conjunction with the construction of an attached two-car garage, on 0.449 acres of land located at 935 South Elderberry Avenue, within the AR-2 (Residential Agricultural) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1011-421-23) **submitted by Fernando Larez**

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, Angie Alvarez Cruz, 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, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.

Office Specialist



ZONING ADMINISTRATOR DECISION: HOMEOWNER VARIANCE

October 16, 2023

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

DECISION NO.: [insert #]

FILE NO.: PVAR23-003

DESCRIPTION: A public hearing to consider a Variance (File No. PVAR23-003) to deviate from the maximum Development Code standard for lot coverage from 30 percent to 34.23 percent, in conjunction with the construction of an attached two-car garage, on 0.449 acres of land located at 935 South Elderberry Avenue, within the AR-2 (Residential Agricultural) zoning district (APN: 1011-421-23); **submitted by Fernando Larez.**

PART 1: BACKGROUND & ANALYSIS

FERNANDO LAREZ, (herein after referred to as "Applicant") has filed an application requesting approval of a Variance, File No. PVAR23-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

PROJECT SETTING: The project site is comprised of 0.449 acres of land located at 935 South Elderberry Avenue and is depicted in Exhibit A: Project Location Map, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	Existing Land Use	General Plan Designation	Zoning Designation	Specific Plan Land Use
Site:	Single-Family Residential	Rural Residential (RR)	AR-2 (Residential Agricultural – 0 to 2.0 du/acre)	N/A
North:	Vacant	Rural Residential (RR)	AR-2 (Residential Agricultural – 0 to 2.0 du/acre)	N/A
South:	Single-Family Residential	Rural Residential (RR)	AR-2 (Residential Agricultural – 0 to 2.0 du/acre)	N/A
East:	Single-Family Residential	Rural Residential (RR)	AR-2 (Residential Agricultural – 0 to 2.0 du/acre)	N/A
West:	Single-Family Residential	Rural Residential (RR)	AR-2 (Residential Agricultural – 0 to 2.0 du/acre)	N/A

Prepared: JT 10-3-2023	Reviewed: EH 10-10-2023
------------------------	-------------------------

PROJECT ANALYSIS:

- (1) Background — The Project site was developed in 2005 with a 4,536 square-foot single-family residence and a 1,341 square-foot attached garage. On June 23, 2023, the Applicant submitted a Homeowner Variance application to deviate from the maximum Development Code standard for lot coverage from 30 percent to 34.23 percent to facilitate the construction of an additional two-car garage on the subject property for a total of six enclosed parking spaces. The existing lot was legally established; however, the lot width dimensions are substandard to the current development code which requires a minimum lot width of 100 feet.
- (2) Site Design/Building Layout — The Project site has a rectangular shaped configuration, with a lot width of 70 feet and a lot depth of 280 feet, as shown in Exhibit B: Site Plan, attached. The site is developed with a 4,536 square-foot single family residence and a 1,341 square-foot attached garage that accommodates four cars. The proposed two-car garage will be 832 square feet in size and will include a ¾ bathroom, a service sink, and a man door (see Exhibit C: Floor Plan, attached). The proposed garage is designed for two-cars and will have an unobstructed clear dimension of 20 feet wide by 20 feet long consistent with the Development Code standards for garages. The proposed garage will follow the same horizontal plane as the main residence and is setback five feet from the north (side) property line. The Development Code requires a minimum 10-foot setback from the side property line; however, the proposed garage continues the existing nonconforming setback of the main residence to create a uniform structure.
- (3) Site Access/Circulation — The Project site has vehicular access from Elderberry Avenue. The subject property has an approximately 12-foot driveway south of the existing residence that provides access to the rear of the property and to the existing garage. Given the site configuration of the property the proposed garage will be located at the rear of the residence and screened from the public right of way.
- (4) Parking — The existing residence has an attached four-car garage approximately 1,341 square feet in size located at the rear of the subject property. The proposed two-car garage addition will be separated from the existing four car garage via a demising wall and will have separate vehicular access. The proposed garage will have an automatic garage door with decorative windows to match the existing garage doors. Vehicular entry to the garage will be provided via an existing 12-foot-wide vehicular driveway. With Variance approval, the main residence will have a total six (6) enclosed parking spaces, exceeding the minimum 2-car garage requirement.
- (5) Architecture — The proposed garage has been designed to be architecturally compatible with the main residence in terms of material, color, style, and finish (see Exhibit D: Elevations, attached). The proposed garage will be painted to match the existing residence and will have the same stucco finish and asphalt shingle roof. The proposed garage is rectangular in shape and incorporates two windows to provide natural light. A man door is proposed adjacent to the garage door to provide a secondary point of access into the garage. Overall, the garage has been designed to be architecturally compatible with the main residence.
- (6) Variance — The Project site is located within the AR-2 (Residential Agricultural) zoning district. The intent of the AR-2 district is to accommodate single-family residences on large lots, at a density range of 0 to 2.0 dwelling units per acre and allow for limited agricultural

activities and animal keeping within a rural environment. The subject property is currently developed with a single-family residence and no agricultural or animal keeping activities are proposed. The Development Code requires proposed additions to be consistent with the zoning district in which the property is located. The proposed garage addition is subject to the building setback, lot coverage, and building height requirements for the AR-2 district. The maximum lot coverage percentage for the AR-2 district is 30 percent. The property currently has a lot coverage percentage of 29.9 percent which includes the square footage for the main residence and existing garage. With the construction of an additional two-car garage the subject property will exceed lot coverage and have a 34.23 lot coverage percentage. The Applicant is seeking Variance approval given the substandard lot width, the configuration of the existing parcel, and the available square footage on the subject property.

- (7) **Conclusion** — Due to the substandard lot width of 70 feet and the existing lot dimensions the Applicant is requesting Variance approval to deviate from the maximum allowable lot coverage percentage from 30 percent to 34.23 percent. The property is 19,558 square feet in size (0.449 Acres), which exceed the minimum 18,000 square foot requirement of the AR-2 (Residential Agricultural) zoning district. The proposed garage will not have a determinantal impact on the surrounding neighborhood and will be located at the rear of the residence. The proposed garage will be located on the east side of the existing garage and will be screened from the public right of way. The proposed garage will have a 5-foot setback along the north side of the residence to be consistent with the existing setbacks for the main residence. The garage has been designed to complement the existing residence in terms of material, color, style, finish, and building height. The construction of the proposed garage will not have a detrimental impact on the subject property or the neighboring properties. Staff believes that the Variance request is consistent with TOP Goal LU3, which promotes flexibility in order to respond to special conditions and circumstances in order to achieve the Vision. The Variance request will allow the subject property to construct an additional two-car garage exceeding the minimum two-car covered parking requirement.

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

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.

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.

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 2: RECITALS

WHEREAS, the City of Ontario has received a request for Variance approval as described in Part 1, above; and

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

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Homeowner Variances; 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 Variance, 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 and the facts and information contained in the Application and supporting documentation have been reviewed against the ONT ALUCP compatibility factors, including noise, safety, airspace protection, and overflight impacts of current and future airport activity, and as a result of the review, the proposed project has been determined to be consistent with the ONT ALUCP policies and criteria; and

WHEREAS, on October 16, 2023, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Jocelyn Torres, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval. 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 3: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND DECIDED by the Zoning Administrator of the City of Ontario as follows:

SECTION 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:

(1) The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Section 15303 (Class 3, New Construction or Conversion of Small Structures) consists of the construction of new structures such as accessory structures including garages. Section 15303 (Class 5, Minor Alterations in Land Use Limitations) consists of minor alterations in land use limitation in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.

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

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

SECTION 2: ONT ALUCP Compliance. The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the Zoning Administrator has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the Zoning Administrator, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ONT ALUCP.

SECTION 3: Concluding Facts and Reasons. Based upon [1] the substantial evidence presented to the Zoning Administrator in the Background and Analysis of this Decision, [2] the oral

information presented during the herein-referenced public hearing, and [3] the findings set forth in Sections 1 and 2, above, the Zoning Administrator hereby concludes as follows:

(1) *The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the Development Code.* The property line dimensions of the parcel impose physical constraints on the property due to the narrow lot width. The subject property has a substandard lot width of 70 feet and the strict or literal interpretation of the Development Code would impact the ability of the property owner to construct an additional two-car garage on the subject property. Due to the substandard lot width of the subject property complying with the required lot coverage percentage will make it infeasible for the property to construct an additional two-car garage.

(2) *There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zoning district.* The property lot width dimensions are substandard. The property is 19,558 square feet in size, which exceed the minimum 18,000 square foot (0.449 Acres) requirement of the AR-2 (Residential Agricultural) zoning district. However, the lot width of 70 feet is less than the minimum lot depth requirement of 100 feet. The properties to the west and surrounding area exceed the required 100-foot minimum lot width dimensions and meet development code standards. These characteristics are unique to the property and do not generally apply to other properties in the same zoning district.

(3) *The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district.* The project site has a substandard lot width dimension and has one of the narrowest lot widths in comparison to the properties located directly west. The substandard lot width dimension are exceptional conditions that generally do not apply to other properties in the same zoning district. The property is 19,558 square feet in size, which exceed the minimum 18,000 square foot (0.449 Acres) requirement of the AR-2 (Residential Agricultural) zoning district. The subject property and the Variance will provide greater flexibility and allow the Applicant to construct an additional two-car garage.

(4) *The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.* The Project site configurations are narrower and have a larger depth in comparison to the properties located directly west of the Project site. Due to the existing substandard lot width dimension, a Variance is necessary to provide flexibility on the maximum lot coverage percentage and accommodate the proposed garage addition. The granting of the Variance will not grant a special privilege on the subject property given the site configuration of the lot.

(5) *The proposed Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.* The subject property is located within the AR-2 (Residential Agricultural) zoning district which promotes the construction of single-family residences on large lots. The property is 19,558 square feet in size, which exceed the minimum 18,000 square foot (0.449 Acres) requirement of the AR-2 (Residential Agricultural) zoning district and sufficient in size to accommodate the construction of an additional two-car garage. The proposed Variance is consistent with the goals, policies, and plans of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of the Development Code.

SECTION 4: Zoning Administrator Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the Zoning Administrator hereby APPROVES the Application subject to each and every condition set forth in the Department reports included as "Attachment A" of this Decision and incorporated herein by this reference.

SECTION 5: 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 this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: Custodian of Records. 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. The records are available for inspection by any interested person, upon request.

APPROVED AND ADOPTED this 16th day of October, 2023.

Rudy Zeledon
Zoning Administrator

Exhibit A: AERIAL PHOTOGRAPH



Exhibit B: SITE PLAN

CURRENT LOT COVERAGE

LOT AREA: 70'x 280' = 19,600sq.ft
 RESIDENCE: 4,536sq.ft
 GARAGE: 1,341sq.ft
 TOTAL FOOTPRINT: 5,877sq.ft
 FAR: 30%

PROPOSE LOT COVERAGE

LOT AREA: 70'x 280' = 19,600sq.ft
 RESIDENCE: 4,536sq.ft
 GARAGE: 1,341sq.ft
 PROPOSE GARAGE: 832sq.ft
 TOTAL FOOTPRINT: 6,709sq.ft
 FAR: 34.23%

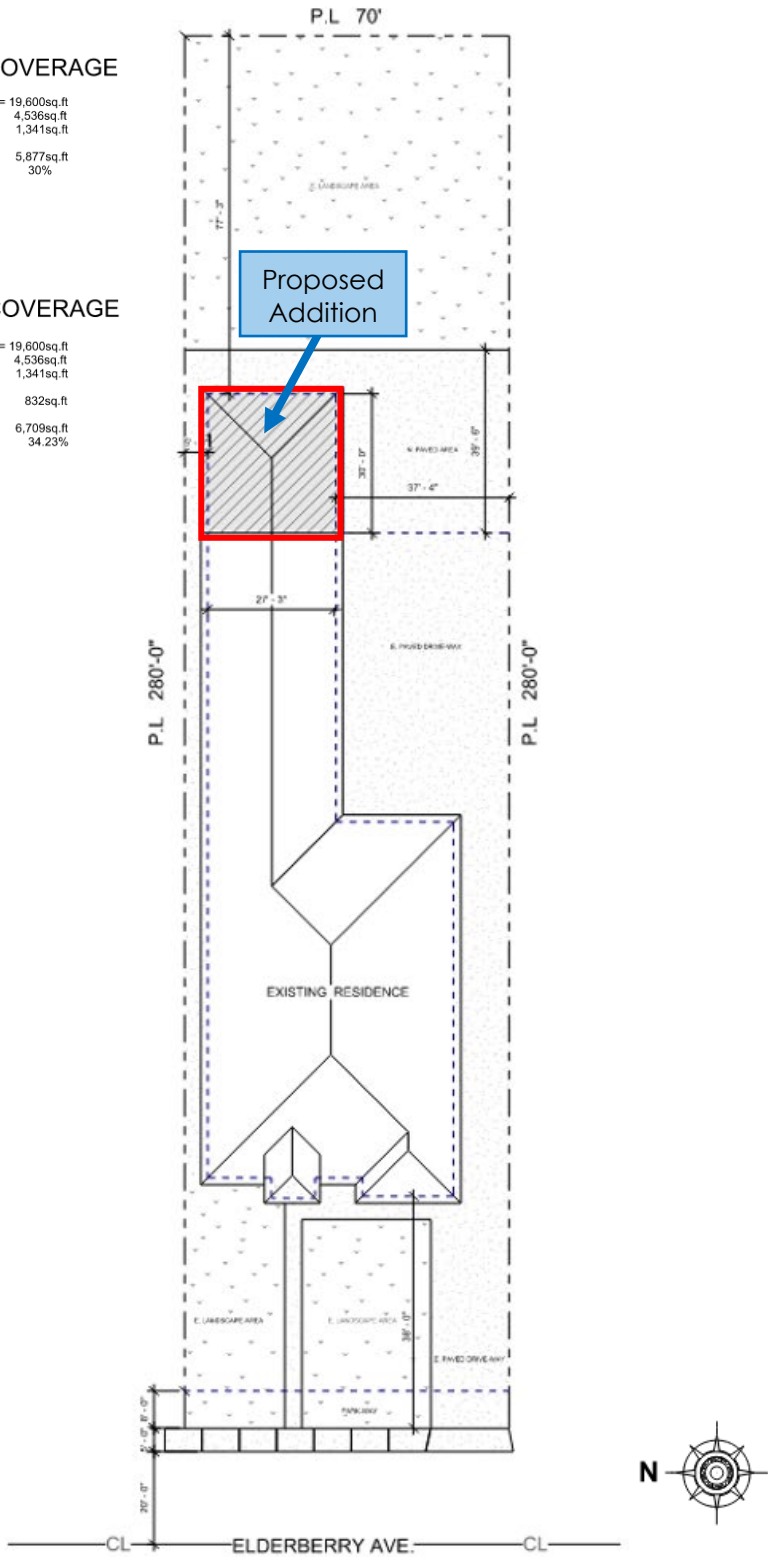


Exhibit C: FLOOR PLAN

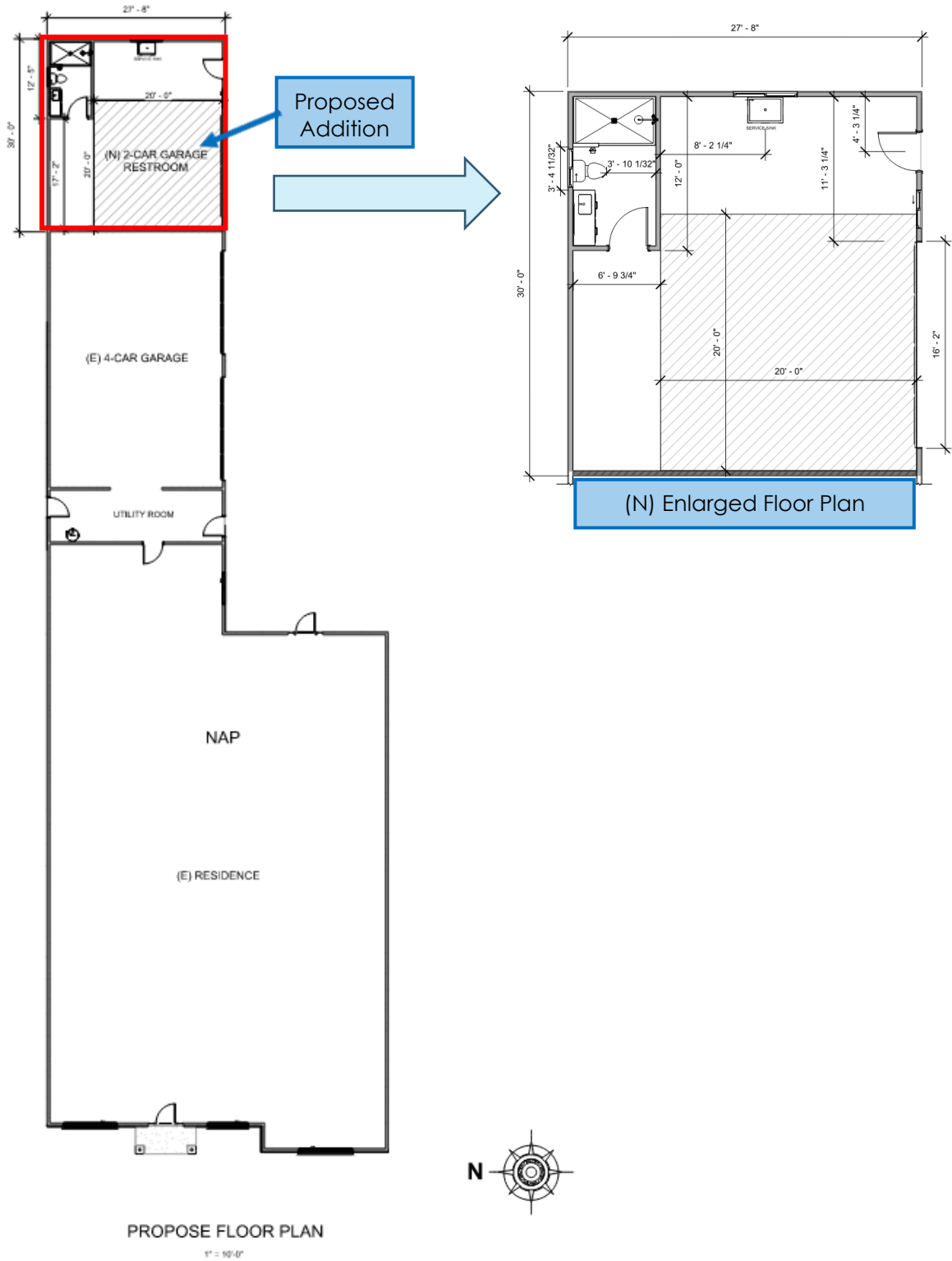


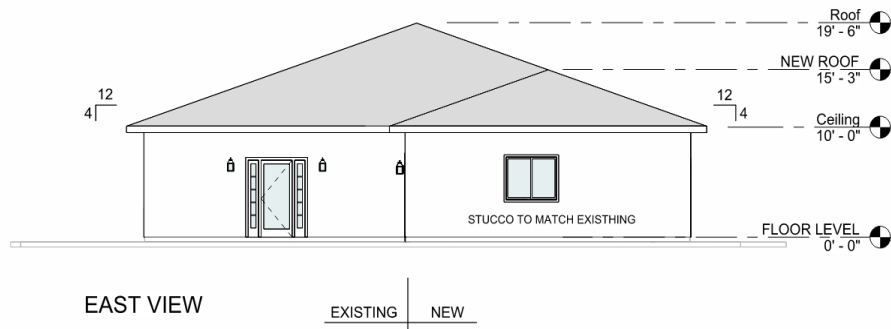
Exhibit D: ELEVATIONS



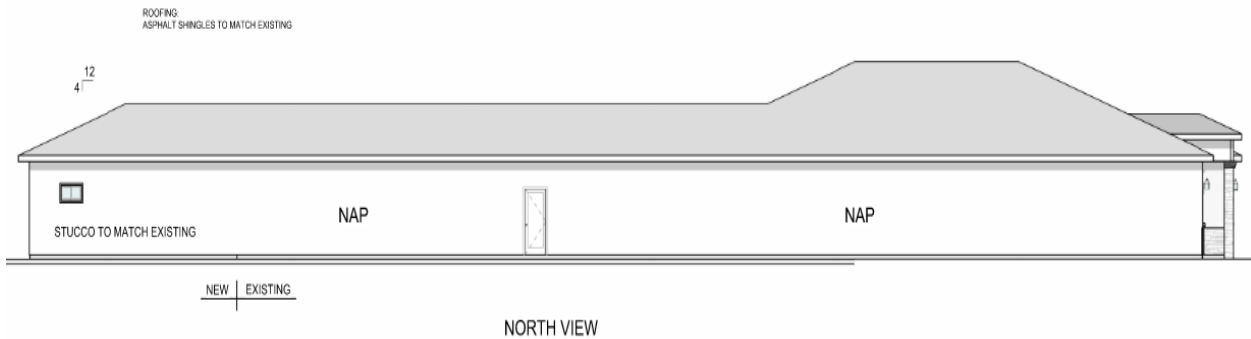
WEST VIEW



SOUTH VIEW



EAST VIEW



NORTH VIEW

Exhibit D: Elevation Perspectives

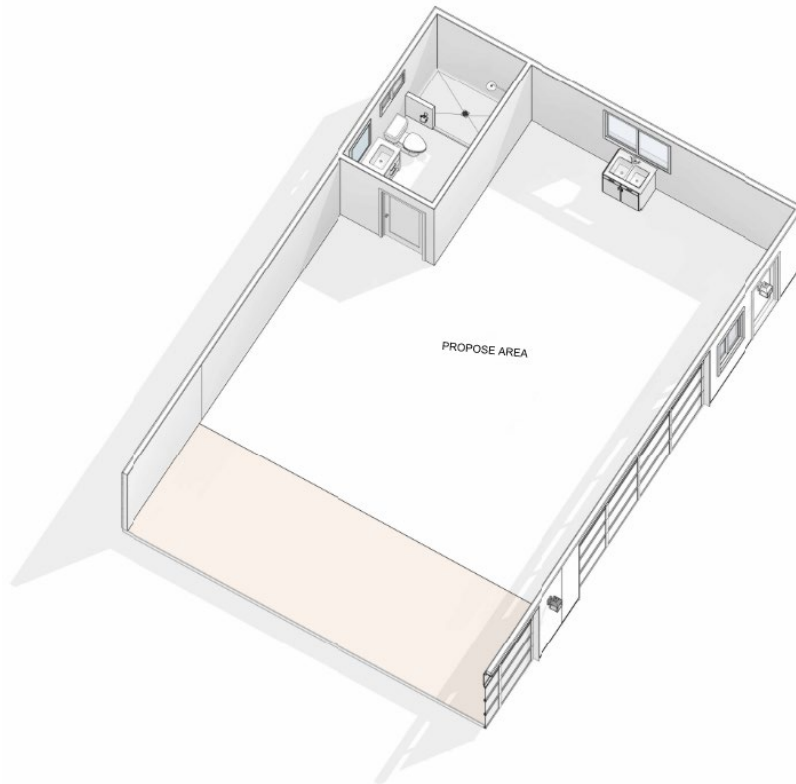
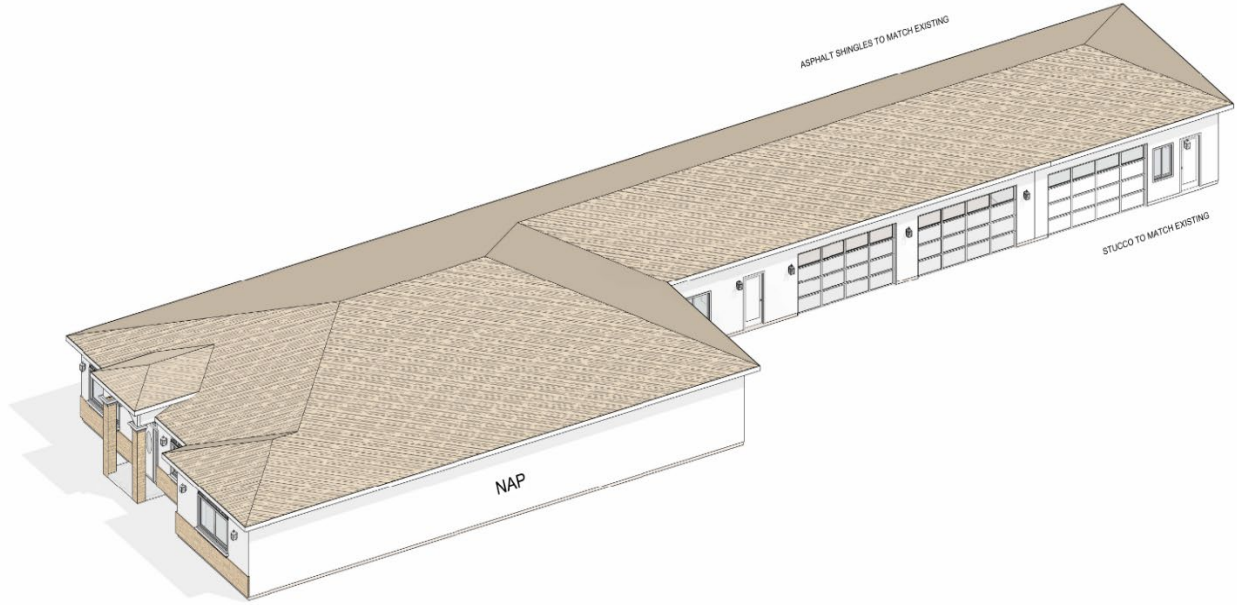
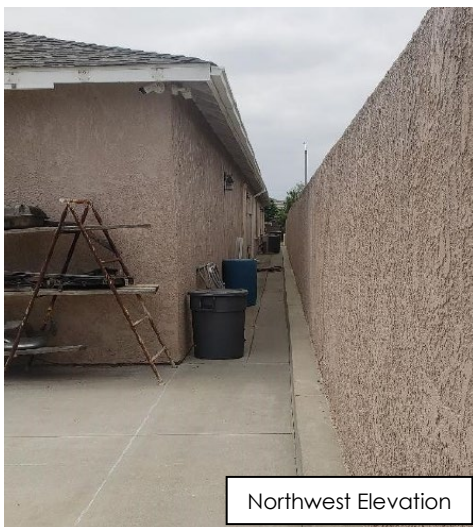


Exhibit E: SITE PHOTOS



Exhibit E: SITE PHOTOS



Attachment A: Department Reports (Conditions of Approval)

(Department Reports containing conditions of approval follow this page)

Date Prepared: 10/5/2023

File No: PVAR23-003

Project Description: A public hearing to consider a Variance (File No. PVAR23-003) to deviate from the maximum Development Code standard for lot coverage from 30 percent to 34.23 percent, in conjunction with the construction of an attached two-car garage, on 0.449 acres of land located at 935 South Elderberry Avenue, within the AR-2 (Residential Agricultural) zoning district (APN: 1011-421-23); **submitted by Fernando Larez.**

Prepared By: Jocelyn Torres, Associate Planner
Phone: 909.395.2424 (direct)
Email: jocelyntorres@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. Variance 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.

2.2 Variance. Variance approval shall be limited to allow a deviation from the maximum Development Code standard for lot coverage from 30 percent to 34.23 percent, in conjunction with the construction of an attached two-car garage.

2.3 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.

2.4 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).

2.5 Environmental Review.

(a) The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) and Section 15305 (Class 5, Minor Alterations in Land Use Limitations) of the CEQA Guidelines. Section 15303 (Class 3, New Construction or Conversion of Small Structures) consists of the construction of new structures such as accessory structures including garages. Section 15305 (Class 5, Minor Alterations in Land Use Limitations) consists of minor alterations in land use limitation in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.

(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.

2.6 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.

2.7 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Exemption ("NOE") 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 will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(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.

2.8 Additional Requirements.

(a) The proposed attached garage addition shall match the architectural characteristics of the existing residence in terms of material, color, style, finish, and building height.

(b) The proposed attached garage addition shall follow the same horizontal plane as the main residence and shall maintain the 5-foot setback along the side (north) property line.

SITE PLAN NOTES

ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.

THE PROPERTY LINES SHOWN HEREON WERE GENERATED FROM ASSESSOR'S INFORMATION AND ARE INTENDED AS APPROXIMATE REPRESENTATIONS OF PROPERTY LINES FOR PERMITTING PURPOSES ONLY.

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPANCIES ARE FOUND, REPORT THEM TO DESIGNER IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDANCE OVER DRAWINGS.
3. ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS AND WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED.

GRADING NOTE:

1. FINISH GRADE AROUND THE ADDITION SHALL SLOPE AWAY FROM FOUNDATION @ 5% FOR FIRST 10ft.

NPDES NOTES

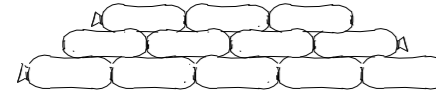
NOTE #1

STORMWATER POLLUTION PREVENTION NOTES :

- A. STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALL TO ENSURE COMPLIANCE TO 2022 CAL-GREEN STANDARDS. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.
- B. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA STREET FLOW AREA DRAINS.

NOTE #2

SANDBAG DETAIL PER BMP SE-8



ALL WORK SHALL BE DONE IN CONFORMANCE WITH STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY OF ONTARIO, CA. AND SHALL BE SUBJECT TO APPROVAL BY THE CITY INSPECTOR.

1. PLACE SANDBAGS FLAT AND FIRM AGAINST EXISTING GROUND & EACH OTHER.
2. SANDBAG BARRIER SHALL BE A MINIMUM OF THREE HIGH.
3. SANDBAG ROWS AND LAYERS SHALL BE STAGGER TO ELIMINATE GAPS.
4. THE PLACEMENT OF BAGS SHALL CONFORM TO THIS PLAN.

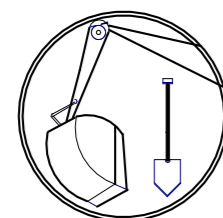
CAL GREEN NOTES:

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTWERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTOR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH: SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTER.

AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM , THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION

DIG ALERT



800-227-2600

CURRENT LOT COVERAGE

LOT AREA: 70'x 280 = 19,600sq.ft
 RESIDENCE: 4,536sq.ft
 GARAGE: 1,341sq.ft
 TOTAL FOOTPRINT: 5,877sq.ft
 FAR: 30%

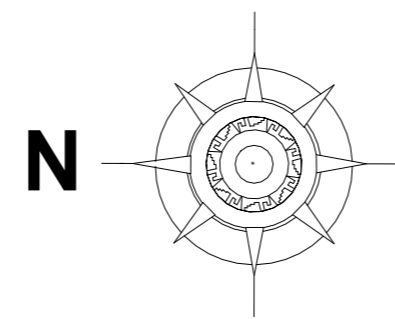
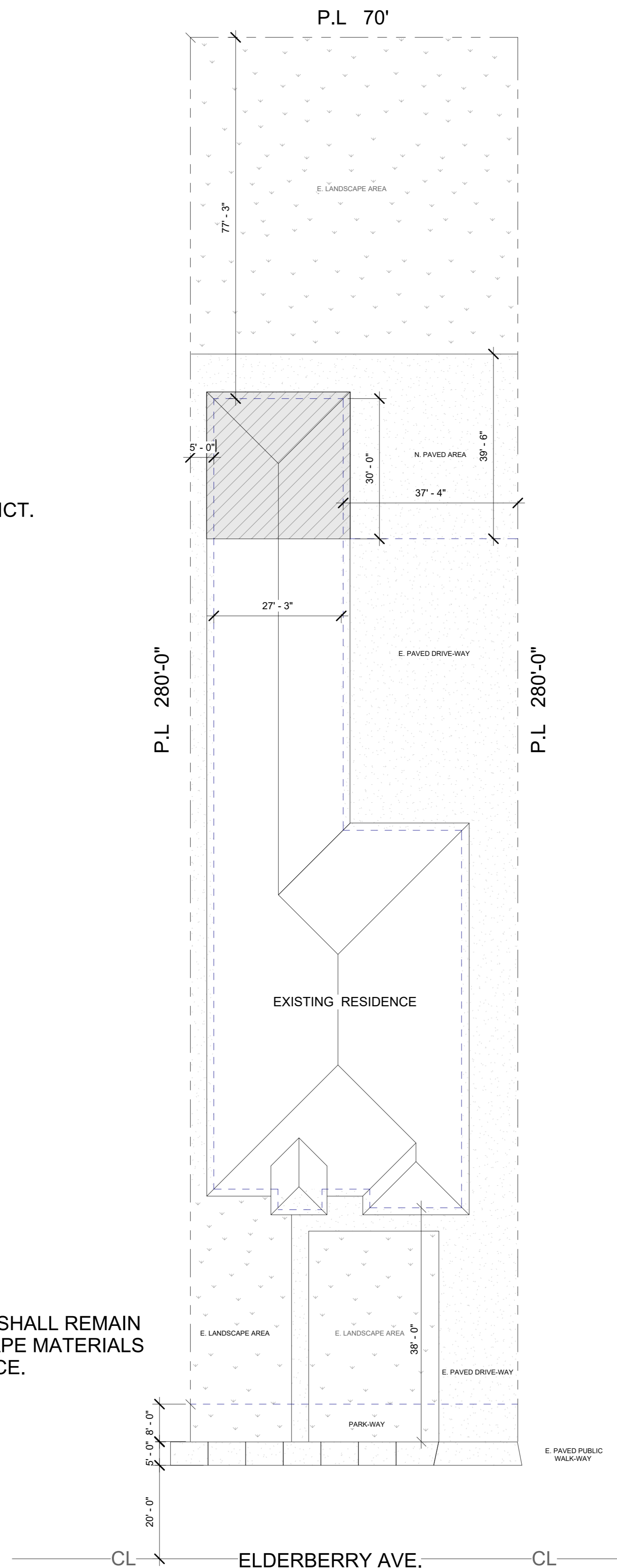
PROPOSE LOT COVERAGE

LOT AREA: 70'x 280 = 19,600sq.ft
 RESIDENCE: 4,536sq.ft
 GARAGE: 1,341sq.ft
 PROPOSE GARAGE: 832sq.ft
 TOTAL FOOTPRINT: 6,709sq.ft
 FAR: 34.23%

ZONE:
 PROPERTY IS LOCATED WITHIN THE AR-2 ZONING DISTRICT.

FRNOT YARDS:
 FRONT YARDS AND PARKWAYS SHALL REMAIN PLANTED WITH LIVING LANDSCAPE MATERIALS AND TREES PROTECTED IN PLACE.

VICINITY MAP



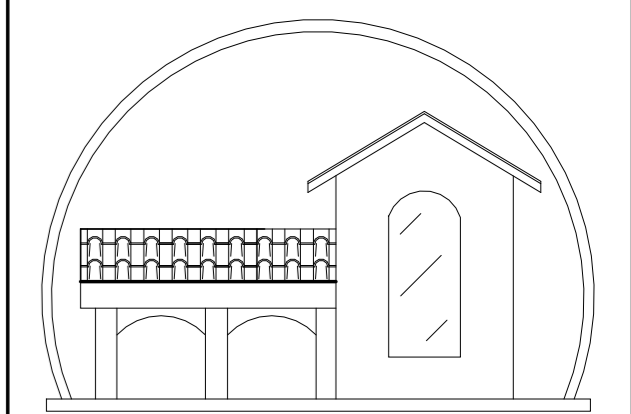
SITE PLAN - EXISTING + ADDITION

SCALE 1/16" = 1'-0"

PROPOSE ADDITION



SECOND REVISION
 8/7/23



NEW HOME DESIGN & CONSTRUCTION

100 W. Foothill Blvd. San Dimas, CA 91773
 B-954350
 909-764-4487

PLANS MUST BE SIGN BY RESPONSIBLE PARTY.

THIS SET OF PLANS ARE FOR PROJECT DESIGN ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

General Notes:

1. CONTRSCTOR SHALL VERIFY ALL DIMENSION GRADES AND SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPANCIES ARE FOUND, REPORT THEM TO DESIGNER IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDANCE OVER RAWINGS.

Project Description:

ADDITION: 832 sq.ft
 1. 2- CAR GARAGE
 2. 3/4 BATH

OWNER:

FERNANDO LAREZ

TELEPHONE: (909) 576 - 5145

EMAIL: fernando.larez1@verizion.net

PROJECT ADDRESS:

935 S. ELDERBERRY AVE.
 ONTARIO, CA 91762

A.P.N

1011-421-230-000

SHEET NAME:

SITE PLAN

Date: 6-16-23

Scale: 1/16" = 1'-0"

Sheet Number:

A001

Number: of

SHOWER COMPARTMENTS AND WALLS ABOVE TUBS

- A. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6' ABOVE FLOOR.
- B. CEMENT, FIBER-CEMENT, FIBER MAT REINFORCE CEMENT, GLASS MAT GYPSUM OR FIBER-REENFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.
- C. SHOWER COMPARTMENTS SHALL BE NOT LESS THAN 1024 SQ. IN. AND ALSO BE CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE (411.7 C.P.C)

SAFTY GLAZING (TEMPERED GLASS) SHALL BE PROVIDE IN THE FOLLING LOCATIONS:

- A. GLAZING IN DOORS.
- B. GLAZING IN ENCLOSURES FOR TUBS OR SHOWER.
- C. GLAZING IN WINDOWS MESURING LESS THAN 60" FROM SHOWER OR TUB.
- D. GLAZING WITHIN 2' OF A DOOR SWING.

CAL-GREEN STANDARDS

for all cal-green standars see pg. CAL-GREEN

- The flow rate for all new plumbing fixtures shall comply with maximum flow rates specified in Section 4.303.1

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GMP @ 60 PSI
KITCHEN FAUCETS	1.8 GMP @ 60 PSI
METERING FAUCETS	0.25 GAL / CYCLE
WATER CLOSET	1.28 GAL / FLUSH
URINALS	0.5 GAL / FLUSH

- An approved carbon monoxide alarm shall be installed in dwelling units within which fuel-burning appluances are installed and in dwellings units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of the dwelling unit including basement. (R315)

- Architectural paints and coatings, adhesives, caulks and sealents shall comply with the Volatile Organic Compound (VOC) limits listed in Tables: 4.504 - 4.504.3

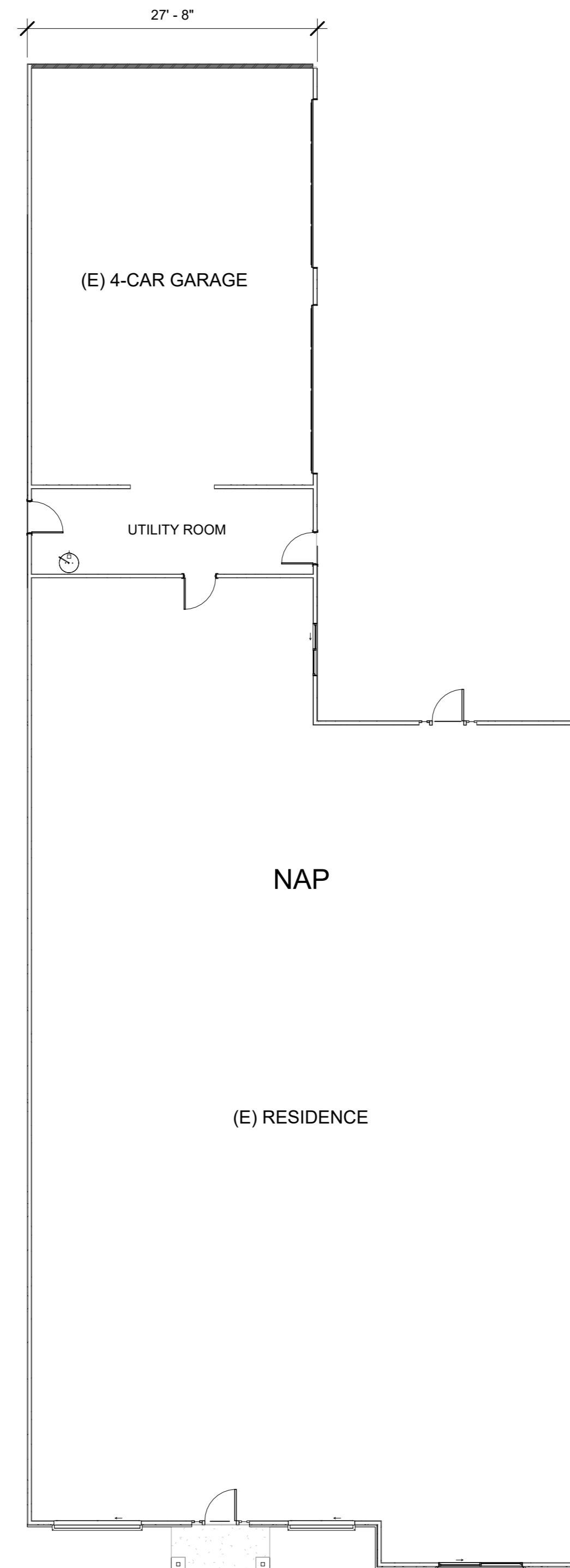
FIRE PROTECTION

- An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room. and on each story. Smoke alarms shall be interconnected so that actuation of one alarm will active all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)

- All duct and other related air distribution component openings shall be covered with tape, or sheet metal until the final start-up of the heathing, cooling and ventilating equipment.

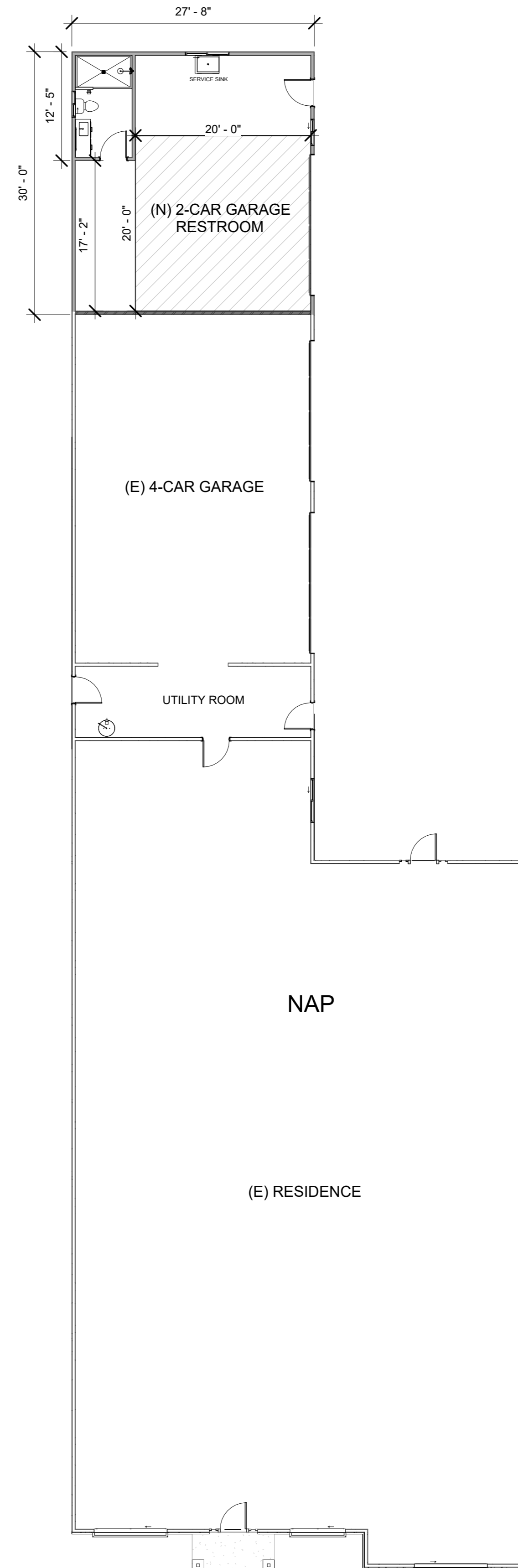
4.406.1 RODENT PROOFING

Annuar spaces around pipes, electrical cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.



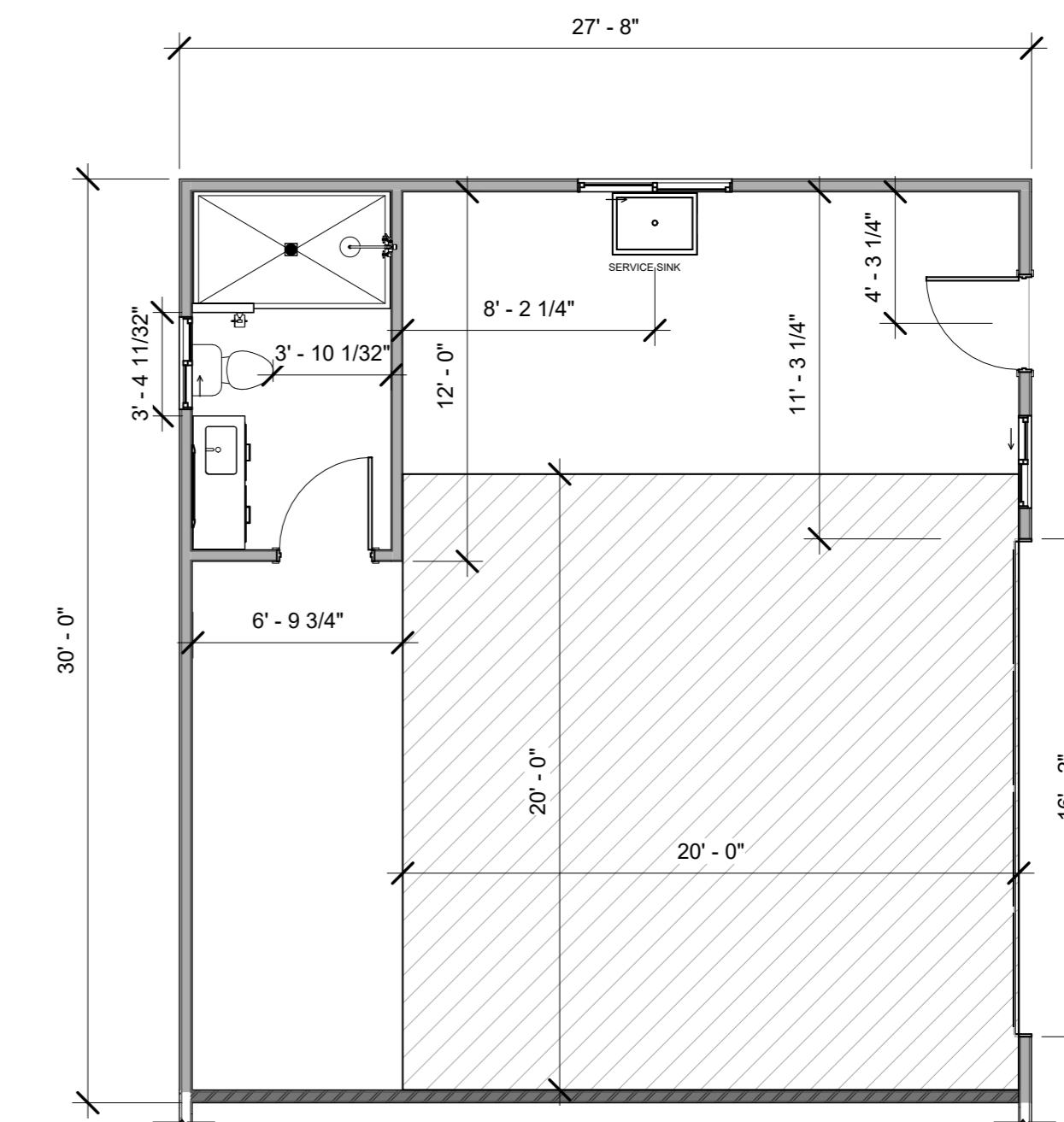
(E) FLOOR PLAN

1" = 10'-0"



PROPOSE FLOOR PLAN

1" = 10'-0"

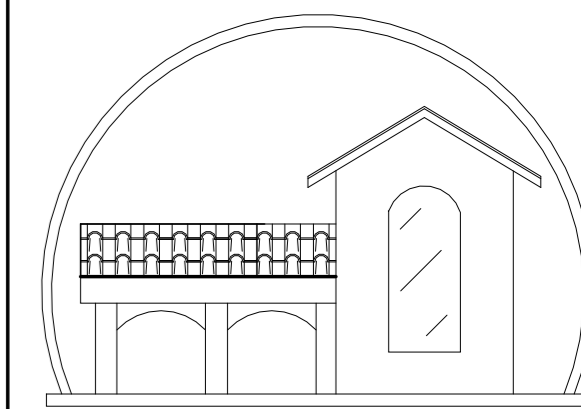


(N) RESTROOM FLOOR PLAN

3/16" = 1'-0"

WALL LEGEND

- W1 EXSITING / 2x4 WALL
- W2 NEW / 2x4 WALL



NEW HOME DESIGN & CONSTRUCTION
100 W. Foothill Blvd. San Dimas, CA 91773
B-954350
909-764-4487

PLANS MUST BE SIGN BY RESPONSIBLE PARTY.

THIS SET OF PLANS ARE FOR PROJECT DESIGN ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

General Notes:

- CONTRCTOR SHALL VERIFY ALL DIMENSION GRADES AND SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPENCIES ARE FOUND, REPORT THEM TO DESIGNER IMMEDIATELY.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDANCE OVER RAWINGS.

Project Description:

ADDITION: 832 sq.ft
1. 2- CAR GARAGE
2. 3/4 BATH

OWNER:

FERNANDO LAREZ

TELEPHONE: (909) 576 - 5145

EMAIL: fernando.larez1@verizion.net

PROJECT ADDRESS:

935 S. ELDERBERRY AVE.
ONTARIO, CA 91762

A.P.N

1011-421-230-000

SHEET NAME:

FLOOR PLAN

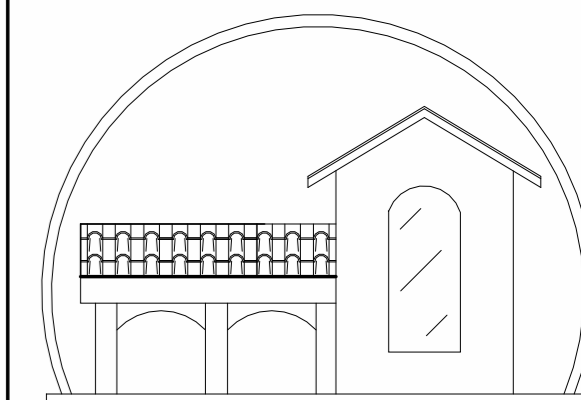
Date: 6-16-23

Scale: AS NOTED

Sheet Number:

A002

Number: of



NEW HOME DESIGN & CONSTRUCTION

100 W. Foothill Blvd. San Dimas, CA 91773
B-954350
909-764-4487

PLANS MUST BE SIGN BY RESPONSIBLE PARTY.

THIS SET OF PLANS ARE FOR PROJECT DESIGN ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

- General Notes:**
- CONTRCTOR SHALL VERIFY ALL DIMENSION GRADES AND SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPENCIES ARE FOUND, REPORT THEM TO DESIGNER IMMEDIATELY.
 - DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDANCE OVER DRAWINGS.

Project Description:

ADDITION: 832 sq.ft
1. 2- CAR GARAGE
2. 3/4 BATH

OWNER:

FERNANDO LAREZ

TELEPHONE: (909) 576 - 5145
EMAIL: fernando.larez1@verizon.net

PROJECT ADDRESS:

935 S. ELDERBERRY AVE.
ONTARIO, CA 91762

A.P.N

1011-421-230-000

SHEET NAME:

ELEVATIONS

Date: 6-16-23

Scale: 1/8"

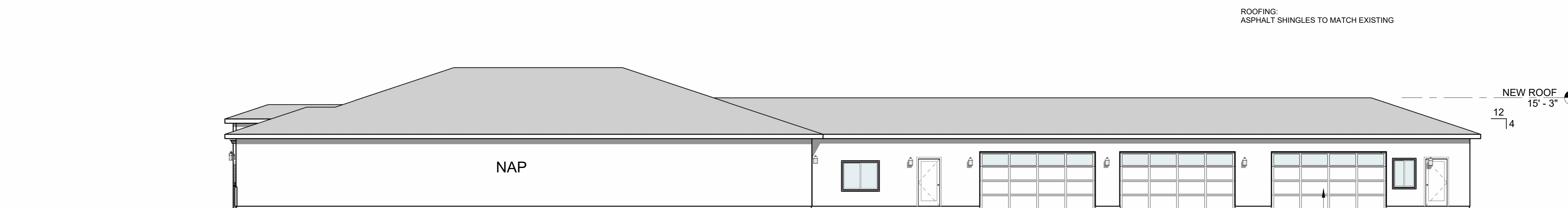
Sheet Number:

A004

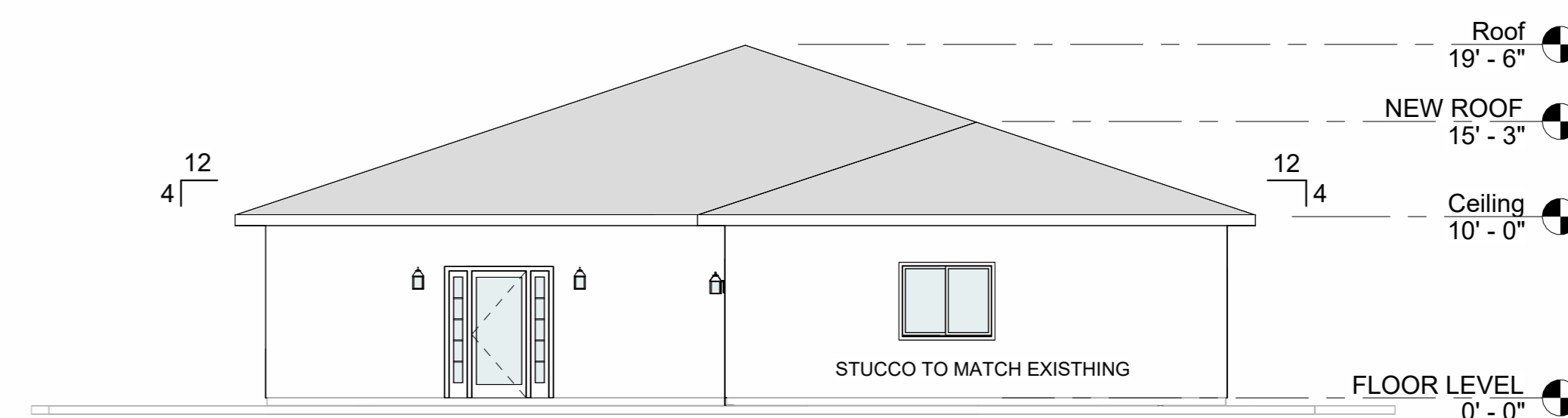
Number: of



WEST VIEW



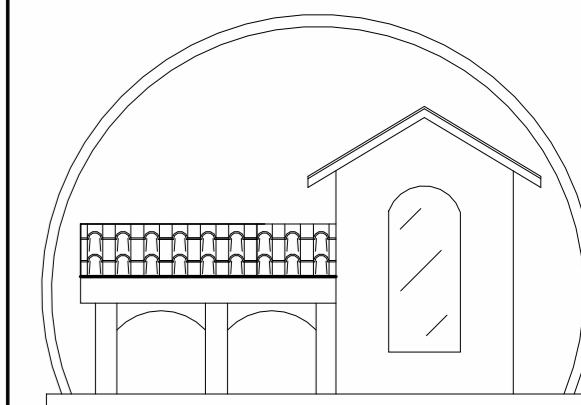
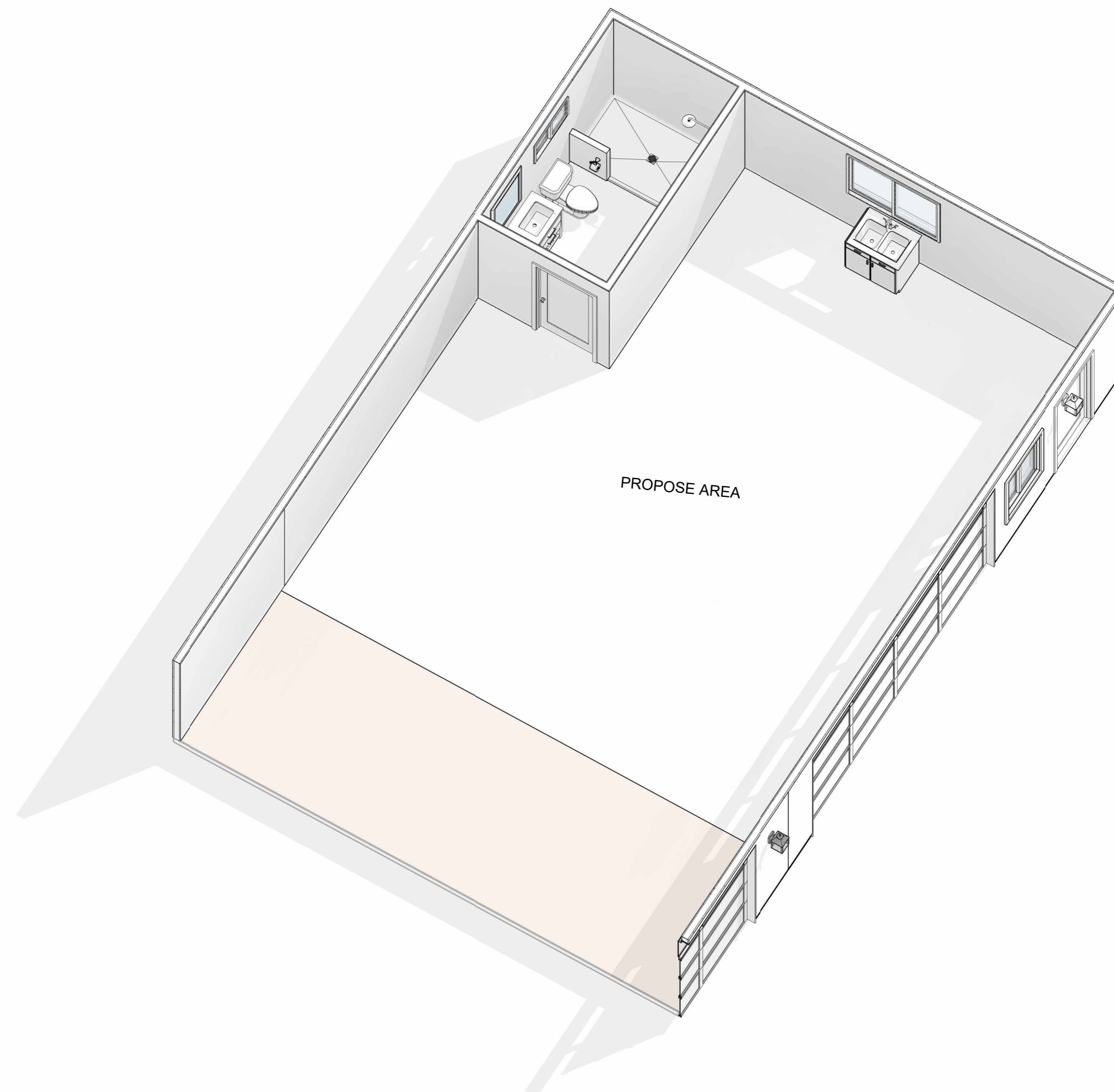
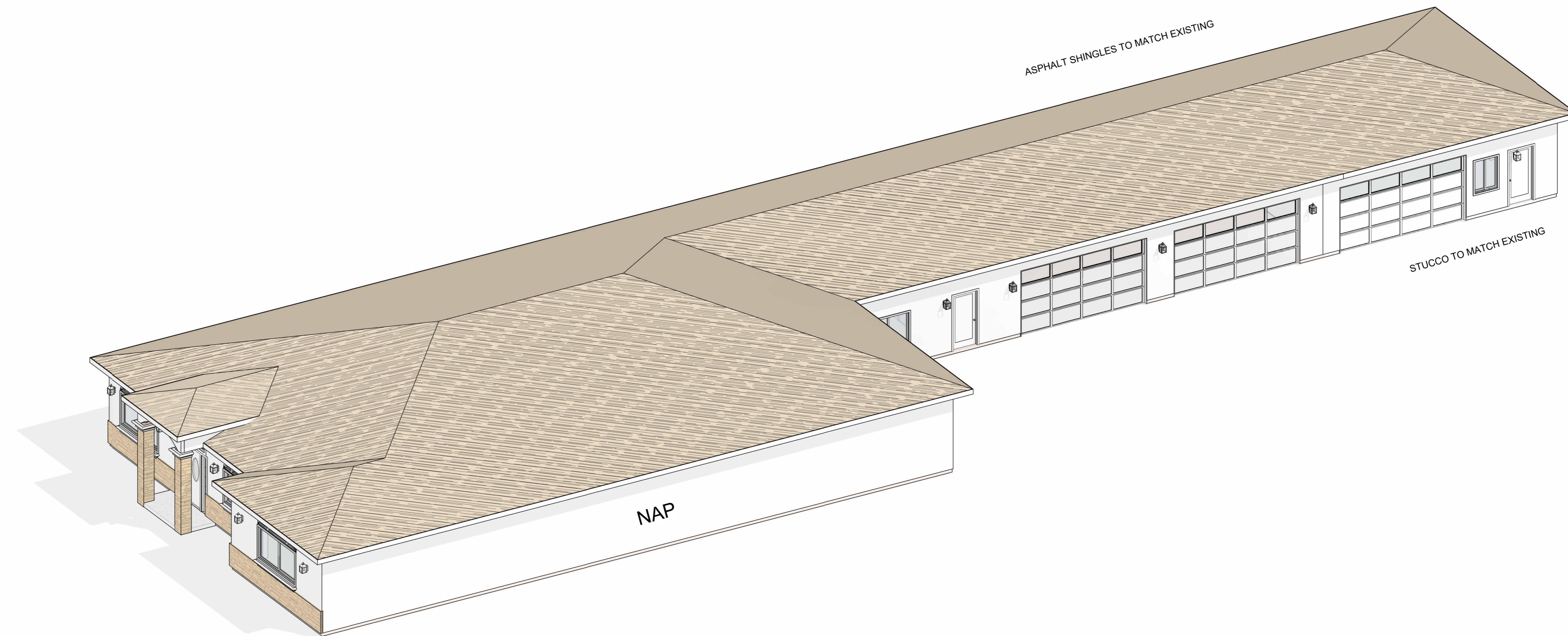
SOUTH VIEW



EAST VIEW



NORTH VIEW



**NEW HOME
DESIGN &
CONSTRUCTION**

100 W. Foothill Blvd. San Dimas, CA 91773
B-954350
909-764-4487

PLANS MUST BE SIGN BY RESPONSIBLE PARTY.

THIS SET OF PLANS ARE FOR PROJECT DESIGN ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION.

General Notes:

1. CONTRSCTOR SHALL VERIFY ALL DIMENSION GRADES AND SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPENCIES ARE FOUND, REPORT THEM TO DESIGNER IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDANCE OVERD RAWINGS.

Project Description:

- ADDITION: 832 sq.ft**
1. 2- CAR GARAGE
2. 3/4 BATH

OWNER:

**FERNANDO
LAREZ**

TELEPHONE: (909) 576 - 5145

EMAIL: fernando.larez1@verizion.net

PROJECT ADDRESS:

**935 S. ELDERBERRY
AVE.
ONTARIO, CA 91762**

A.P.N

1011-421-230-000

SHEET NAME:

PERSPECTIVES

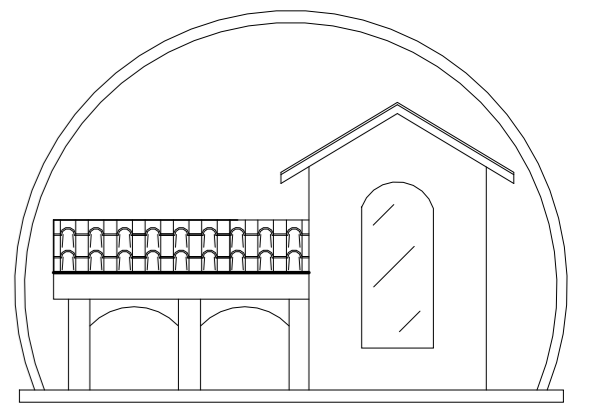
Date: 6-16-23

Scale: N/A

Sheet Number:

A010

Number: of



**NEW HOME
DESIGN &
CONSTRUCTION**

100 W. Foothill Blvd. San Dimas, CA 91773
B-954350
909-764-4487

PLANS MUST BE SIGN BY RESPONSIBLE PARTY.

THIS SET OF PLANS ARE FOR PROJECT
DESIGN ONLY AND SHALL NOT BE USED FOR
ANY OTHER PROJECT WITHOUT WRITTEN
PERMISSION.

General Notes:

1. CONTRCTOR SHALL VERIFY ALL DIMENSION GRADES AND SITE CONDITIONS PRIOR TO COMMENCING WORK. IF ANY DISCREPANCIES ARE FOUND, REPORT THEM TO DESIGNER IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDANCE OVER DRAWINGS.

Project Description:

- ADDITION: 832 sq.ft**
1. 2- CAR GARAGE
 2. 3/4 BATH

OWNER:

**FERNANDO
LAREZ**

PROJECT ADDRESS:

**935 ELDERBERRY AVE.
ONTARIO, CA 91762**

A.P.N

1011-421-230-000

SHEET NAME:

PICTURES

Date: 6-16-23

Scale: N/A

Sheet Number:

A011

Number: of

