



# CITY OF ONTARIO ZONING ADMINISTRATOR AGENDA

October 21, 2024

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

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All documents for public review are on file with the Planning Department located at City Hall, 303 East "B" Street, Ontario, CA 91764 and on the City website at [www.ontarioca.gov/agendas/zoning](http://www.ontarioca.gov/agendas/zoning)

## PUBLIC HEARINGS

- A. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP24-014:** A public hearing to establish a 3,580 square-foot religious assembly use (New Life Christian Fellowship) within an existing multi-tenant commercial building on 2.11 acres of land, located at 2246 S. Mountain Avenue, within the CN (Neighborhood Commercial) 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 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: 1015-131-24); **submitted by New Life Christina Fellowship, Inland Empire.**

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 17, 2024**, 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: CONDITIONAL USE PERMIT

October 21, 2024

303 East B Street, Ontario, California 91764 / Phone: 909.395.2036 / Email: [planningdirector@ontarioca.gov](mailto:planningdirector@ontarioca.gov)

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

**FILE NO.:** PCUP24-014

**DESCRIPTION:** A public hearing to establish a 3,580 square-foot religious assembly use (New Life Christian Fellowship) within an existing multi-tenant commercial building on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning District (APN: 1015-131-24); **submitted by New Life Christian Fellowship, Inland Empire.**

## PART 1: BACKGROUND & ANALYSIS

NEW LIFE CHRISTIAN FELLOWSHIP, INLAND EMPIRE, (herein after referred to as "Applicant") has filed an application requesting approval of a Conditional Use Permit, File No. PCUP24-014, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**PROJECT SETTING:** The Project site is comprised of 2.11 acres of land located at 2246 S. Mountain Avenue, within the Neighborhood Commercial zoning district, as depicted in Exhibit A: Project Location Map, attached. The Project site is surrounded to the east by Mountain Avenue and a hotel (Mountain Inn), to the south by a drive-through coffee shop (Starbucks) and a commercial building, to the west by a multi-family residential development and commercial development, and to the north by a restaurant (Sizzler) and commercial development.

Existing land uses, Policy Plan (general plan), zoning designations, and specific plan land uses surrounding the Project site are as follows:

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>	<b>Specific Plan Land Use</b>
Site:	Multi-Tenant Commercial Buildings (Vista Ontario Plaza)	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
North:	Restaurant (Sizzler's)	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
South:	Commercial Developments	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
East:	Hotel (Mountain Inn)	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
West:	Multi-Family Residential Development and Commercial Development	MDR (Medium Density Residential)	MDR-18 (Medium Density Residential)	N/A

Prepared: 10/7/24 RT	Reviewed: 10/16/24 DE
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## PROJECT ANALYSIS:

(1) Background — New Life Christian Fellowship originated from *Pomona Valley Praise Temple* in the early 1980s that was founded by Dr. John H. Woods Jr, father of Pastor Dominick Woods (Pastor of New Life Christian Fellowship). For the past 14 months, New Life Christian Fellowship has held services for their 45 parishioners at Dorothy A. Quesada Community Center in Ontario (1010 S. Bon View Avenue).

The Applicant is seeking to establish a permanent location that allows the church and its parishioners stability and an opportunity to build a community in the City of Ontario.

The Project site is located within an existing commercial center (Vista Ontario Plaza) that is comprised of three (3) buildings that were developed around the early 1980s. The commercial center is currently occupied by various businesses that include restaurants, personal and beauty services, and retail services. New Life Christian Fellowship is seeking to occupy a 3,580 square-foot space of the multi-tenant building located on the south side of the Project site, as shown on Exhibit B: Site Plan, attached.

On June 11, 2024, the Applicant submitted a Conditional Use Permit application requesting to establish a 3,580 square-foot religious assembly use (New Life Christian Fellowship) at 2446 S. Mountain Avenue in Ontario.

(2) Proposed Use/Operations — New Life Christian Fellowship, with a membership of 45 parishioners, is proposing to establish and operate a religious assembly facility at 2246 S. Mountain Avenue and hold service on Sundays only. Most of the church's operations are conducted virtually during the week (i.e. Zoom, Microsoft Teams) by Pastor Dominic Woods and various fellowship group members, while the primary service is held on Sundays. Activities associated with the church operations are the following:

- **Worship Team** – The Worship Team is made up of one family that volunteers their time to serve the church. The Worship Team will continue to hold rehearsals during the week at their place of residence in preparation for Sunday's church service.
- **Pastor Office Hours** – The Pastor is expected to be on-site Sundays at 9:00 a.m., to prepare for ministry services and clerical tasks.
- **Sunday Service** – Sunday service will be held between 10:00 a.m. and 12:00 p.m., involving their 45 parishioners in attendance, including school-aged children, to congregate within the sanctuary space.

(3) Floor Plan — The 3,580 square-foot religious assembly area is divided into three floor plan areas – the office and foyer area, service rooms area, and assembly area as described below (see Exhibit C: Floor Plan, attached):

- **Office/Foyer** – This area will be composed of approximately 1,200 square feet. This area will feature three offices, one restroom and a lobby. One door from the front parking lot (north elevation) will provide access into this area. One emergency door will be provided along the rear of the tenant space (south elevation).
- **Assembly Space** – The assembly (sanctuary) area will be composed of a total of 651 square feet. This area will be at the center of the larger miscellaneous and service

rooms area. The sanctuary area will have rows of seating in the form of pew chairs that face the podium. A total of 48 foldable chairs will be located within the assembly area. The Sanctuary space will be utilized for Sunday services only. No other events will take place at the subject site the rest of the week (see Exhibit D: Seating Plan, attached).

- **Miscellaneous and Service Rooms** – The miscellaneous and service rooms area will be composed of approximately 1,749 square feet. This area will feature two restrooms, one storage area, one lobby area, and one very large open area. Two doors from the front parking lot (north elevation) will provide access into this area. Two emergency doors will also be provided along the rear of the tenant space (south elevation). The middle entrance door located along the front of the tenant space will be the primary entrance to the proposed religious assembly use. No interior modifications are proposed by the Applicant for the proposed religious assembly use.

(4) Site Access/Circulation — The Project site is located within a commercial center that has reciprocal access with the parcel to the north (Sizzler's Restaurant) that has street frontage along Mountain Avenue. Primary vehicular access to the religious facility will be taken from the shared driveway with Sizzler's, and secondary access will be provided from the south driveway located along the southeast corner of the site. The two driveways allow for left and right vehicle turns when entering and exiting the commercial center. Pedestrian access to the front of the tenant space is provided by a 5-foot-wide sidewalk/path of travel that runs along the front of the subject building.

(5) Parking — The Project has provided off-street parking pursuant to the "Religious Assembly and Wedding Chapels", "General and Convenience Retail", and "Full-Service Restaurants" specified in the Development Code.

The existing commercial shopping center was developed with a shared parking and access agreement. Vista Ontario Plaza was originally developed with a total of 194 parking spaces. Throughout the years, approximately 31 parking spaces have been removed (stripping has faded) along the westerly perimeter and six (6) spaces were removed to accommodate ADA parking and Sizzler's new trash enclosure. As a result, the center currently provides a total of 157 parking spaces. The majority of the businesses within the Project site operate Monday through Friday from 8:00 a.m. to 5:00 p.m., while the proposed religious use will only operate on Sundays. Since many of the businesses on the center are not open on Sundays, the commercial center with the proposed use will only require 150 parking space (see Exhibit E: Parking Analysis, attached). The off-street parking calculations for the commercial center are summarized in tables 1 and 2 below:

Table 1: Existing Parking Summary (Businesses Open Monday – Saturday Only)

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
General and Convenience Retail	23,430 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	93.72	
Full-Service Restaurants	10,000 SF	10 spaces per 1,000 SF (0.01/SF) of GFA	100	
<b>TOTAL</b>	<b>33,430 SF</b>		<b>194</b>	<b>157</b>

Table 2: Proposed Parking Summary (Businesses Open Sundays Only)

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Religious Assembly Use (Sanctuary Area Only)	651 SF	0.33 spaces per fixed seat or 25 spaces per 1,000 SF (0.025/SF) of GFA	16	
General and Convenience Retail	8,400 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	33.6	
Full-Service Restaurants	10,000 SF	10 spaces per 1,000 SF (0.01/SF) of GFA	100	
<b>TOTAL</b>	<b>19,051 SF</b>		<b>150</b>	<b>157</b>

**\*\*Exhibit E, attached provides details on the existing tenants of the commercial center.**

(6) Land Use Compatibility — Conditional Use Permit review is required to ensure that the proposed use will be operated in a manner consistent with all local regulations and to ensure that the use will not be detrimental to the health, safety, or general welfare of the public, or improvements in the surrounding vicinity. Pursuant to the Ontario Development Code, a Conditional Use Permit is required to establish a religious assembly use within the Neighborhood Commercial (CN) zoning district. The Project site is located within an established commercial center and will be surrounded by commercial uses in all directions. Also, the proposed religious assembly use may help provide foot-traffic and additional business for the surrounding restaurants, service & retail businesses.

Staff does not anticipate any land use compatibility issues with the proposed religious assembly use based on the proposed hours of operation, the availability of on-site parking, and the Applicant's experience in operating a religious facility in the City of Ontario. Additionally, businesses within the surrounding area will not be exposed to any impacts beyond those that would normally be associated with any other use similarly allowed within the CN zoning district, as the proposed religious assembly use will only operate on Sundays. Many of the other existing businesses within the commercial center are closed on Sunday. Staff further believes that the recommended conditions of approval will sufficiently mitigate any potential impacts associated with the proposed use.

**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). Any special conditions of approval associated with uses near the airport are attached to this report.

**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 Conditional Use Permit 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 2.01-1 (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 located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT ALUCP, which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on October 21, 2024, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

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

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

### **PART 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 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (less than 10,000 square feet) or no expansion of uses beyond that are existing at the time of the lead agency's determination. The proposed use will be located within an existing commercial building and does not include any alterations; and

(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 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 CN (Neighborhood Commercial) 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 religious assembly use will be established and operated consistent with the City of Ontario Development code and its objectives and purposes, and development standards and guidelines; and

(2) ***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 religious assembly use will be located within the Neighborhood Commercial zoning district and the Neighborhood Commercial land use designation of the Policy Plan Land Use Map. 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. With the Project conditions of approval, the proposed use will provide an added convenience and additional foot-traffic to the commercial center, further helping to implement the Policy Plan and City Council priorities; and

(3) ***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 religious assembly land use is located within an existing commercial building in the Neighborhood Commercial zoning district and the Neighborhood Commercial land use designation of the Policy Plan Land Use Map, 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; and

(4) ***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 Development Advisory Board has required certain safeguards, and imposed 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.

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.

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APPROVED AND ADOPTED this 21<sup>st</sup> day of October 2024.

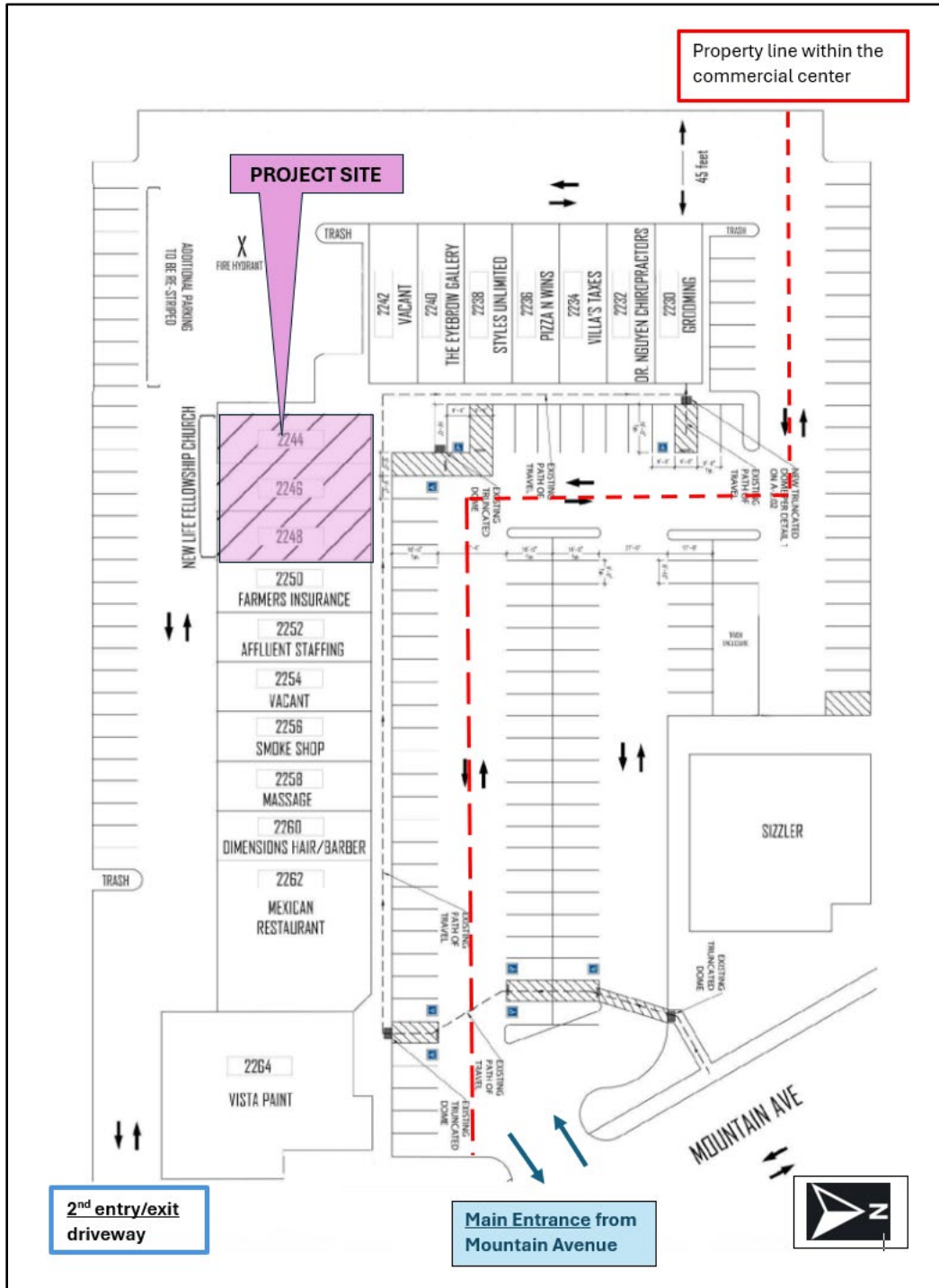
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Henry K. Noh  
Zoning Administrator

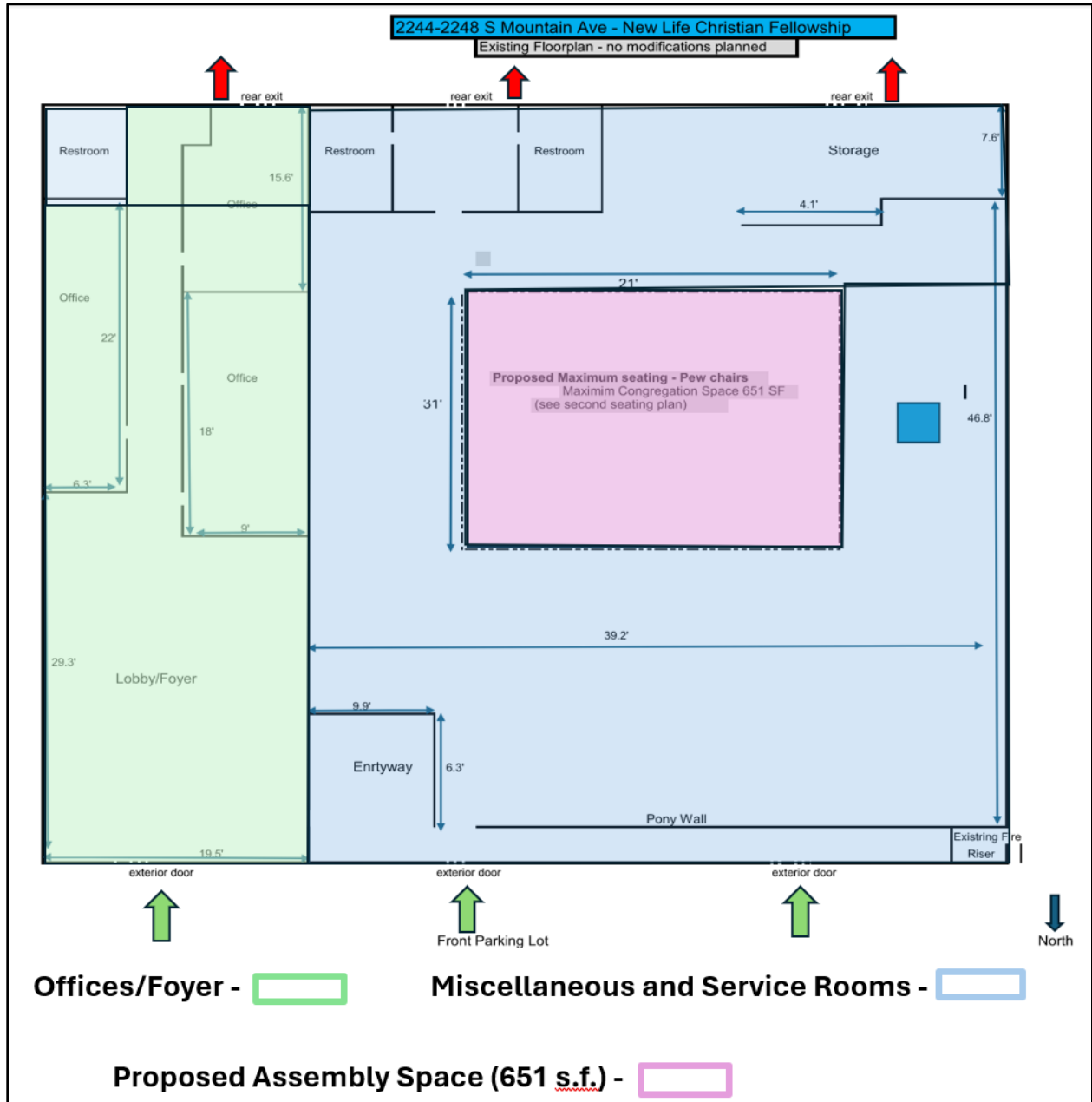
**Exhibit A: PROJECT LOCATION MAP**



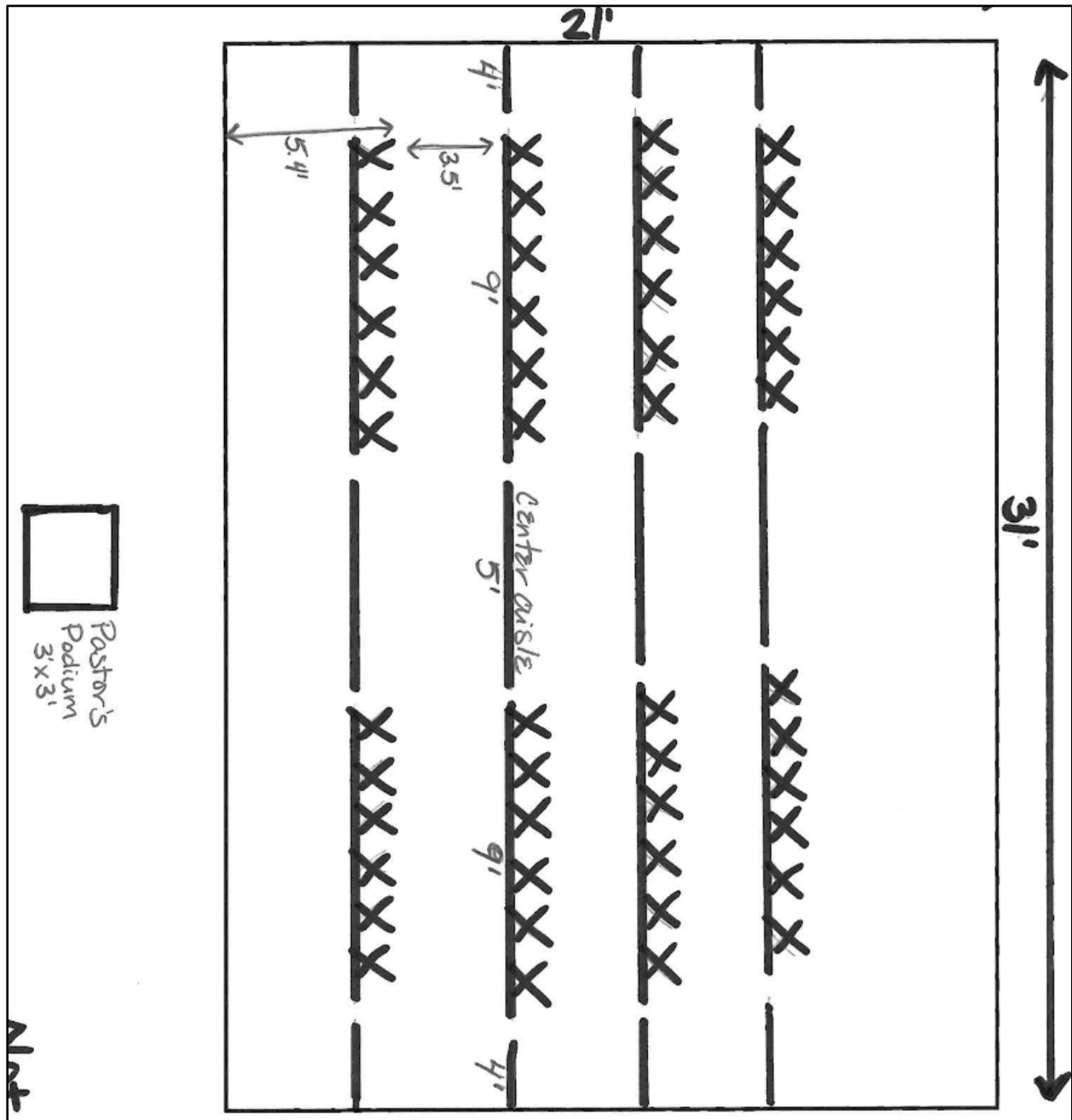
**Exhibit B: SITE PLAN**



### Exhibit C: FLOOR PLAN



**Exhibit D: ASSEMBLY SEATING PLAN**



### Exhibit E: PARKING ANALYSIS

Address	Tenant	Square Feet	Parking Formula	Parking Spaces Required	
2228	Sizzler	5,200	1 space / 100 square feet	52	
2230	Dog Groomer	1,200	1 space / 250 square feet	4.8	
2232	Chiropractor	1,200	1 space / 250 square feet	4.8	
2234	Villas Taxes and Bookkeeping	1,200	1 space / 250 square feet	4.8	
2236	Pizza N Wing Stop	1,200	1 space / 100 square feet	12	
2238	Styles Unlimited	1,200	1 space / 250 square feet	4.8	
2240	The Eyebrow Gallery	1,200	1 space / 250 square feet	4.8	
2242	VACANT	1,200	1 space / 250 square feet	4.8	
2250	Farmers Insurance	1,200	1 space / 250 square feet	4.8	
2252	Affluent Staffing, LLC	1,200	1 space / 250 square feet	4.8	
2254	VACANT	1,200	1 space / 250 square feet	4.8	
2256	Ontario House of Smoke	1,200	1 space / 250 square feet	4.8	
2258	New Life Spa	1,200	1 space / 250 square feet	4.8	
2260	Dimensions Barber Shop	1,200	1 space / 250 square feet	4.8	
2262-66	Casa Sanchez Restaurant	3,600	1 space / 100 square feet	36	
2268	Vista Paint	9,030	1 space / 250 square feet	36	
2244-48	NEW LIFE CHRISTIAN CHURCH (Service on Sunday Only)	3580 s.f. (651 s.f. assembly area)	25 spaces per every 1,000 s.f. of assembly area	16.28 spaces required for <b>mobile seating</b>	Formula 651/1000 x 25= 16.28 spaces
	<b>Yellow highlights businesses closed on Sundays</b>		Total Parking Required for businesses open <b>Monday-Saturday</b> (Church not in service)	<b>193.6</b>	
			Total Parking Required for businesses open on <b>Sundays</b> (with Church service)	<b>150</b>	
			<b>Parking Spaces to be PROVIDED on-site</b>	<b>157 spaces</b>	
			<b>Surplus</b>	<b>7 parking space</b>	

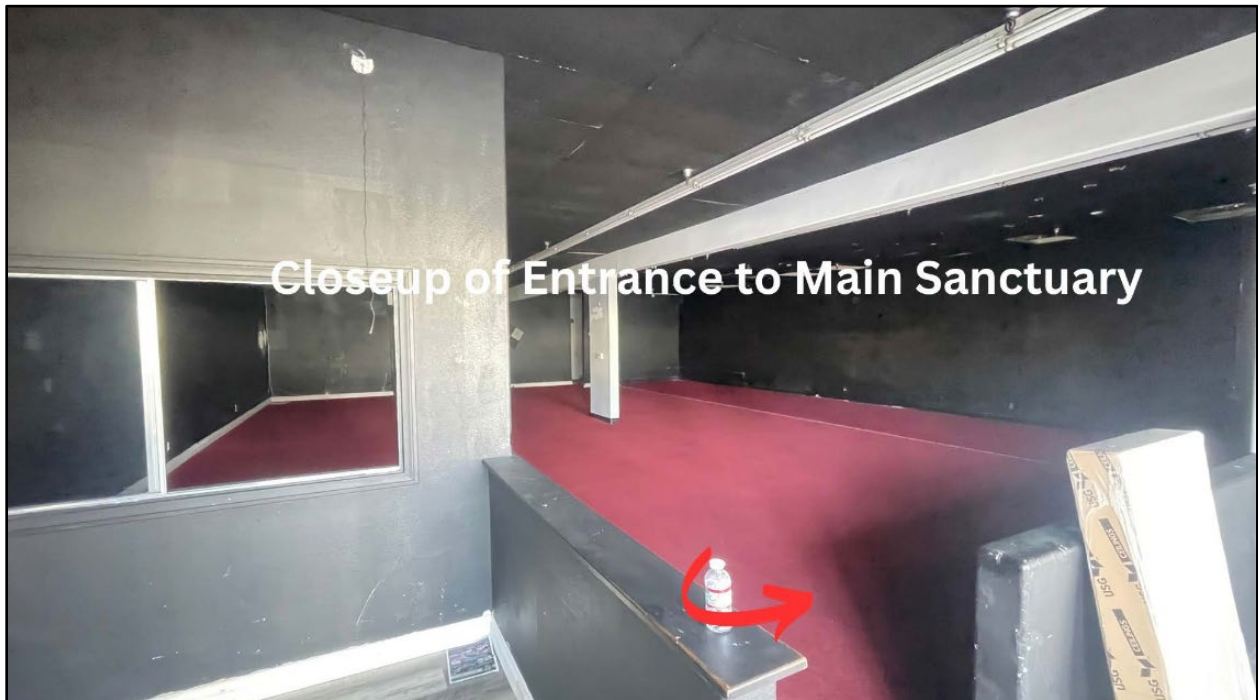
**Exhibit F: SITE PHOTOGRAPHS**















## **Attachment A: Department Reports (Conditions of Approval)**

*(Department Reports containing conditions of approval follow this page)*

**Date Prepared:** 10/21/2024

**File No:** PCUP24-014

**Related Files:** N/A

**Project Description:** A public hearing to establish a 3,580 square-foot religious assembly use (New Life Christian Fellowship) within an existing multi-tenant commercial building on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning District. (APN: 1015-131-24); **submitted by New Life Christian Fellowship, Inland Empire.**

**Prepared By:** Rafael Torres, Assistant Planner  
Phone: 909.395.2979 (direct)  
Email: [rtorres@ontarioca.gov](mailto:rtorres@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)** Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless the Alcoholic Beverage Sales use is properly established and operating in accordance with local, State and Federal requirements, as applicable. 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** 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.

**2.3** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.4** 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). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

**2.5** Signs.

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

**(i)** Windows signs shall be painted or mounted only on the inside of doors and/or windows and limited to 25 percent of the window area.

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

**2.7** Signs.

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

**2.8** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.9** 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.

**2.10** 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"). The filing of a NOE is voluntary; however, 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.

**2.11** Additional Requirements.

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

**(b)** The occupancy of an assembly use shall be completed, and all applicable permits shall be finalized prior to commencement of use.

**(c)** If applicable, tenant/site improvements shall be completed prior to operating the proposed religious assembly use.

**(d)** The Applicant shall re-stripe all missing and faded parking spaces within the commercial centers parking lot, specifically along the south, west and north perimeters of the commercial center (subject parcel). Work shall be completed within 90-days of CUP approval.

**(e)** The religious service shall only take place on Sundays between the hours of 7 am to 10 p.m. Any changes in the hours of operation shall require Planning Department review and approval.

**(f)** Any intensification of the proposed religious assembly use, such as, but not limited to the increase of sanctuary assembly area, or any events not included as part of this application, shall require a modification of this Conditional Use Permit.

**(i)** The Assembly Area shall be limited to 651 square feet and utilized for Sunday's religious service only.

**(ii)** Per Fire Department conditions of approval this Assembly Use shall be limited to no more than 49 persons.





# CITY OF ONTARIO

## MEMORANDUM

**TO:** Raphael Torres, Assistant Planner  
Planning Department

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

**DATE:** September 17, 2024

**SUBJECT:** PCUP24-014 A Conditional Use Permit to establish a 3,580 square foot church (New Life Christian Fellowship) on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning District. (APN: 1015-131-24) **2<sup>nd</sup> Submittal**

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

No comments

Report below.

1. Any modification to the fire sprinkler system or fire alarm system will require a plans submittal to the Ontario Fire Department. This also includes the addition or deletion of walls that may change the coverage area. Must state this on the submittal.

2. Based on revised submittal, occupant load will not exceed 49 people. A sign indicating maximum occupant load 49 will be required. Therefore, this occupancy type will remain a B occupancy. If at anytime the occupancy needs to increase, there will need to be some significant changes to the occupancy to make it compliant to a place of assembly. Plans will also need to be submitted for this change.

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

**PROJECT REVIEW BOARD COMMENTS**  
**\*\*\* BUILDING DEPARTMENT \*\*\***

Planning Case File No(s): PCUP24-014

Case Planner: Raphael Torres, Assistant Planner

Applicant:

Location: 2246 South Mountain Avenue

Project: PCUP24-014 A Conditional Use Permit to establish a 3,580 square foot church (New Life Christian Fellowship) on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning

APN(s): APN: 1015-131-24

Reviewed By: Jesse Sanchez

Date: 9/17/24

Following Standard Building Department Conditions of Approval  
Are Applicable to This Project:

Specific Conditions:

- A) **Occupant load must remain below 49 occupants to continue as a Business Group B occupancy classification.** If, this threshold is exceeded tenant space will need to be reclassified as an Assembly Group A and project will require Tenant Improvement plans submittal to the Building Department for review and approval.



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)  
Henry Noh, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
James Caro, Building Department  
Raymond Lee, Engineering Department  
**Jamie Richardson, Landscape Planning Division**  
Dennis Mejia, Municipal Utility Company  
Heather Lugo, Police Department  
Paul Erhman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Nathan Pino, Engineering  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department  
Blaine Ishii, Integrated Waste

FROM: Rafael Torres, Assistant Planner

DATE: September 17, 2024

SUBJECT: FILE #: PCUP24-014

Finance Acct#:

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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 .

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

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 3,580 square-foot church (New Life Christian Fellowship) on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning District. (APN: 1015-131-24)

- 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.

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

<b>CONDITIONS OF APPROVAL</b>	
<b>Sign Off</b>	
	09/17/24
Ricardo Diaz Gutierrez, Associate Landscape Planner	Date

Reviewer's Name: <b>Ricardo Diaz, Associate Landscape Planner</b>	Phone: <b>(909) 851-5463</b>
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D.A.B. File No.: PCUP24-014	Related Files:	Case Planner: Rafael Torres
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Project Name and Location: Establish a Church 2246 S Mountain Ave
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Applicant/Representative: Regina Prater, <a href="mailto:denisep0077@gmail.com">denisep0077@gmail.com</a> 24884 El Braso Dr., Moreno Valley, CA 92551
--

<input checked="" type="checkbox"/>	<b>A site plan (08/27/24) meets the Standard Conditions for New Development and has been approved considering that the following conditions below be met.</b>
<input type="checkbox"/>	<b>A site plan () has not been approved. Corrections noted below are required before DAB approval.</b>

1. Note landscapes shall be maintained by the property management association or maintenance personnel.
2. Contact property management to replace missing parking lot island trees: 1 at each parking island or row end. 24" box size trees type shall match existing or considered low water trees for this climate such as: Quercus ilex, Holly Oak, Ulmus 'True Green' Elm, Pistacia chinensis, or similar.
3. Contact property management to repair or replace broken or leaking irrigation components.
4. Existing trees shall be protected in place. Include tree protection notes.
5. Contact this department for inspection when construction is completed.
6. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)  
Henry Noh, Planning Director (Copy of memo only)  
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Heather Lugo, Police Department  
Paul Erhman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Nathan Pino, Engineering  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department  
Blaine Ishii, Integrated Waste

FROM: Raphael Torres,

DATE: June 11, 2024

SUBJECT: FILE #: PCUP24-014

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 .

- Note:**
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
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- 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.

ENG. Land Development      *Trevor Rivero*      Administrative Intern - Engineering      07/03/2024  
Department      Signature      Title      Date



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)  
Henry Noh, Planning Director (Copy of memo only)  
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Lorena Mejia, Airport Planning  
Nathan Pino, Engineering  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department  
Blaine Ishii, Integrated Waste

FROM: Raphael Torres,

DATE: June 11, 2024

SUBJECT: FILE #: PCUP24-014

Finance Acct#:

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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 .

- Note:**
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
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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.



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)  
Henry Noh, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
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Nathan Pino, Engineering  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department  
Blaine Ishii, Integrated Waste

FROM: Raphael Torres,

DATE: June 11, 2024

SUBJECT: FILE #: PCUP24-014

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 .

- Note:**
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
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**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 3,580 square-foot church (New Life Christian Fellowship) on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning District. (APN: 1015-131-24)

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.

Community Improvement Dept  
Department

Signature

CI Supervisor  
Title

6/14/2024  
Date



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)  
Henry Noh, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
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Lorena Mejia, Airport Planning  
Nathan Pino, Engineering  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department  
Blaine Ishii, Integrated Waste

FROM: Rafael Torres, Assistant Planner

DATE: August 24, 2024

SUBJECT: FILE #: PCUP24-014 **2nd submittal** 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 .

**PROJECT DESCRIPTION:** A Conditional Use Permit to establish a 3,580 square-foot church (New Life Christian Fellowship) on 2.11 acres of land, located at 2246 South Mountain Avenue, within the CN (Neighborhood Commercial) Zoning District. (APN: 1015-131-24)

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.

Utilities Engineering  
Department

Carolina Rodriguez  
Signature

Engineering Assistant  
Title

09/18/2024  
Date