



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

March 20, 2017

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764.**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS
LOCATED AT 303 East “B” St.**

Al Boling, City Manager
John P. Andrews, Economic Development Director
Kevin Shear, Building Official
Scott Murphy, Planning Director
Louis Abi-Younes, City Engineer
Chief Brad Kaylor, Police Department
Fire Marshal Art Andres, Fire Department
Scott Burton, Utilities General Manager
Bob Gluck, Housing and Municipal Services Director

PUBLIC COMMENTS

Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.

Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.

AGENDA ITEMS

For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Development Advisory Board may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.

CONSENT CALENDAR ITEMS

A. MINUTES APPROVAL

Development Advisory Board Minutes of February 22, 2017, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR

FILE NO. PDEV16-024: A Development Plan to construct two industrial buildings totaling 79,037 square feet on 4.15 acres, located at 1124 E. Holt Boulevard within the IP (Industrial Park) zone. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32–In-Fill Development Projects) of the CEQA Guidelines. 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). (APNs: 1049-141-18, 1049-141-19, 1049-141-20, 1049-141-21, 1049-141-22, 1049-141-23); **submitted by Archifield Inc.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15332

2. File No. PDEV16-024 (Development Plan)

Motion to Approve / Deny

C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN AND VARIANCE REVIEW FOR FILE NOS. PDEV16-051 & PVAR17-001:

A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land and a Variance request (PVAR17-001) to deviate from minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet – 2 inches, located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5-Minor Alterations in Land Use Limitations) and Section 15301 (Class1- Existing Facilities) of the CEQA guidelines. 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). (APNs: 1015-131-23); **submitted by Sizzler Restaurant/BMW Management. Planning Commission action is required.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Sections § 15305, § 15301

2. File No. PVAR17-001 (Variance Review)

Motion to recommend Approval/Denial

3. File No. PDEV16-051 (Development Plan)

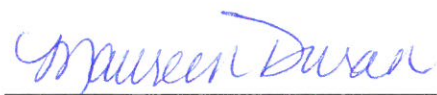
Motion to recommend Approval/ Denial

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 in written correspondence delivered to the **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **April 3, 2017**.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **March 16, 2017**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.



CITY OF ONTARIO

Development Advisory Board

Minutes

February 22, 2017

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Kevin Shear, Building Department
Charity Hernandez, Economic Development Agency
Lora Gearhart, Fire Department
Angela Magana, Housing and Municipal Services Agency
Sheldon Yu, Municipal Utilities Company
Rudy Zeledon, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Jeanie Aguilo, Planning Department
Antonio Alejos, Engineering Department
Randy Baez, Planning Department
Marcy Callejo, Planning Department
Maureen Duran, Planning Department
Bryan Lirley, Engineering Department
Henry Noh, Planning Department
Pedro Rico, Building Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. APPROVAL OF MINUTES:** Motion to approve the minutes of the January 18, 2017, meeting of the Development Advisory Board was made by Mr. Sorel, seconded by Mr. Shear; and approved unanimously by those present (8-0).

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-043:** A Development Plan to construct a 2,920-square foot building addition to the existing Walmart Supercenter on approximately 15.24 acres of land, located at 1333 North Mountain Avenue, within the Main Street District of the Mountain Village Specific Plan. The proposed 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 (ONT), and was evaluated and found to be consistent with the policies and criteria of the ONT Airport Land Use Compatibility Plan (ALUCP). (APN: 1008-431-27); **submitted by Kimley-Horn and Associates, Inc.**

Representative of Kimley-Horn & Associates, Mr. Jacob Glaze was present and agreed to the conditions of approval. There were no questions or comments regarding the project.

Motion to approve **File No. PDEV16-043** subject to conditions was made by Mr. Shear; seconded by Mr. Yu and approved unanimously by those present (8-0).

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-046:** A Development Plan (File No. PDEV16-046) to construct a Wendy's drive-thru restaurant totaling 3,425 square feet on 1.2 acres of land, located at the southwest corner of Holt Boulevard and Melrose Avenue, at 590 East Holt Boulevard, within the Commercial land use district of the Melrose Plaza Planned Unit Development. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. 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 (APN: 1049-092-13); **submitted by Holt Melrose, LLC.**

Owner of Baycrest Companies, Mr. Brent Ogden was present and agreed to the conditions of approval. There were no questions or comments regarding the project.

Motion to approve **File No. PDEV16-046** subject to conditions was made by Mr. Shear; seconded by Mr. Sorel and approved unanimously by those present (8-0).

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-052:** A Development Plan (File No. PDEV16-052) to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-412-04); **submitted by Brookfield Residential. Planning Commission action is required.**

Project Planner Henry Noh informed the board that he received an email from Brookfield Residential stating they would not be able to attend the hearing. However, they agreed to the conditions of approval and had no questions or concerns. There were no other comments.

Motion recommending approval of **File No. PDEV16-052** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Yu and approved unanimously by those present (8-0).

- E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-010:** A Tentative Parcel Map (File No. PMTT16-010; PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. The environmental impacts of this project were previously analyzed in an addendum to Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APNs: 0218-211-12 and 0218-211-25); **submitted by GDCI-RCCD2-L.P. Planning Commission action is required.**

Representative of GDCI-RCCD2-L.P., Mr. Jason Lee was present and agreed to the conditions of approval. There were no questions or comments regarding the project.

Motion recommending approval of **File No. PMTT16-010** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Yu and approved unanimously by those present (8-0).

- F. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-011:** A Tentative Parcel Map (File No. PMTT16-011; PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-211-25); **submitted by GDCI-RCCD2-L.P. Planning Commission action is required.**

Representative of GDCI-RCCD2-L.P., Mr. Jason Lee was present and agreed to the conditions of approval. There were no questions or comments regarding the project.

Motion recommending approval of **File No. PMTT16-011** subject to conditions to the Planning Commission was made by Mr. Shear; seconded by Mr. Yu and approved unanimously by those present (8-0).

Development Advisory Board
Minutes – February 22, 2017

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

March 20, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV16-024

DESCRIPTION: A Development Plan to construct two industrial buildings totaling 79,037 square feet on 4.15 acres, located at 1124 E. Holt Boulevard within the IP (Industrial Park) zone. (APNs: 1049-141-18, 1049-141-19, 1049-141-20, 1049-141-21, 1049-141-22, 1049-141-23); **submitted by Archifield, Inc.**

PART I: BACKGROUND & ANALYSIS

ARCHIFIELD, INC., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-024, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 4.15 acres, and is located on the southwest corner of Holt Boulevard and Grove Avenue at 1124 E. Holt Boulevard. The proposed development will be composed of six parcels that will be consolidated into one parcel as part of a Lot Line Adjustment that will be processed separately. The subject property has a generally flat topography with drainage running north to south. The project site is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses 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>	Vacant	Business Park	IP (Industrial Park)	n/a
<i>North</i>	Vacant Land and Residential Homes	Mixed Use	MU2 (East Holt Mixed-use)	n/a
<i>South</i>	Railroad	Rail	RC (Rail Corridor)	n/a
<i>East</i>	Vacant Land	Business Park	IP (Industrial Park)	n/a
<i>West</i>	Motel (Knights Inn) & Industrial Building	Business Park	IP (Industrial Park)	n/a

(2) Project Description: The applicant is requesting approval to construct two industrial buildings totaling 79,037 square feet on 4.15 acres, at 1124 E. Holt Boulevard.

Building "A" will be located along the eastern portion of the site and will consist of 42,020 square feet. Building "B" will be located along the western portion of the site and will consist of 33,133 square feet. The buildings will provide setbacks of 10 and 89 feet along the Holt Boulevard frontage and 10 and 148 feet along the Emporia Street frontage. The buildings and screen walls have been carefully situated on the site, to minimize public visibility of the loading areas.

The site plan will provide two points of access; one from Holt Boulevard and the second from Emporia Street. Access along Holt Boulevard will be restricted to right turn in and right turn out. Emporia Street will be a gated access point and will serve as the primary ingress and egress access point for large trucks. Holt Boulevard will serve as the primary ingress and egress access point for passenger vehicles. The goal of the circulation system is to separate truck traffic from car traffic to the extent possible. As a condition of development, the City has also required the applicant to design the site to provide reciprocal access with the remaining vacant parcel (1.3 acres), located to the east of the site (southwest corner of Grove Avenue and Holt Boulevard). The reason for requiring reciprocal access is that the parcel will not have access on Holt Boulevard or Grove Avenue. Access on Grove Avenue will not be possible because of a large grade difference between the property and Grove Avenue. Access on Holt Boulevard will not be possible because the parcels close proximity to the intersection of Grove Avenue and Holt Boulevard.

The proposed project complies with all the Ontario Development Code requirements of the Industrial Park ("IP") zone, including parking requirements for industrial development. The Ontario Development Code requires the project to provide a minimum of 59 parking spaces, and 76 parking spaces will be provided. Therefore, no parking issues are anticipated. Parking will consist of 32 parking spaces and 2 truck-trailer spaces for Building "A" and 27 parking spaces and 2 truck-trailer spaces for Building "B". Parking has been carefully situated to provide convenience for each building and also to provide opportunities for landscaping.

The IP zoning requires the project to provide a 10% (16,522 sq. ft.) landscape coverage. The proposed project will provide a 10.4% (17,309 sq. ft.) landscape coverage, therefore, exceeding the minimum requirements. A 10 to 20 foot landscape setback will be provided along Holt Boulevard and a 10 to 15 foot landscape setback will be provided along Emporia Street. In addition, landscaping in the form of ground cover, shrubs and trees will be provided along the interior of the development to further enhance the project. The outside front areas of the office pods have been carefully treated with large attractive plaza areas. Building "B" has been designed with a 25' x 35' enhanced entry plaza, and Building "A" with a 30' x 32' enhanced plaza. The plaza areas will feature decorative paving, up and wall lighting, enhanced landscaping and decorative outside furniture. Decorative paving will also be provided along the entry driveways and pedestrian paths of travel, to enhance the appearance for those who visit the site.

The project is proposing a development which exemplifies the type of high-quality architecture promoted by the IP zoning and The Ontario Plan. The project will complement the immediate neighborhood and new developments in the City through its style, form, building size, colors, material palette, and roof lines. Special attention has been given to the use of colors, massing, building forms, materials and architectural details. This is exemplified through the use of:

- Extensive storefront window glazing,
- Articulation in building foot print and building roof lines,
- Incorporation of reveal lines and reveal patterns,
- Incorporation of several architectural towers,
- Use of several building colors to add architectural interest,
- Use of stainless steel aluminum storefront framing to accentuate the main entry areas,
- Incorporation of decorative up and down lighting at key locations of the building,
- Incorporation of decorative stainless steel canopies along the main entry areas and at key window and door locations, and
- Use of a stone veneer along the primary entrances and within the building icons along the top of the buildings.

PART II: RECITALS

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) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and act, or make recommendation to the Planning Commission, on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; and

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on March 20, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: As the decision making body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32: In-Fill Development Projects) of the CEQA Guidelines. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits and area being developed is 4.15 acres less than five acre threshold and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Also, the site is adequately served by all required utilities and public services; 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 DAB.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the IP zoning district, including standards relative to the particular land use proposed (Industrial warehouse buildings), as well as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, walls and obstructions; and

(2) The Project will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The

Ontario Plan and the City's Development Plan, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. During the environmental review of the project, staff determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32–In-Fill Development Projects) of the CEQA Guidelines. In addition, special conditions of approval have been placed on the project that will also mitigate any negative impacts that the project may have; and

(4) The Project is consistent with the development standards set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (industrial warehouse buildings), as well as building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code or applicable Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the project, including those guidelines relative to walls and fencing; lighting; streetscapes and walkways; parks and plazas; paving, plants and furnishings; on-site landscaping; and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB 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 4: 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 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario

Development Advisory Board Decision
File No. PDEV16-024
March 20, 2017

City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 20th day of March 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map

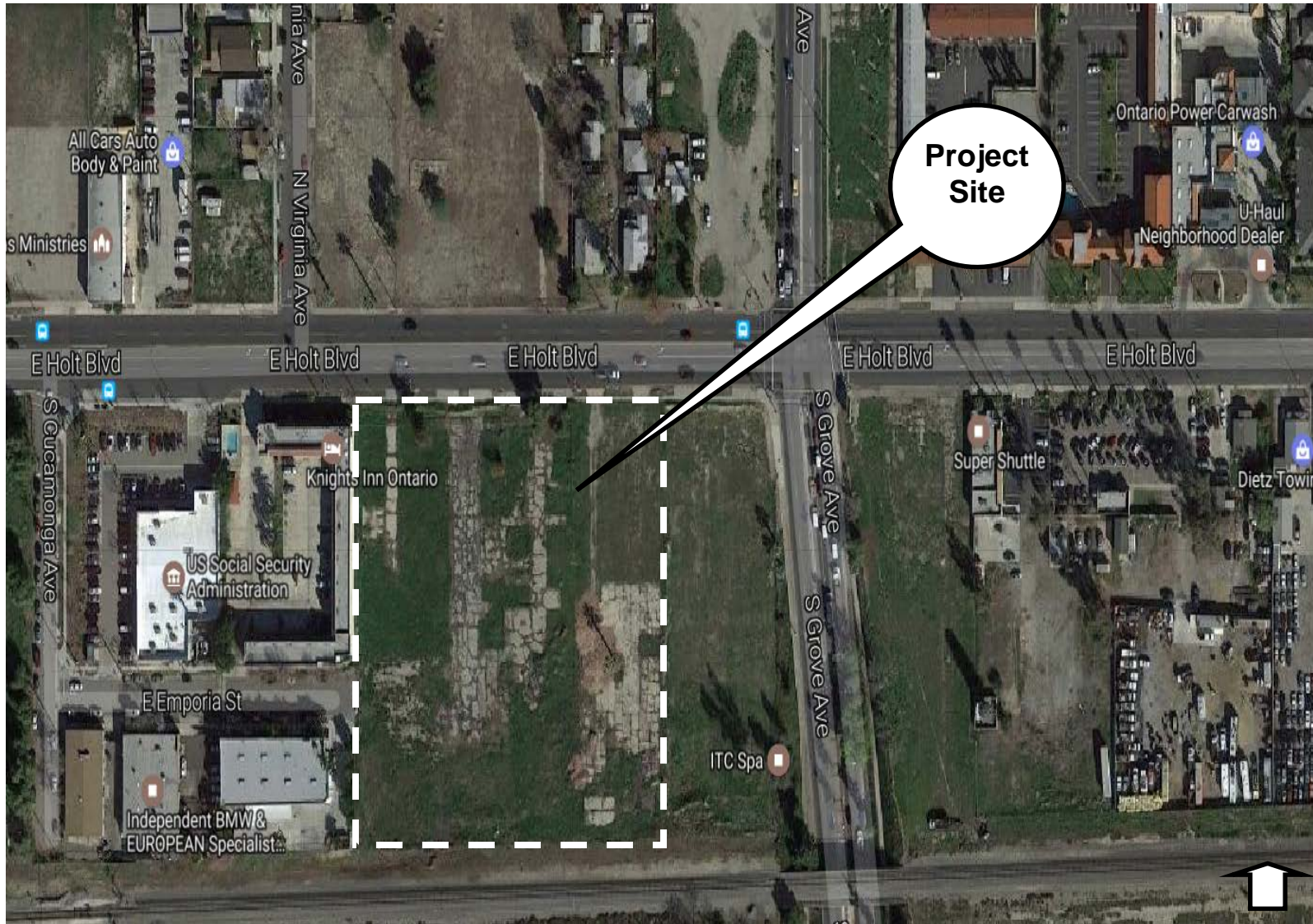
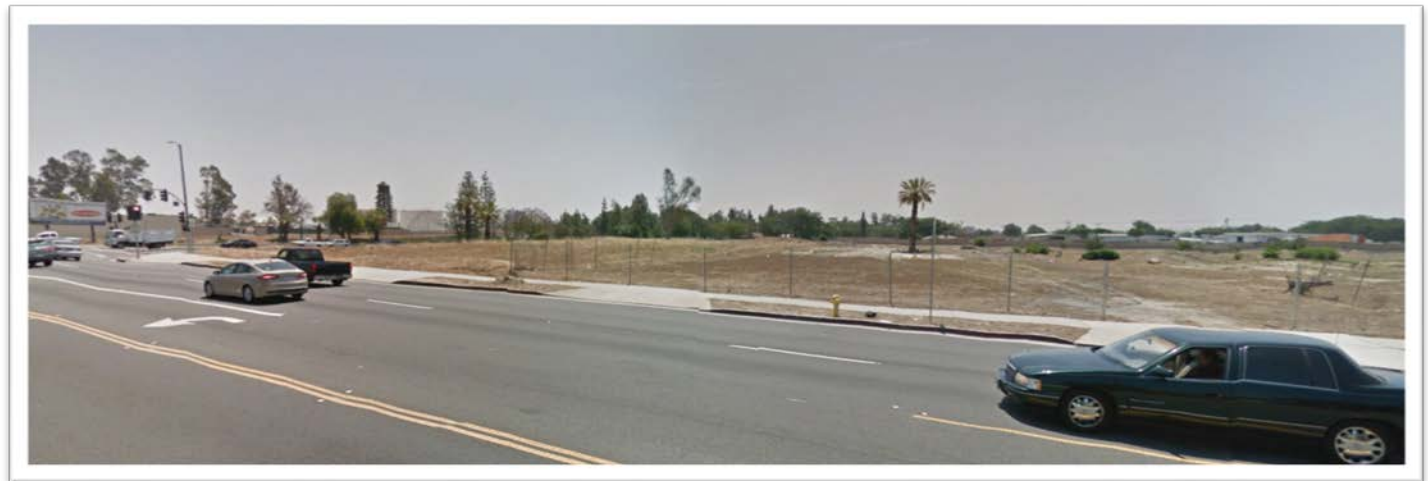


Exhibit B: Site Photos



View of Site Looking Southwest on Holt Boulevard



View of Site Looking Southeast on Holt Boulevard

Exhibit B: Site Plan



Exhibit C: Elevations



NORTH ELEVATION (WAREHOUSE A)



WEST ELEVATION (WAREHOUSE A)



SOUTH ELEVATION (WAREHOUSE A)



EAST ELEVATION (WAREHOUSE A)

Exhibit C: Elevations



NORTH ELEVATION (WAREHOUSE B)

SCALE
1"=10'



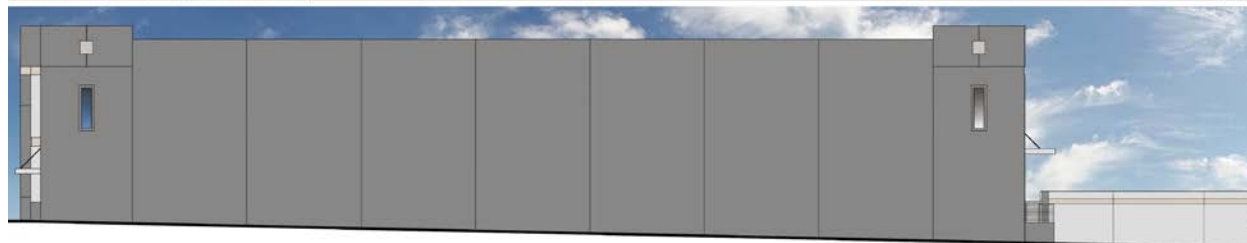
EAST ELEVATION (WAREHOUSE B)

SCALE
1"=10'



SOUTH ELEVATION (WAREHOUSE B)

SCALE
1"=10'



WEST ELEVATION (WAREHOUSE B)

SCALE
1"=10'

Attachment "A"

FILE NO. PDEV16-024
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420


Planning Department Land Development Division Conditions of Approval

Meeting Date: March 20, 2017

File No: PDEV16-024

Related Files: n/a

Project Description: A Development Plan to construct two industrial buildings totaling 79,037 square feet on 4.15 acres, located at 1124 E. Holt Boulevard within the IP (Industrial Park) zone. (APNs: 1049-141-18, 1049-141-19, 1049-141-20, 1049-141-21, 1049-141-22, 1049-141-23); **submitted by Archifield Inc.**

Prepared By: Luis E. Batres, Senior Planner 
Phone: (909) 395-2431
Email: Lbatres@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. 2010-021 on March 16, 2010. 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) Development Plan approval shall become null and void 2 years 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. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

2.2 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

(e) All paths of travel from street to buildings and between the buildings shall feature decorative paving.

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

2.5 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading). Building A shall provide a minimum of 32 parking spaces with 2 tractor-trailer parking spaces. Building B shall provide a minimum of 27 parking spaces with 2 tractor-trailer parking spaces.

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) 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.

(d) 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.

(e) 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).

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

2.6 Outdoor Loading and Storage Areas.

(a) Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

(b) Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

(d) Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

(i) Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or

(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

(e) The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

Screen Wall Height	Minimum Gate Height
14 feet:	10 feet
12 feet:	9 feet
10 feet:	8 feet
8 feet:	8 feet
6 feet:	6 feet

2.7 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

(c) Applicant shall work with staff during plan check to add and or relocated decorative sconce lighting fixtures on buildings.

(d) Up and down lighting shall be incorporated within key landscape locations to also enhance the project in the evening hours. During plan check, locations shall be called out on the landscape plan.

(e) Wall packs will not be allowed within public view areas. Fixtures shall be decorative.

2.8 Mechanical and Rooftop Equipment.

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

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls. Planning staff may also request for them to be painted during occupancy inspections so that they can be better screened/camouflaged.

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

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

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

2.12 Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

(a) Project shall ensure reciprocal access between project and parcel to the east.

2.13 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 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, meeting the following conditions:

(i) The Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as the applicable zoning designation and regulations;

(ii) The proposed development occurs within city limits, on a project site of no more than five acres, and is substantially surrounded by urban uses;

(iii) The project site has no value as habitat for endangered, rare, or threatened species;

(iv) Approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and

(v) The Project site can be adequately served by all required utilities and public services.

(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.

2.14 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.

2.15 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

2.16 Additional Requirements.

(a) An 8' tall decorative screen block wall shall be provided along the west property line, just south of Emporia Avenue.

(b) The height of the screen walls and gates between the two buildings facing Holt Boulevard shall be tall enough (8' feet minimum) to screen views of the loading dock area. Applicant shall work with staff during plan check to finalize the necessary height.

(c) Building A & B-The proposed canopies along the front main office pod shall project out/pop-out from the face of the building a minimum of 5-feet.

(d) Building A South Elevation-The center tower shall also pop-out a minimum of 6-inches.

(e) All proposed building icons shall feature in them the same decorative stone used along the front main entry of the office buildings.

(f) Building B East Elevation-The center tower shall pop-out/project out a minimum of 18-inches.

(g) Building B South Elevation- The center tower shall also pop-out/project out a minimum of 6-inches.

(h) Building A North Elevation- Applicant shall work with staff during plan check to remove/relocate one of the proposed man doors along the left tower. In addition applicant shall work with staff during plan check to add spandrel glass just below the tower canopy. In addition, applicant shall extend the glazing or spandrel under all the small canopies, all the way down to grade level. Also any man doors facing street (both buildings) shall be painted the same wall color as the building so that they don't stand out.

(i) Building B North Elevation- Applicant shall work with staff during plan check to remove/relocate one of the proposed man doors along the right tower. In addition applicant shall work with

staff during plan check to add spandrel glass just below the tower canopy. In addition, applicant shall extend the glazing under all the small canopies, all the way down to grade level. Also, along the left tower, applicant shall incorporate small canopy and glazing as proposed on the right tower of Building A-North Elevation. Also any man doors facing street shall be painted the same wall color as the building so that they don't stand out.

(j) Public views of proposed screen wall shall also incorporate the decorative building icons with the stone/tile used on the buildings.

(k) All glass/glazing used on the exterior of buildings shall be located at rear of panels.

(l) Applicant shall work with staff to add 5-foot wide landscape planters in front of the screen wall facing Holt Blvd.

(m) Applicant shall plant vine pockets along the southern property line at key locations so that vines can grow on to the proposed screen fence.

(n) The height of the proposed screen fence along the south property line and portions of the east property line (south of Building A) shall be a minimum of 8' tall. Fence shall be view obscuring to screen views of the loading dock area.

(o) Applicant shall incorporate decorative light bollards within the proposed two plaza areas to enhance the areas in the evening time.

(p) Required landscape setbacks shall not be encroached by warehouse stairs.

(q) The proposed landscape planter along the northeast corner of Building A shall be a minimum of 5-feet wide, plus the required 6 inch curbs.

(r) Proposed fencing along the east property line beyond (north) reciprocal easement driveway, shall be eliminated from the project and or reduced in height to 3-feet.



**ENGINEERING DEPARTMENT
CONDITIONS OF APPROVAL**

(Environmental, Traffic/Transportation Division, Ontario Municipal Utilities Company
Information Technology and Management Services Department conditions incorporated herein)

<input checked="" type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
PROJECT FILE NO. PDEV16-024 RELATED FILE NO(S). _____	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Manoj Hariya, P.E., Sr. Associate Civil Engineer, (909) 395-2155

M.B. Hariya

CITY PROJECT PLANNER & PHONE NO: Luis E. Batres, Senior Planner, (909) 395-2431

03/08/2017

DAB MEETING DATE: 03/20/2017

PROJECT NAME / DESCRIPTION: Development plan to construct 2 concrete tilt-up warehouses totaling 82,337 SF on 4.15 acre

LOCATION: SWC of Holt Boulevard and Grove Avenue

APPLICANT: Mr. Leo Wu, Architect, Archifield Inc
626-462-9302

REVIEWED BY: *[Signature]*
Omar Gonzalez, P.E.
Sr. Associate Civil Engineer

3/8/17
Date

APPROVED BY: *[Signature]*
Khoi Do, P.E.
Assistant City Engineer

3/10/17
Date



THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2010-021) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

1. PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, APPLICANT SHALL: Check When Complete

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:
 _____ feet on _____
 Property line corner 'cut-back' required at the intersection of _____
 and _____.
- 1.02 Dedicate to the City of Ontario, the following easement(s): _____

- 1.03 Restrict vehicular access to the site as follows: _____
- 1.04 Vacate the following street(s) and/or easement(s): _____
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Management Services Department at (909) 395-2124 regarding this requirement.
 (1) _____
 (2) _____
- 1.08 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
- 1.09 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.10 Provide a preliminary title report current to within 30 days.
- 1.11 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of three (3) months prior to final subdivision map approval, and



the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Management Services at (909) 395-2353 to initiate the CFD application process.

- 1.12 New Model Colony (NMC) Developments:
 - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
 - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
 - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.13 Other conditions: _____

2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

**A. GENERAL
 (Permits includes Grading, Building, Demolition and Encroachment)**

- 2.01 Record Parcel Map/Tract Map No. _____ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a duplicate photo mylar of the recorded map to the City Engineer's office.
- 2.03 **Note that the subject parcels having APN 1049-141-18, 1049-141-19 and 1049-141-23 are recognized as separate lots of record as of November 5, 1947 as shown in the official records of the County Recorder.**

Note that the 1049-141-20, 1049-141-21 & 1049-141-22 are recognized as a single parcel in the City of Ontario as of November 5, 1947 as shown in the official records of the County Recorder
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of _____ .
- 2.05 Apply for a: Certificate of Compliance with a Record of Survey; **Lot Line Adjustment**
 - Make a Dedication of Easement.
- 2.06 **Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.**
- 2.07 **Submit a soils/geology report.**
- 2.08 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
 - State of California Department of Transportation (Caltrans)



- San Bernardino County Road Department (SBCRD)
- San Bernardino County Flood Control District (SBCFCD)
- Federal Emergency Management Agency (FEMA)
- Cucamonga Valley Water District (CVWD) for sewer/water service
- United States Army Corps of Engineers (USACE)
- California Department of Fish & Game
- Inland Empire Utilities Agency (IEUA)
- Other: _____

2.09 Dedicate to the City of Ontario the right-of-way described below:

1. **Along Holt Boulevard project frontage :**
 - A. **13 feet wide dedication from West boundary of project, easterly 273.21 feet.**
 - B. **14 feet wide dedication from East boundary of project, westerly 153.99 feet.**
2. **The Applicant/Developer shall also make an irrevocable offer of dedication, for a temporary construction easement from the resultant right-of-way line to a point 5 feet behind, along the entire project frontage to accommodate future City of Ontario's Capital Improvement project along Holt Boulevard.**
3. **The applicant/developer shall dedicate an additional right of way along the project frontage on Emporia Street for cul-de-sac per Ontario Standard Drawing number 1101 (Right of way to Right of way ultimate width is 60 feet, curb to curb ultimate width is 40 feet and Parkway width is 10 feet).**

2.10 Dedicate to the City of Ontario the following easement (s):

1. **Currently there is 10 ft. wide sewer easement along South boundary of project. The applicant/developer shall dedicate additional 5 ft. of sewer easement.**
2. **The applicant/developer shall dedicate a blanket access easement over the entire parcel for Fire, Police and the Ontario Municipal Utilities Company.**

2.11 New Model Colony (NMC) Developments:

- 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
- 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
- 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).

2.12 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.

2.13 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and



around the project site. These documents are to be reviewed and approved by the City Survey Office.

- 2.14 Pay all Development Impact Fees (DIF) to the Building Department.
- 2.15 Other conditions:
 1. The developer shall reserve a reciprocal access and parking easement across the project's site for the benefit of the newly mapped parcels.
 2. The developer shall reserve a reciprocal access from Holt Blvd. across the project's site for the benefit of the parcel with APN 1049-141-24.

B. PUBLIC IMPROVEMENTS
 (See attached Exhibit 'A' for plan check submittal requirements.)

- 2.16 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Holt Blvd.	Emporia St.	Street 3	Street 4
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New; to construct Cul-De-Sac per Std. Drawing 1101. <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Widen to construct Cul-De-Sac per Std. Drawing 1101 along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Remove existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



	<input type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Parkway				
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G) Section 2.40 Option 1	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate



Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____

Specific notes for improvements listed in item no. 2.15, above: _____

- 2.17 Construct a 0.15' asphalt concrete (AC) grind and overlay on the following street(s): _____
- 2.18 **Construct the full pavement structural section per City of Ontario Standard Drawing number 1011, based on existing pavement condition and approved street section design. Minimum limits of reconstruction shall be along Emporia Street property frontage for construction of Cul-De-Sac per Standard Drawing number 1101, from street centerline to curb/gutter.**
- 2.19 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide water service
 sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.20 Other conditions: _____

C. SEWER

- 2.21 **A 8 inch sewer main is available for connection by this project along South Boundary of project. (Ref: Sewer plan bar code: S11552)**
- 2.22 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.23 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.24 **Other conditions:**
 1. **The proposed landscaping in the 15" Public Utility Easement cannot have trees, permanent structure. Flowers, shrubs and bushes are allowed. If OMUC repairs O &M, it will put back what is standard – refer to Resolution No. 2010-021.**
 2. **The section of wrought iron fence crossing the utility easement must be removable.**
 3. **A monitoring manhole is required for each building to be at the edge of the propose 15' Public Utility Easement for sewer. A monitoring manhole shall be located outside of Public Utility Easement for sewer.**

D. WATER

- 2.25 **A 12 inch water main is available for connection by this project in Holt Blvd. (Ref: Water plan bar code: W 11984)**
- 2.26 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away.
- 2.27 **Other conditions:**
 1. **Proposed irrigation service connection shall be a separate connection and will be utilizing potable water in the interim before recycled water is available in the area. Therefore, a backflow is required behind the meter connection until recycled water**



- conversion takes place.
- 2. **Developer shall provide separate fire, domestic and irrigation services to existing main.**
- 3. **The applicant/developer shall design and construct extension of existing 8” water main (Ref: Water plan bar code: W12263) along Emporia Street to the end of proposed Cul-De-Sac.**

E. RECYCLED WATER

- 2.28 A _____ inch recycled water main is available for connection by this project in _____.
 (Ref: Recycled Water plan bar code:_____)
 - 2.29 **Design and construct an on-site recycled water ready system for this project. A recycled water main does exist in the vicinity of this project.**
 - 2.30 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. Applicant shall be responsible for construction of a connection to the recycled water main for approved uses, when the main becomes available. The cost for connection to the main shall be borne solely by Applicant.
 - 2.31 Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.
- Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2687 regarding this requirement.
- 2.32 Other conditions: _____

F. TRAFFIC / TRANSPORTATION

- 2.33 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
 - 1. On-site and off-site circulation
 - 2. Traffic level of service (LOS) at 'build-out' and future years
 - 3. Impact at specific intersections as selected by the City Engineer
- 2.34 Other conditions:
 - 1. **The applicant/developer shall design and construct missing in-fill street improvements along Emporia street frontages including but not limited to curb and gutter, sidewalk, drive approach, street lights (LED lamp), parkway landscaping, and signing and striping. Sidewalk along all street frontages shall be adjacent to Right-of-Way per Standard drawing 1210.**
 - 2. **Holt Boulevard is designated a divided arterial in the City’s Master Plan of Streets and Highways. The proposed driveway on Holt Boulevard shall be limited to right-turn access only when the future median is installed.**
 - 3. **Holt Boulevard shall be posted “No Parking Anytime.”**
 - 4. **Driveways shall be “commercial-type” and designed/constructed in accordance with Standard Drawing No. 1204.**
 - 5. **The applicant/developer shall design and construct commercial driveway along Holt Boulevard which will allow SU-30 truck to access the parcel with APN 1049-141-24.**
 - 6. **Existing driveways that will be closed shall be back-filled with sidewalk, parkway, and curb and gutter to match with existing conditions and to the satisfaction of the City Engineer.**



7. Reciprocal access shall be provided to the parcel at the southwest corner of Holt/Grove (APN 1049-141-24). Appropriate easements shall be granted in order to provide access from/to said parcel to/from all proposed Project access points (Holt Blvd)

G. DRAINAGE / HYDROLOGY

- 2.35 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.36 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. (Section 2.40 - option 2)
- 2.37 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project. (Section 2.40 - option 1)
- 2.38 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.39 Pay Storm Drain Development Impact Fee, approximately \$85,000, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.
- 2.40 Other conditions:

Option 1: An adequate drainage facility to accept additional runoff from the site does currently exist downstream of the project along Grove Avenue. The applicant/developer shall design and construct storm drain to connect to the existing storm drain along Grove Avenue. This option will require the design & construction of portion of storm drain on the adjacent parcel East of the project (APN 1049-141-24). Submit a copy of a recorded private drainage easement (minimum 30 feet wide) along the proposed storm drain.

Option 2: Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.

H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

- 2.41 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels. If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted. Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.



2.42 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**

2.43 Other conditions: _____

J. SPECIAL DISTRICTS

2.44 File an application, together with an initial payment deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community facilities District Act of 1982. The application and fee shall be submitted a minimum three (3) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact the Management Services Department at (909) 395-2353 to initiate the CFD application process.

2.45 Other conditions: _____

K. FIBER OPTIC

2.46 **Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. See Fiber Optic Exhibit herein.**

2.47 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Information Technology Department at (909) 395-2000, regarding this requirement.

L. Solid Waste

2.48 **Onsite solid waste shall be designed in accordance with the City's Solid Waste Manual location at: <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>**

2.49 Other conditions: _____



3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

- 3.01 **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.**

- 3.02 Complete all requirements for recycled water usage.
 - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
 - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
 - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.

- 3.03 **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.**

- 3.04 NMC Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a benchmark if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.

- 3.05 **Confirm payment of all Development Impact Fees (DIF) to the Building Department.**

- 3.06 **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studie and reports (i.e. hydrology, traffic, WQMP, etc.).**



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-024

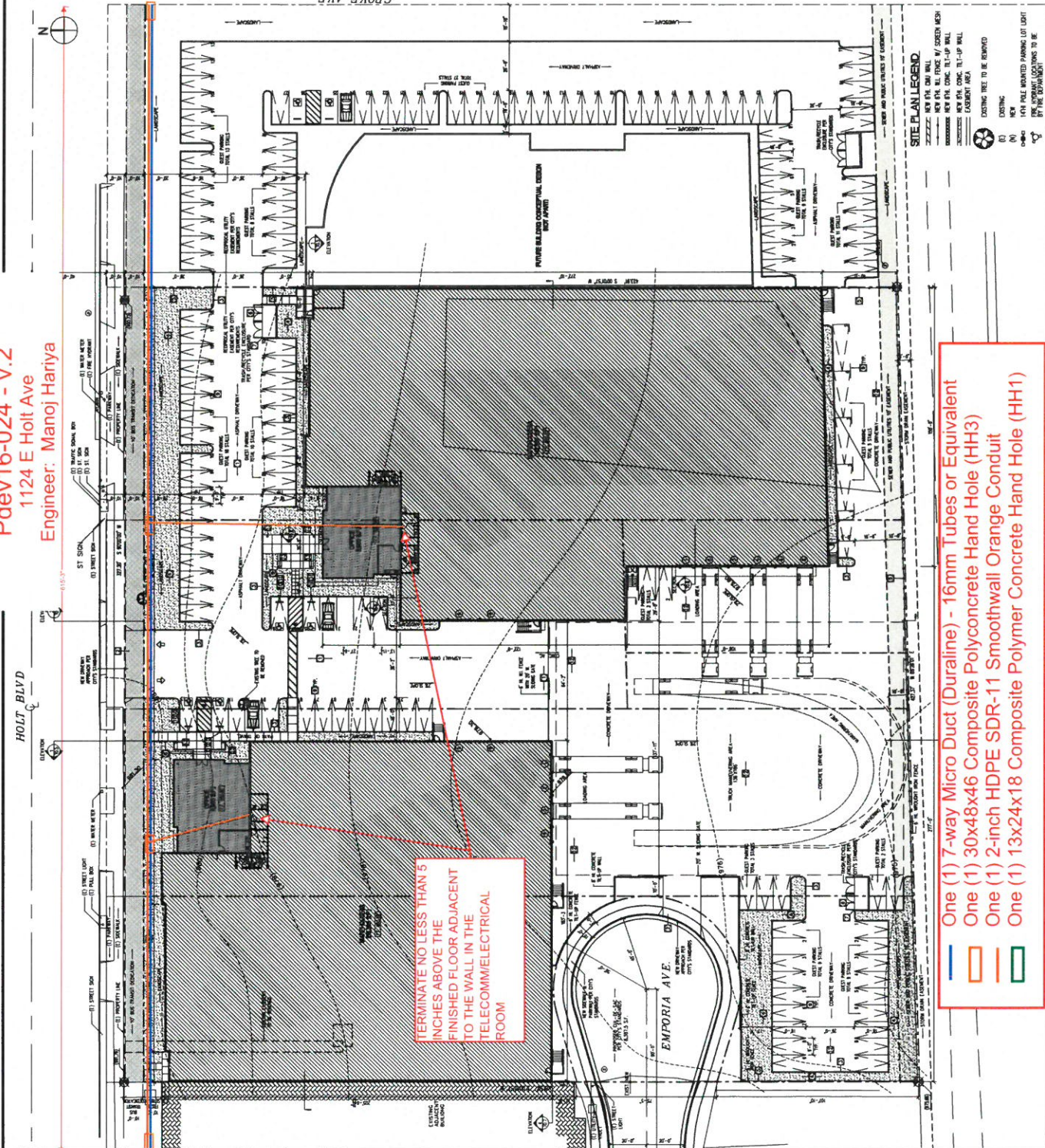
The following items are required to be included with the first plan check submittal:

1. **A copy of this check list**
2. **Payment of fee for Plan Checking**
3. **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. **One (1) copy of project Conditions of Approval**
5. Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6. **Three (3) sets of Public Street improvement plan with street cross-sections**
7. Three (3) sets of Private Street improvement plan with street cross-sections
8. **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9. Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
10. Four (4) sets of Public Sewer improvement plan
11. Five (5) sets of Public Storm Drain improvement plan
12. **Three (3) sets of Public Street Light improvement plan**
13. **Three (3) sets of Signing and Striping improvement plan**
14. **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. **One (1) copy of Hydrology/Drainage study**
19. **One (1) copy of Soils/Geology report**
20. Payment for Final Map/Parcel Map processing fee
21. Three (3) copies of Final Map/Parcel Map



- 22. One (1) copy of approved Tentative Map
- 23. One (1) copy of Preliminary Title Report (current within 30 days)
- 24. One (1) copy of Traverse Closure Calculations
- 25. **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 26. Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use
- 27. Other: _____

Pdev16-024 - v.2
1124 E Holt Ave
Engineer: Manoj Hariya



TERMINATE NO LESS THAN 5 INCHES ABOVE THE FINISHED FLOOR ADJACENT TO THE WALL IN THE TELECOMM/ELECTRICAL ROOM

- One (1) 7-way Micro Duct (Duraline) - 16mm Tubes or Equivalent
- One (1) 30x48x46 Composite Polyconcrete Hand Hole (HH3)
- One (1) 2-inch HDPE SDR-11 Smoothwall Orange Conduit
- One (1) 13x24x18 Composite Polymer Concrete Hand Hole (HH1)

4 SITE PLAN W/ FLOOR PLAN

1. All conduit shall begin and terminate in a hand hole.
 2. Commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for Ontarionet equipment. This space shall be labeled "Ontarionet Only". Ontarionet Conduit shall be labeled "Ontarionet".
- Please refer to the Fiber Optic Master for additional detail and information.
- Reviewed by David Simpson 5-19-16
Reviewed by Manoj Hariya on 5-24-16 by Anna Vaca

WAREHOUSE AREA 20,000 ± PLUS	1.5 SPACE PER 1,000 S.F.	12	8
OFFICE AREA	1 SPACE PER 250 S.F.	8	8
TOTAL		20	16
TOTAL PARKING SPACES	73 SPACES		
PARKING PROVIDED	4 SPACES		
TOTAL	77 SPACES		
LANDSCAPE WITH	11,200 S.F. ± 4.6% ± 6,071 S.F.		
LANDSCAPE WITH	1,200 S.F. ± 4.6% ± 1,512 S.F.		
TOTAL	12,400 S.F. ± 4.6% ± 7,583 S.F.		

CONSTRUCTION TYPE: THE V.I.A. W/ AUTOMATIC PRESSURIZED SYSTEM
OCCUPANCY: 5 / 8
CONSTRUCTION TYPE: WAREHOUSE-A
WAREHOUSE-B
WAREHOUSE-C
WAREHOUSE-D
WAREHOUSE-E
WAREHOUSE-F
WAREHOUSE-G
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WAREHOUSE-X
WAREHOUSE-Y
WAREHOUSE-Z

1) PROJECT SUMMARY
SITE PLAN GENERAL NOTES
1. SEE CHANGING AND DRAINAGE PLANS FOR DRAINAGE AND DRAINAGE.
2. UTILITIES VERIFY THE LOCATION WITH THE CITY PRIOR TO INSTALLATION.
SITE CONSTRUCTION LEGEND
(NOT ALL LEGENDS ARE SHOWN)
1. ASPHALT PAVED DRIVE/ACCESS DRIVE (H&I)
2. NEW DRIVEWAY APPROACH, SEE DRAINAGE PLAN
3. CONCRETE CURB, TYPE, PAINT RED ALONG PERMANENT
4. LANDSCAPE AREA - SEE LANDSCAPE PLAN
5. 6" DIA. W/ 1/2" DIA. SLOPED MESH
6. TRANS/RECTANGULAR ENCLOSURE WITH 6" DIA. WALL UNDER SEPARATE FRONT
7. CONSTRUCT PIPE GUARD FOR 4" DIA. W/ 1/2" DIA. W/ CONCRETE
8. COLOR STAMPED CONCRETE, 1/4" DIA. COLOR GATE BRUSH
9. 3" W. RUBBER PARKING STOP, PAINTED TOP
10. POST HANDICAP ACCESSIBLE PARKING SIGN AT A MIN. HEIGHT OF 60" FROM
11. 17'x27' HANDICAP PARKING SIGN POSTED AT A MIN. HEIGHT OF 60" FROM
12. THE SIGN SHALL HAVE LETTERING SIZE OF NOT LESS THAN 1" IN HEIGHT.
13. UNPAVED AREAS SHALL BE GRADED TO MATCH EXISTING GRADE. UNPAVED AREAS NOT
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100. UNPAVED AREAS SHALL BE GRADED TO MATCH EXISTING GRADE.

PROJECT NAME: MLRCE WAREHOUSE
1124 E HOLT AVE, ONTARIO, CA 91761
CLIENT: MLRCE GROUP LLC
1025 E. PUEBLO ST. #111, ONTARIO, CA 91761



PROJECT NO.: 21601
DRAWING TITLE: SITE PLAN

PREPARED BY: L.W.
ISSUE DATE:

00
OF



CITY OF ONTARIO MEMORANDUM

TO: Luis Batres, Senior Planner
Planning Department

FROM: Adam A. Panos, Fire Protection Analyst
Fire Department

DATE: May 23, 2016

SUBJECT: PDEV16-024 / A Development Plan request to construct two concrete tilt-up warehouses totaling 82,337 SF on 4.15 acres, generally located on the southwest corner of Holt Boulevard and Grove Avenue, at 1124 East Holt Blvd within the IP (Industrial Park) zone. APNs: 1049-141-18, 19, 20, 21, 22 and 23

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
 - Standard Conditions of Approval apply, as stated below.
- The plan **does NOT** adequately address Fire Department requirements.
- The comments contained in the attached report must be met prior to scheduling for Development Advisory Board.

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: Type IIIB concrete tilt-up
- B. Type of Roof Materials: wood non rated
- C. Ground Floor Area(s): 44,977 sq. ft. Building A
34,360 sq ft. Building B
- D. Number of Stories: 1 sotry
- E. Total Square Footage: 82,337 sq. ft.
- F. 2013 CBC Occupancy Classification(s): B, F-1, S-1

COMMENTS:

1. Fire Department vehicle access roadways shall be a minimum of 26 feet wide. The drive aisle at the south of building A does not meet this requirement. Widen the drive aisle or remove the parallel parking, and show this on the revised site plan. Also this drive aisle does not line up the conceptual driveway to the east. Show more clearly how the property to the east may be provided with viable access for emergency vehicles.
2. Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around. A temporary turnaround are must be provided on the north and south drive aisles near building A, and may be removed at such time as the property to the east is developed. Show these turnarounds on the revised site plan.

<END.>

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-024
 Address: 1124 East Holt Blvd.
 APN: 1049-141-18, 19, 20, 21, 22 & 23
 Existing Land Use: Vacant
 Proposed Land Use: 2 - Industrial Buildings totaling 82,337 SF
 Site Acreage: 4.15 Proposed Structure Height: 40 FT
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Luis Batres
 Date: 6/13/16
 CD No.: 2016-041
 PALU No.: N/A

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input checked="" type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 110 FT	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6
 Allowable Height: _____

CONSISTENCY DETERMINATION

This proposed Project is: Exempt from the ALUCP
 Consistent
 Consistent with Conditions
 Inconsistent

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

Airport Planner Signature: *Lorena Mejia*



CITY OF ONTARIO

MEMORANDUM

TO: Luis Batres, Planning Department

FROM: Douglas Sorel, Police Department

DATE: February 27, 2017

SUBJECT: PDEV16-024: A DEVELOPMENT PLAN FOR TWO WAREHOUSES AT THE SOUTHWEST CORNER OF HOLT BOULEVARD AND GROVE AVENUE

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding any questions or concerns.

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
 Carolyn Bell, Sr. Landscape Planner

12/20/16
 Date

Reviewer's Name:
Carolyn Bell, Sr. Landscape Planner

Phone:
(909) 395-2237

D.A.B. File No.:
 PDEV16-024 Rev 2

Case Planner:
 Luis Batres

Project Name and Location:

2 Warehouses
 1124 E Holt Blvd.

Applicant/Representative:

Archifiend Inc.
 67 E. Live Oak Ave. # 201
 Arcadia, CA 91006

A Preliminary Landscape Plan (dated 12/6/16) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.

A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

CORRECTIONS REQUIRED

Civil plan corrections

1. Show all backflows (domestic, fire and irrigation) on plan dimension 4' from paving.

Landscape plan corrections

2. Show all backflows (domestic, fire and irrigation) on plan and show strappy leaf shrub masses such as Dietes, Muhlenbergia capillaris etc. to screen.
3. Show street trees in the future 7' parkway between property line and future sidewalk on Holt Blvd.; Fraxinus oxycarpa 'Raywood', and on-site trees triangularly spaced behind; use tall narrow trees such as Tristania conferta, Tristania laurina, etc.
4. Show current parkway with durable landscape max 18" high such as Fragaria, Sesleria autumnalis, Dianella Little Rev. etc.
5. Change high maintenance, frost tender or short lived plants: Agave attenuate, Bougainvillea, Senna, Lantana to durable plants such as: Teucrium, Bulbine, Sesleria, Dianella, etc.
6. Add street trees in parkway planters on Emporia – Cercis canadensis.
7. Show minimum on-site tree sizes per the Landscape Development standards: 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon. Use 48" box for slower growing trees and accents at driveway entry. Match tree type and spacing at driveway entry on Holt. Move walkway west to match spacing.
8. Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, Sambucus Mexicana, etc.) in appropriate locations.
9. Change from Quercus in 5' island planter to Ulmus or other parking lot type tree (Pistache, etc.). Show Quercus in larger planter location back of sidewalk on Emporia.

After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres	\$2,326.00
Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections)	\$278.00
Inspection—Field - additional.....	\$83.00

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Luis Batres
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: May 16, 2016
SUBJECT: PDEV16-024

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

Conditions of Approval

1. The addresses for the new buildings will be:
 - a. Building A: 1172 E Holt Blvd
 - b. Building B: 1154 E Holt Blvd

KS:lm



DEVELOPMENT ADVISORY BOARD DECISION

March 20, 2017

DECISION NO.: [insert #]

FILE NO.: PVAR17-001

DESCRIPTION: A Variance request to deviate from the minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet and 2 inches, in conjunction with the construction of a 1,291 square foot addition to an existing 5,412 square foot commercial building, on 1.15 acres of land located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-131-23) Related File: PDEV16-051; **submitted by Sizzler Restaurant/ BMW Management.**

PART I: BACKGROUND & ANALYSIS

SIZZLER RESTAURANT/ BMW MANAGEMENT, (herein after referred to as "Applicant") has filed an application requesting Variance approval, File No. PVAR17-001, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.11 acres of land located at 2228 South Mountain Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Restaurant	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>North</i>	Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>South</i>	Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>East</i>	Restaurant/Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>West</i>	Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A

(2) Project Description: The Applicant is requesting Variance (File No. PVAR17-001) approval to deviate from the minimum building setback along South Mountain Avenue, from 20 feet to 13 feet, 2 inches, in conjunction with the construction

of a 1,291 square foot addition to an existing 5,412 square foot commercial building. The existing building was built in 1979, at which time the project site was located within the C1 (Shopping Center Commercial) zoning district. At that time the minimum building setback requirement along the frontage of Mountain Avenue was 10 feet. Since the development of the site, the zoning district has changed to CN (Neighborhood Commercial) and the required building street setback is now 20 feet, creating a legal non-conforming setback condition along Mountain Avenue. Mountain Avenue curves out easterly adjacent to the project site creating an irregular shaped parcel that widens from north to south by approximately 75 feet. Along the frontage of Mountain Avenue, the northeast corner of the building has a setback of 9 feet, which tapers out to a 40 foot setback at the southeast corner of the building (**see Exhibit A: Project Location Map**). In addition, the parcel is located within a larger commercial center with shared access and parking that limits the ability to add additional square footage to the building along the north, south and west elevations.

The proposed addition will alter building footprints on the east, south and west elevations. The additions proposed on the eastern portion of the project site will require a variance to accommodate additional seating and a secondary entrance oriented towards Mountain Avenue. The eastern portion of the addition includes a 27 foot high tower element that will enhance the overall architectural design along Mountain Avenue. As mentioned previously, the eastern portion of existing building encroaches into the 20 foot required setback and portions of the proposed addition will also encroach, resulting in a 13 foot-2 inch setback from Mountain Avenue. However, the addition will not increase further into the 9-foot non-conforming setback that currently exists. The addition to the southern portion of the building will accommodate additional seating and the western portion includes additional seating, bathroom improvements and maintenance/mechanical rooms. There are minor site improvements that are also being proposed which include additional handicap parking spaces, a new trash enclosure located adjacent to the northwest portion of the existing building and new landscaping along Mountain Avenue.

PART II: RECITALS

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) grants the Development Advisory Board (“DAB”) the responsibility and authority to review and act, or make recommendation to the Planning Commission, on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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.

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on March 20, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: As the recommending body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The Project is categorically exempt from environmental review pursuant to Section 15305 (Class 5—Minor Alterations in Land Use Limitations) and Section 15301 (Class 1—Existing Facilities) of the CEQA Guidelines and include the following:

(i) Minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, such as set back variances not resulting in the creation of any new parcel; and

(ii) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet; 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 DAB.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(4) **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 regulations contained in this Development Code.** Requiring a 20 foot setback, along the Mountain Avenue frontage, for the proposed addition would create unnecessary physical hardship due to the existing legal nonconforming building setback of 9 feet. The northeast corner of the existing square shaped building currently has a 9 foot setback from Mountain Avenue and the southeast corner of the existing building has a 40 foot setback from Mountain Avenue. In addition, the parcel is located within a larger commercial center with shared access and parking that limits the ability to add additional square footage to the building along the north, south and west elevations. The setback deviation from 20 feet to 13 feet, 2 inches is necessary in order to provide adequate level of development within the project area.

(5) **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 vicinity and in the same zoning district.** The existing commercial building is located along a section of south Mountain Avenue that curves out easterly from north to south creating an irregular shaped parcel condition. Due to the parcel layout, the property line runs 9 feet away from the building on the north and 40 feet away on the south, which limits additions to the building in a way that does not apply to the majority of properties in the vicinity or in the same zoning district. The applicant is thus proposing the addition to the southeast corner of the building at a setback of 13 feet and 2 inches, designed with a 'saw-tooth' pattern that will minimize the encroachment into the required setback.

(6) **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 existing commercial building is located along a section of south Mountain Avenue that curves out easterly from north to south creating an irregular shaped parcel condition. The existing legal non-conforming building setback, irregular shaped lot, existing parking, access and drive aisles, limits the amount of development on the site and the strict interpretation of the code would deprive the applicant of privileges enjoyed by other property owners in the same zoning district.

(7) **The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.** Staff has analyzed the potential impacts resulting from the construction of the proposed building addition. Through certain design requirements, such as landscaping and a 'saw-tooth' pattern design of the addition that will minimize the encroachment into the required setback, the impacts are less than significant, particularly because the encroachment of the proposed variance is less than the existing 9-foot non-conforming setback. Therefore, the addition to the existing commercial building will not have negative impacts to the surrounding neighborhood, or be materially injurious to properties in the vicinity, nor will it be detrimental to the public health, safety, or welfare.

(8) **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 proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed, as well as building intensity, building and parking setbacks, building height, amount of off-street parking and design and landscaping. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approve 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 4: 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 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 20th day of March, 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B: Site Plan

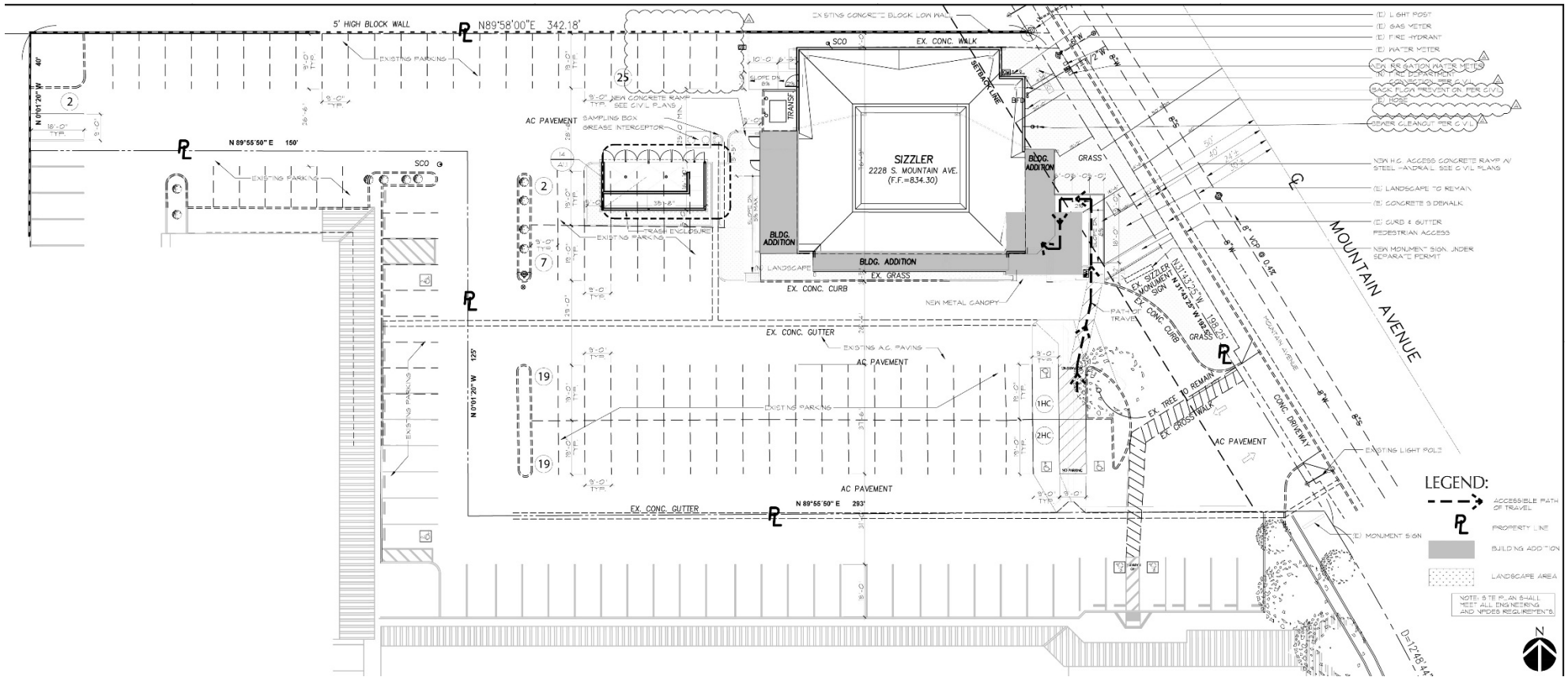


Exhibit C: Elevations



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Exhibit D: Landscape Plan

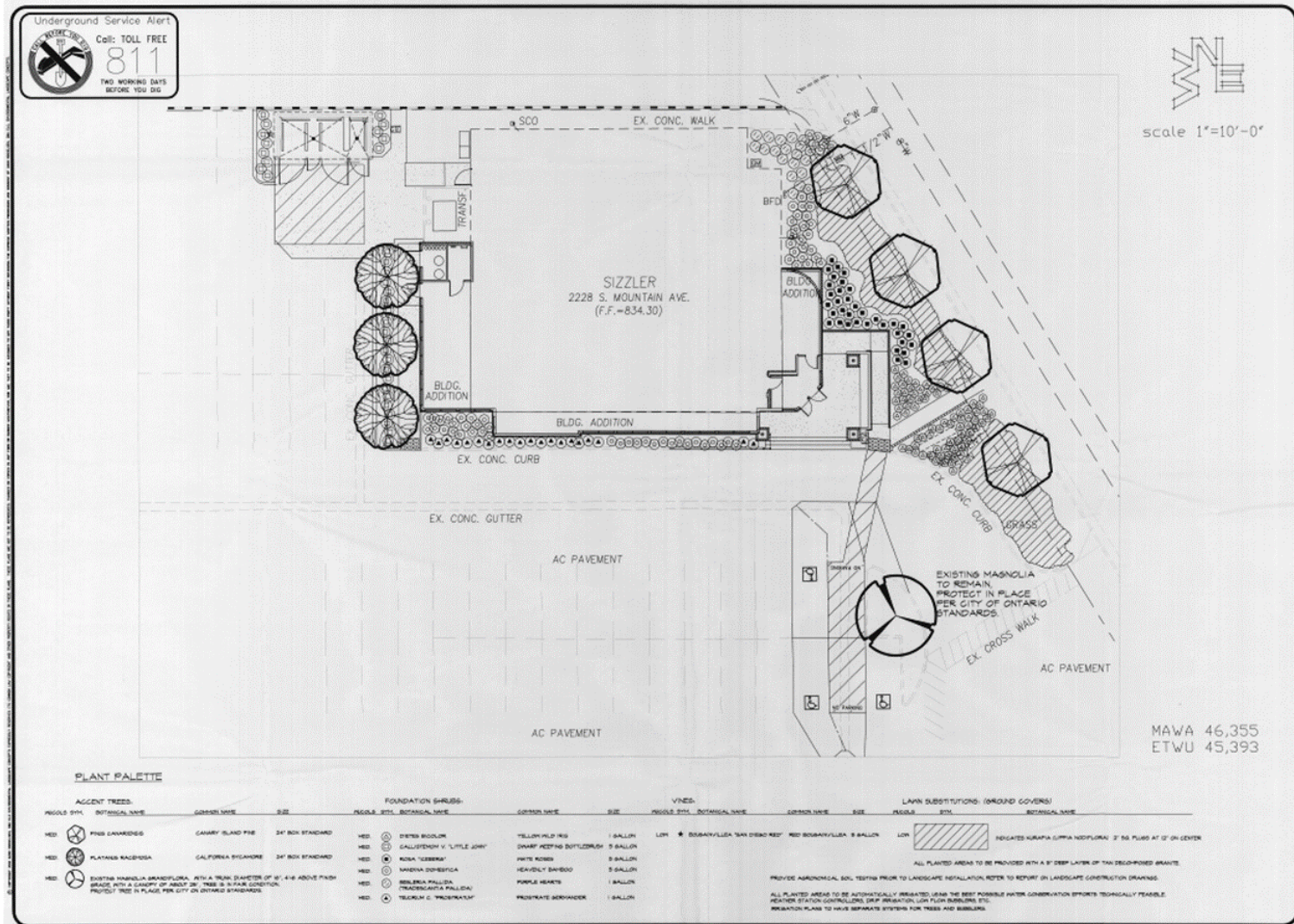


Exhibit E: Site Pictures



Southeast corner of existing building



Existing South Elevation



Southwest corner of Existing Building



Northeast corner of Existing Building

Attachment "A"

FILE NO. PVAR17-001
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: March 20, 2017

File No: PDEV16-051 and PVAR17-001

Related Files:

Project Description: A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land and a Variance request (PVAR17-001) to deviate from minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet – 2 inches, located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-131-23); **submitted by Sizzler Restaurant/ BMW Management**

Prepared By: Randy Baez
Phone: 909.395.2427 (direct)
Email: rbaez@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. 2010-021 on March 16, 2010. 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) Development Plan approval shall become null and void 2 years 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. 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.

(b) 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 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

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

2.5 Parking, Circulation and Access.

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

(b) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(c) 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).

2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking

areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

2.7 Mechanical and Rooftop Equipment.

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

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

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

2.10 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).

2.11 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

2.12 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is

determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

2.13 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.14 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

2.15 Additional Requirements.

(a) All applicable Conditions of Approval from other City departments shall be required to be met and followed.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental Section, Information Technology & Management Services Department, Ontario Municipal Utilities Company and Traffic & Transportation Division Conditions incorporated)

DATE: 03/02/2017

PROJECT: PDEV16-051, a Development Plan to construct a 1,291 sq-ft addition to an existing 6,703 sq-ft commercial building. Related File: PVAR17-001

APN: 1015-131-23

LOCATION: 2228 South Mountain Avenue

PROJECT ENGINEER: Antonio Alejos *A.A.*

PROJECT PLANNER: Lorena Mejia

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

1. Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below.
2. The applicant/developer shall equip the existing domestic water meter with a backflow device per City Standard Drawing Number 4206.
3. The applicant/developer shall construct a separate water service for irrigation purposes only with a meter and backflow device in accordance with City Standard Drawing Numbers 4201 and 4206.
4. The applicant/developer shall construct a proposed sewer lateral per City Standard Drawing Number 2003.
5. The applicant/developer shall apply for a Wastewater Discharge Permit and comply with all the requirements of their Wastewater Discharge Permit. Requirements are to equip a monitoring manhole station and/or other pretreatment devices (e.g. grease interceptor, clarifier, etc.) to the on-site sewer system as occupant establishment use requires. Please contact Virginia Lopez (vclopez@ontarioca.gov), Environmental Technician, at (909) 395-2671 for more information about the permit and how to apply.

6. The applicant/developer shall construct a new trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.
7. The applicant/developer shall pay a Storm Drain Development Impact Fee, approximately \$1,363.30, to the Building Department. Final fee shall be determined based on the approved building plan.
8. Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4th, 1972.
9. Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, parking areas, and drive approaches, as applicable to the project.



3-14-17

Khoi Do, P.E.
Assistant City Engineer

Date



DEVELOPMENT ADVISORY BOARD DECISION

March 20, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV16-051

DESCRIPTION: A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-131-23; **submitted by Sizzler Restaurant/BMW Management.**

PART I: BACKGROUND & ANALYSIS

SIZZLER RESTAURANT/BMW MANAGEMENT, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-051, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.15 acres of land located at 2228 South Mountain Avenue, and is depicted in Exhibit A: Aerial Photograph, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Restaurant	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>North</i>	Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>South</i>	Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>East</i>	Restaurant/Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A
<i>West</i>	Multi-tenant Commercial	NC (Neighborhood Commercial)	CN (Neighborhood Commercial)	N/A

(2) Project Description: The Applicant is requesting Development Plan (File No. PDEV16-051) approval to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant). The existing building was built in 1979, at which time the project site was located within the C1 (Shopping Center

Commercial) zoning district. At that time the minimum building setback requirement along the frontage of Mountain Avenue was 10 feet. Since development of the site the zoning district was changed to CN (Neighborhood Commercial) and the required building street setback is now 20 feet, creating a legal non-conforming setback condition along Mountain Avenue. Mountain Avenue curves out easterly adjacent to the project site creating an irregular shaped parcel that widens from north to south by approximately 75 feet. Along the frontage of Mountain Avenue, the northeast corner of the building has a setback 9 feet, which tapers out to a 40 foot setback at the southeast corner of the building (**see Exhibit A: Project Location Map**). In addition, the parcel is located within a larger commercial center with shared access and parking that limits the ability to add additional square footage to the building along the north, south and west elevations.

The Applicant has been renovating several restaurants in Southern California by updating the exterior façade, renovating the interiors along with updated menus to meet the company's new theme and rebranding efforts for Sizzler Restaurants. The proposed addition will alter building footprints on the east, south and west elevations. The main entrance to the restaurant is currently located on the south side of the building oriented towards the parking lot. The eastern portion of the addition will accommodate a secondary entrance oriented towards Mountain Avenue, the southern portion will accommodate additional seating and the western portion includes additional seating, bathroom improvements and maintenance/mechanical rooms. There are minor site improvements that are also being proposed which include additional handicap parking spaces, a new trash enclosure located adjacent to the northwest portion of the existing building and new landscaping along Mountain Avenue.

PART II: RECITALS

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) grants the Development Advisory Board ("DAB") the responsibility and authority to review and act, or make recommendation to the Planning Commission, on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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.

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT; and

WHEREAS, on March 20th, 2017, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

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

PART III: THE DECISION

NOW, THEREFORE, IT IS HEREBY FOUND AND DETERMINED by the Development Advisory Board of the City of Ontario, as follows:

SECTION 1: As the recommending body for the Project, the DAB 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 DAB, the DAB finds as follows:

(1) The Project is categorically exempt from environmental review pursuant to Section 15305 (Class 5—Minor Alterations in Land Use Limitations) and Section 15301 (Class 1—Existing Facilities) of the CEQA Guidelines and include the following:

(i) Minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, such as set back variances not resulting in the creation of any new parcel; and

(ii) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet; 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 DAB.

SECTION 2: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Section 1, above, the DAB hereby concludes as follows:

(1) The Project is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located. The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Neighborhood Commercial zoning district, including standards relative to the particular land use proposed (Full-Service Restaurant), as well as building intensity,

building height, number of off-street parking and loading spaces and on-site landscaping;
and

(2) The Project will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project. The proposed location of the Project, and the proposed conditions under which it will be constructed and maintained, is consistent with the Policy Plan component of The Ontario Plan and the City's Development Code, and, therefore, will not be detrimental to the public health, safety, and general welfare; and

(3) The Project will not have a significant adverse impact on the environment. As a result, the project has been categorically exempt from further environmental review, pursuant to Section 15305 (Class 5—Minor Alterations in Land Use Limitations) and Section 15301 (Class 1—Existing Facilities) of the CEQA Guidelines, and therefore will not have any significant negative impacts on the environment; and

(4) The Project is consistent with the development standards set forth in the Development Code. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code, which are applicable to the Project, including those related to the particular land use being proposed (Full-Service Restaurant), as well as building intensity, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code requirements; and

(5) The Project is consistent with the design guidelines set forth in the Development Code. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code, which are applicable to the Project, including those guidelines relative to on-site landscaping and building design. As a result of such review, staff has found the project, when implemented in conjunction with the conditions of approval, to be consistent with the applicable Development Code design guidelines.

SECTION 3: Based upon the findings and conclusions set forth in Sections 1 and 2 above, the DAB hereby recommends the Planning Commission approve 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 4: 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 5: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

APPROVED AND ADOPTED this 20th day of March 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B: Site Plan

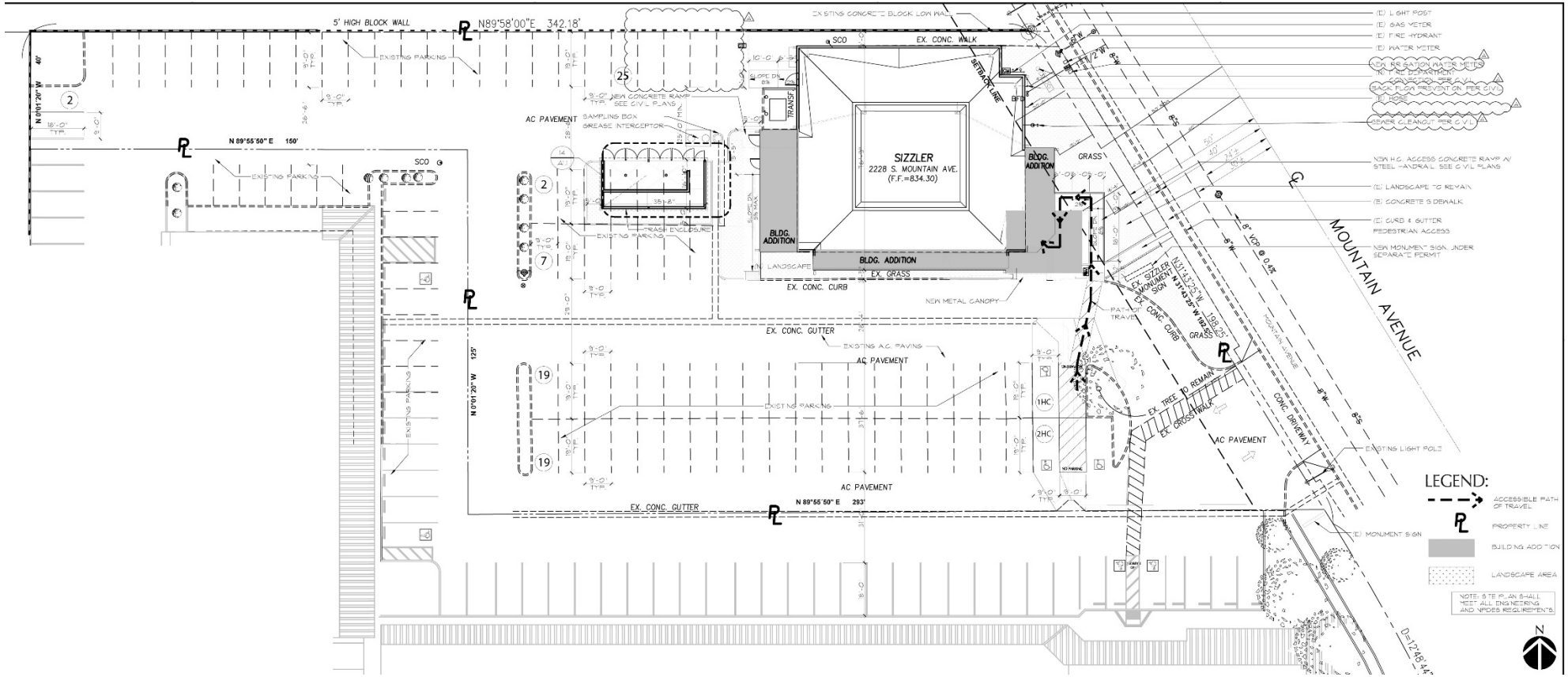
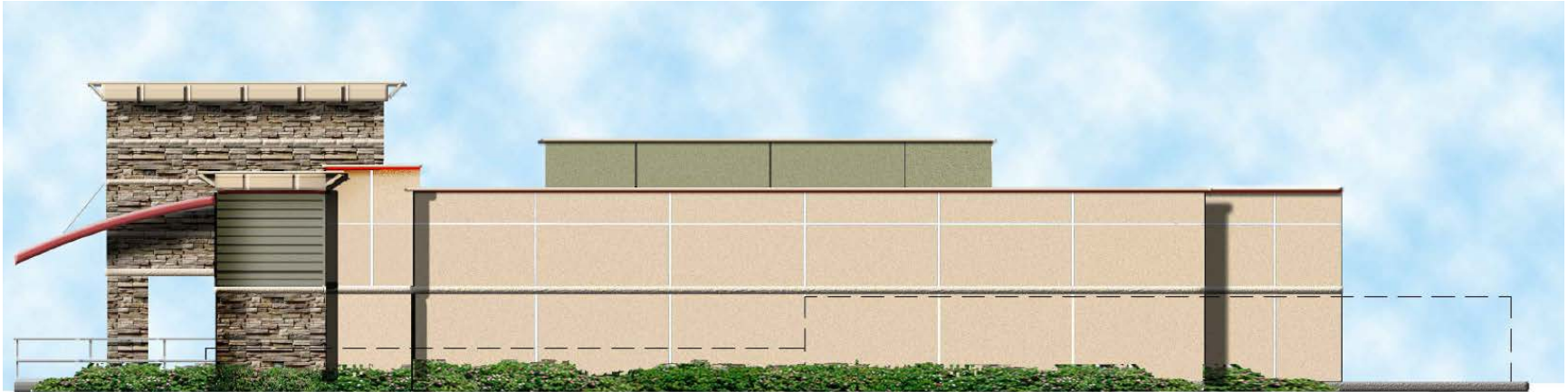


Exhibit C: Elevations



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Exhibit D: Landscape Plan

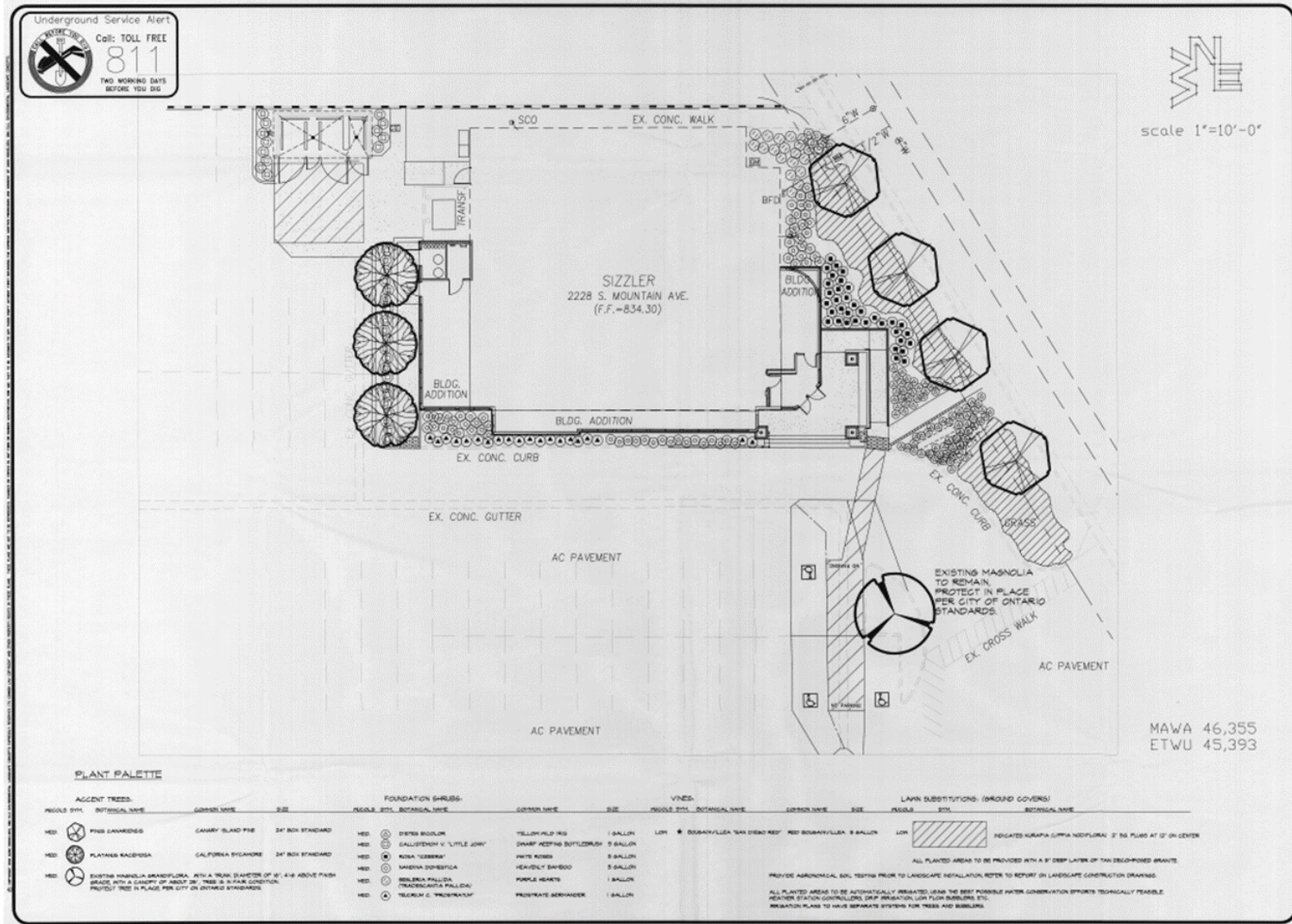


Exhibit E: Site Pictures



Southeast corner of existing building



Existing South Elevation



Southwest corner of Existing Building



Northeast corner of Existing Building

Attachment "A"

FILE NO. PDEV16-051
DEPARTMENTAL CONDITIONS OF APPROVAL

(Departmental conditions of approval to follow this page)



City of Ontario
Planning Department
303 East B Street
Ontario, California 91764
Phone: 909.395.2036
Fax: 909.395.2420

*Planning Department
Land Development Division
Conditions of Approval*

Meeting Date: March 20, 2017

File No: PDEV16-051 and PVAR17-001

Related Files:

Project Description: A Development Plan (PDEV16-051) to construct a 1,291 square foot addition to an existing 5,412 square foot commercial building (Sizzler Restaurant) on 1.15 acres of land and a Variance request (PVAR17-001) to deviate from minimum building arterial street setback (Mountain Avenue) from 20 feet to 13 feet – 2 inches, located at 2228 South Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN: 1015-131-23); **submitted by Sizzler Restaurant/ BMW Management**

Prepared By: Randy Baez
Phone: 909.395.2427 (direct)
Email: rbaez@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. 2010-021 on March 16, 2010. 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) Development Plan approval shall become null and void 2 years 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. 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.

(b) 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 General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

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

2.5 Parking, Circulation and Access.

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

(b) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(c) 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).

2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking

areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

2.7 Mechanical and Rooftop Equipment.

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

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

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

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

2.10 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).

2.11 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

2.12 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitations) and Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines.

(b) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(c) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is

determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

2.13 Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

2.14 Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (NOD) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

(b) After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

2.15 Additional Requirements.

(a) All applicable Conditions of Approval from other City departments shall be required to be met and followed.



CITY OF ONTARIO

MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Environmental Section, Information Technology & Management Services Department, Ontario Municipal Utilities Company and Traffic & Transportation Division Conditions incorporated)

DATE: 03/02/2017

PROJECT: PDEV16-051, a Development Plan to construct a 1,291 sq-ft addition to an existing 6,703 sq-ft commercial building. Related File: PVAR17-001

APN: 1015-131-23

LOCATION: 2228 South Mountain Avenue


PROJECT ENGINEER: Antonio Alejos *A.A.*

PROJECT PLANNER: Lorena Mejia

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

1. Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below.
2. The applicant/developer shall equip the existing domestic water meter with a backflow device per City Standard Drawing Number 4206.
3. The applicant/developer shall construct a separate water service for irrigation purposes only with a meter and backflow device in accordance with City Standard Drawing Numbers 4201 and 4206.
4. The applicant/developer shall construct a proposed sewer lateral per City Standard Drawing Number 2003.
5. The applicant/developer shall apply for a Wastewater Discharge Permit and comply with all the requirements of their Wastewater Discharge Permit. Requirements are to equip a monitoring manhole station and/or other pretreatment devices (e.g. grease interceptor, clarifier, etc.) to the on-site sewer system as occupant establishment use requires. Please contact Virginia Lopez (vclopez@ontarioca.gov), Environmental Technician, at (909) 395-2671 for more information about the permit and how to apply.

6. The applicant/developer shall construct a new trash enclosure with a solid roof per the Refuse & Recycling Planning Manual.
7. The applicant/developer shall pay a Storm Drain Development Impact Fee, approximately \$1,363.30, to the Building Department. Final fee shall be determined based on the approved building plan.
8. Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4th, 1972.
9. Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, parking areas, and drive approaches, as applicable to the project.



3-14-17

Khoi Do, P.E.
Assistant City Engineer

Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: December 20, 2016
SUBJECT: PDEV16-051

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

KS:lm

**CITY OF ONTARIO
BROADBAND OPERATIONS
303 East "B" Street, Ontario, CA 91764**

PLAN CHECK SHEET	
Sign Off	
Fiber Team	1/18/2017

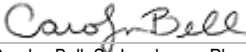
Reviewer's Name Anna Vaca	Phone 909-395-2349
File # PDEV16-051	Project Engineer: Unknown
Project Name and Location: Sizzler Restaurant 228 South Mountain Avenue, Ontario CA 91761	
Sent to: Antonio Alejos	

<input checked="" type="checkbox"/>	Plans dated 10-10-16 accepted. No comments. It appears that they are not doing any construction in the public right of way therefore there are no conditions
<input type="checkbox"/>	Plans dated _____ accepted for construction with corrections required checked below. The Building Department has been notified. Any changes to approved plans require a re-submittal for review and written approval by the Fiber Team.
<input type="checkbox"/>	Plans and/or application received {xx-xx-xxxx} not accepted. Correct plans or application as noted. Resubmit <u>2 sets</u> to the {Planner} Department for routing to the Ontario Fiber Team.

Notes Req'd on Plans	CORRECTIONS REQUIRED - {ENTER FILE# AND ANY OTHER IDENTIFYING NUMBER HERE}		
<input type="checkbox"/>	<input type="checkbox"/>	1.	Project shall be designed and constructed to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole in the Right-of-Way (ROW) and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole.
<input type="checkbox"/>	<input type="checkbox"/>	2.	Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the ROW at the extreme edge of a property.
<input type="checkbox"/>	<input type="checkbox"/>	3.	Hand holes - Design and install OntarioNet fiber optic hand hole HH-2 (17x30x24), HH-2A (24x36x30), HH-3 (30x48x36) and/or HH-4 (36x60x36) as needed. Respectively Newbasis Part # PCA-173024-90116, PCA-243630-90064, PCA-304836-90244 and PCA-366036-90146 per City Standard 1316. Conduits sweeping into hand holes shall enter in flush with the cut-out mouse holes aligned parallel to the bottom of the box and come in perpendicular to the wall of the box. Conduits shall not enter at any angle other than parallel. Provide 5 foot minimum clearance from existing/proposed utilities.
<input type="checkbox"/>	<input type="checkbox"/>	4.	ROW Conduit – Design and install fiber optic conduit at a minimum depth of 36-inch. Trenching shall be per City Standard 1306. Install (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct and (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange with Black Stripe) duct. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct.
<input type="checkbox"/>	<input type="checkbox"/>	5.	ROW Conduit - Design and Install all Fiber Optic Conduit at a Minimum Depth of 36". Trenching Shall be Per City Standard 1306. (1) 7-way Microduct (Duraline - Orange) 13/16mm tubes and (1) 2" HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct.

Notes Req'd on Plans	CORRECTIONS REQUIRED - {ENTER FILE# AND ANY OTHER IDENTIFYING NUMBER HERE}		
<input type="checkbox"/>	<input type="checkbox"/>	6.	Building Entrance (Multi-family and Commercial) - Design and install fiber optic conduit at a minimum depth of 36 inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 10AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
<input type="checkbox"/>	<input type="checkbox"/>	7.	Building Entrance (Single Family) – Design and install 0.75-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct from hand holes on property or hand holes in the ROW. Consult City's Fiber Team for design assistance.
<input type="checkbox"/>	<input type="checkbox"/>	8.	Warning Tape - Contractor shall supply and install an approved non-detectable warning tape 18-inch above the uppermost conduit when backfilling trenches, pits or excavations greater than 10' in length. Warning Tape shall be non-detectable, Orange in color, 4-inch minimum width, 4 mil, 500% minimum elongation, with bold printed black letters "CAUTION - BURIED FIBER OPTIC CABLE BELOW" printed in bold black lettering no less than 2-inch high.
<input type="checkbox"/>	<input type="checkbox"/>	9.	All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All hand holes, conduits and ducts shall be placed in the public right of way. All hand holes will have ¼-inch galvanized wire between the hand holes and the gravel it is placed on.
<input type="checkbox"/>	<input type="checkbox"/>	10.	All unused conduits/ducts/microducts shall be protected with duct plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.
<input type="checkbox"/>	<input type="checkbox"/>	11.	Locate/Tracer Wire - Conduit bank requires (1) 10AWG high strength (minimum break load 600#) copper-clad steel with 30mil HDPE orange insulation for locate/tracer wire. Contact City's Fiber Team for tracer wire specifications and see note 8.
<input type="checkbox"/>	<input type="checkbox"/>	12.	Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"
<input type="checkbox"/>	<input type="checkbox"/>	13.	A minimum 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecomm/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
<input type="checkbox"/>	<input type="checkbox"/>	14.	Developer to install 3 inch SCE conduit stub for future City fiber optic meter pedestal within an 8-foot wide, 5-foot deep reserved area for City fiber optic network cabinet. A 3-foot clearance must be maintained around the cabinet and the meter. HH4 shall be placed near the reserved area for cable entrance to network cabinet. The pedestal and network cabinet will be supplied and installed by the City. The service submittal to SCE will be coordinated by the City.
<input type="checkbox"/>	<input type="checkbox"/>	15.	All hand holes, conduits and ducts shall be placed in the public right of way.
<input type="checkbox"/>	<input type="checkbox"/>	16.	Multi-family dwellings are considered commercial property.
<input type="checkbox"/>	<input type="checkbox"/>	17.	Refer to the In-tract Fiber Network Design guideline on the City's website for additional in-tract conduit guidelines.
<input type="checkbox"/>	<input type="checkbox"/>	18.	Please contact City's Fiber Team at OntarioNet@ontarioca.gov for conduit design assistance.
<input type="checkbox"/>	<input type="checkbox"/>	19.	For additional information please refer to the City's Fiber Optic Master Plan.
<input type="checkbox"/>	<input type="checkbox"/>	20.	Please provide plans in digital format (PDF) on future revisions.

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

CONDITIONS OF APPROVAL	
Sign Off	
	2/12/17
Carolyn Bell, Sr. Landscape Planner	Date

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

D.A.B. File No.: PDEV16-051 Rev 1	Case Planner: Lorena Mejia
--------------------------------------	-------------------------------

Project Name and Location: Sizzler Restaurant 2228 S Mountain Ave
Applicant/Representative: Architectonix, inc – John M. Rix 150 N Golden Circle Dr Ste 204 Santa Ana, CA 92705

<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 2/8/17) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.
<input type="checkbox"/>	A Preliminary Landscape Plan (dated) has not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.

Civil Plans

- Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
- Show or note backflow devices and DCDA to be set 5' from adjacent hardscape.
- Add tree protection notes on construction and demo plans.

Landscape Plans

- Show curb and utilities (water and sewer) on the landscape plans. Adjust tree locations.
- Show street trees in the parkway spaced 30' apart: Pinus canariensis – 24" box size. Evenly space trees. Show 3 parkway trees. Can remove 1 tree in front of building sign.
- Show on-site ornamental trees triangularly spaced between street trees – or add small accent trees to north planter and large southwest planter. (dwarf Crepe Myrtle, Cercis occidentalis, etc.).
- Provide clearance for signs, change Diestes to a smaller shrub at sign.
- Use larger shrub, Nandina etc. at blank wall on south, at north planters and at ramp behind roses.
- Use small- medium shrubs under windows, verify heights, see elevations. Teucrium is too low.
- Provide preliminary MAWA calculation. Show calculation not just results. Check WUCOLS and use low water shrubs and groundcovers or separate systems. Some listed medium are low.
- Replace Bougainvillea vine. Use a small tree at trash enclosure (Tristania laurina, etc.).
- Add a concrete mow strip to separate the kurapia from shrubs and groundcovers.
- Add landscape in the entry patio planters by east columns.
- Change large Platanus to trees for a 5' planter such as Pistache, Koelreuteria panniculata. tc.
- Show 25% of trees as California native (Cercis occidentalis, etc.) in appropriate locations.
- Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
- After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Typical fees are:

Plan Check—5 or more acres	\$2,326.00
Plan Check—less than 5 acres	\$1,301.00
Inspection—Construction (up to 3 inspections)	\$278.00
Inspection—Field - additional.....	\$83.00

Electronic plan check sets may be sent to: landscapeplancheck@ontarioca.gov

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-051
 Address: 2228 South Mountain Avenue
 APN: 1015-131-23
 Existing Land Use: Restaurant 6,703 SF
 Proposed Land Use: Restaurant Addition - 1,291 SF
 Site Acreage: 1.11 Proposed Structure Height: 27 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Randy Baez
 Date: 2/2/2016
 CD No.: 2016-080
 PALU No.: n/a

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

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="radio"/> High Terrain Zone	<input type="radio"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="radio"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="radio"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input type="radio"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 ft +	
<input type="radio"/> Zone 5			

The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1
 Zone 2
 Zone 3
 Zone 4
 Zone 5
 Zone 6

Allowable Height: _____

CONSISTENCY DETERMINATION

This proposed Project is: Exempt from the ALUCP
 Consistent
 Consistent with Conditions
 Inconsistent

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

Airport Planner Signature: _____



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

FROM: Lora L. Gearhart, Fire Protection Analyst
Fire Department

DATE: January 23, 2017

SUBJECT: PDEV16-051 A DEVELOPMENT PLAN TO CONSTRUCT A 1,291-SQUARE FOOT ADDITION TO AN EXISTING 6,703-SQUARE FEET COMMERCIAL BUILDING, FOR A TOTAL OF 7,994 SQUARE FEET, ON APPROXIMATELY 1.11 ACRES OF LAND LOCATED AT 2228 SOUTH MOUNTAIN AVENUE, WITHIN THE CN (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT (APNS: 1015-131-23).

-
- The plan **does** adequately address Fire Department requirements at this time.
- No comments.
- Standard Conditions of Approval apply, as stated below.
-

SITE AND BUILDING FEATURES:

- A. 2013 CBC Type of Construction: **V-B**
- B. Type of Roof Materials:
- C. Ground Floor Area(s): **6703 Sq. Ft.**
- D. Number of Stories: **One Story**
- E. Total Square Footage: **6703 Sq. Ft.**
- F. 2013 CBC Occupancy Classification(s): **A-2**

CONDITIONS OF APPROVAL:

1.0 GENERAL

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. 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 “Standards and Forms.”
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

2.0 FIRE DEPARTMENT ACCESS

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty (20) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2016 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are existing on all frontage streets, at a minimum spacing of three hundred foot (300’) apart, per Engineering Department specifications.
- ☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are existing, and identified in accordance with Standard #D-002.
- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.6 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.7 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

5.0 BUILDING CONSTRUCTION FEATURES

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Planning Department

FROM: Douglas Sorel, Police Department

DATE: January 18, 2017

SUBJECT: PDEV16-051: A DEVELOPMENT PLAN TO CONSTRUCT AN
ADDITION TO THE COMMERCIAL BUILDING LOCATED AT 2228 S.
MOUNTAIN AVENUE

The “Standard Conditions of Approval” contained in Resolution No. 2010-021 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below:

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided operate on photosensor. Photometrics shall be provided to the Building and Police Departments. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the building as stated in the Standard Conditions. The numbers shall be at a minimum 3 feet tall and 1 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street.

The Applicant is invited to call Douglas Sorel at (909) 395-2873 regarding an questions or concerns.