



CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD

AGENDA

April 17, 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 March 20, 2017, approved as written.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR

FILE NO. PDEV17-002: A Development Plan to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA) on 5.6 acres of land located at 1350 South Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (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: 028-201-41); **submitted by Dennis Shannon Jr.**

1. CEQA Determination

No action necessary – Exempt: CEQA Guidelines Section § 15301

2. File No. PDEV17-002 (Development Plan)

Motion to Approve / Deny

C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV16-050 AND PCUP16-023:

A Development Plan (File No. PDEV16-050) and Conditional Use Permit (File No. PCUP16-023) to construct and establish a 4-story, 131-room hotel (The Element Hotel by Westin) totaling 93,177 square feet on approximately 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of The Ontario Center Specific Plan. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to The Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was

approved by the City Council on March 23, 2006. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provides for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This application introduces no new significant environmental impacts. 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 (APN: 0210-204-18); **submitted by Glacier House Hotels. Planning Commission and City Council action is required.**

1. **CEQA Determination**

No action necessary – use of a previous addendum to EIR

2. **File No. PCUP16-023** (Conditional Use Permit)

Motion to recommend Approval/Denial

3. **File No. PDEV16-050** (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 **May 1, 2017**.

I, Gwen Berendsen, 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 **April 13, 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

March 20, 2017

BOARD MEMBERS PRESENT

Khoi Do, Chairman, Engineering Department
Lora Gearhart, Fire Department
Joe De Sousa, Housing and Municipal Services Agency
Sheldon Yu, Municipal Utilities Company
Rudy Zeledon, Planning Department
Doug Sorel, Police Department

BOARD MEMBERS ABSENT

Charity Hernandez, Economic Development Agency
Kevin Shear, Building Department

STAFF MEMBERS PRESENT

Antonio Alejos, Engineering Department
Randy Baez, Planning Department
Luis Batres, Planning Department
Maureen Duran, Planning Department
Manoj Hariya, Engineering Department
Lorena Mejia, Planning Department
Marci Callejo, Planning Department

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the February 22, 2017, meeting of the Development Advisory Board was made by Mr. Sorel seconded by Mr. Yu; and approved unanimously by those present (5-0).

Ms. Gearhart arrived at the meeting.

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.**

Applicant Mr. Leo Wu of Archifield, Inc., was present and asked if the Development Impact Fees could be reduced or waived with regard to Emporia Street. Mr. Do informed him that the Development Impact Fees are set by City Council [Ordinance] and that decision could not be made at this level. Mr. Do added that City Council had not granted a Development Impact Fee reduction in the past. Mr. Do explained that the Emporia Street improvements were not included in the Development Impact Fee program; therefore, the fees could not be waived or reduced. Mr. Wu agreed to the Planning and Engineering conditions and stated that the support received by the City of Ontario was greatly appreciated.

Motion to approve **File No. PDEV16-024** subject to conditions was made by Mr. Zeledon; seconded by Mr. De Sousa and approved unanimously by those present (6-0).

- 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.**

Mr. John Rix of BMW Management, representing the applicant, was present and agreed to the conditions of approval. There were no further questions or comments.

Motion recommending approval of **File No. PVAR17-001** and **File No. PDEV16-051** subject to conditions to the Planning Commission was made by Mr. Yu; seconded by Mr. Sorel and approved unanimously by those present (6-0).

Development Advisory Board
Minutes – March 20, 2017

There being no further business, the meeting was adjourned.

Respectfully submitted,



Maureen Duran
Recording Secretary



DEVELOPMENT ADVISORY BOARD DECISION

April 17, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV17-002

DESCRIPTION: A Development Plan to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA) on 5.6 acres of land located at 1350 South Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan. (APN: 238-201-41). **Submitted by Dennis Shannon Jr.**

PART I: BACKGROUND & ANALYSIS

DENNIS SHANNON JR., (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV17-002, 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 5.6 acres of land located at 1350 South Woodruff Way, 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>	Auto Dealership	General Commercial	CCC SP	Commercial/Food/Hotel
<i>North</i>	Warehouse\Distribution	Industrial	CCC SP	Rail Industrial
<i>South</i>	Service Station\Fast Food	General Commercial	CCC SP	Commercial/Food/Hotel
<i>East</i>	Auto Dealership	General Commercial	CCC SP	Light Industrial
<i>West</i>	Warehouse\Distribution	Industrial	CCC SP	Light Industrial

(2) Project Description: A Development Plan to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA) on 5.6 acres of land located at 1350 South Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the project proposes to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA). The design of the addition and remodel of the storefront entrance has been designed to be consistent and compliment the design of the exiting dealership building; and

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

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) 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 April 17, 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 15301 (Class 1, Existing Facilities)** of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (less than 10,000 square feet) or no expansion, and is consistent with the following conditions:

a. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

b. The area in which the project is located is not environmentally sensitive;
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 California Commerce Center Specific Plan Commercial/Food/Hotel zoning district, including standards relative to the particular land use proposed (Auto Dealership), 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, and fences, 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. The project proposes to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA). The Project is categorically exempt from environmental review

pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. The addition is less than 10,000 square feet and the property is in an area where all public services and facilities are available and the project is not located within an environmentally sensitive area; and

(4) The Project is consistent with the development standards set forth in the Development Code and California Commerce Center 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 (Auto Dealership service write-up area), 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; plants and furnishings; on-site landscaping; and building design. The project proposes to construct a 4,074 square foot covered service write up area addition and remodel of the storefront entrance to the existing 25,067 square foot automotive sales facility (Citrus KIA). The design of the addition and remodel of the storefront entrance has been designed to be consistent and compliment the design of the exiting dealership building. 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 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 17th day of April, 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map



Exhibit B: Site Plan

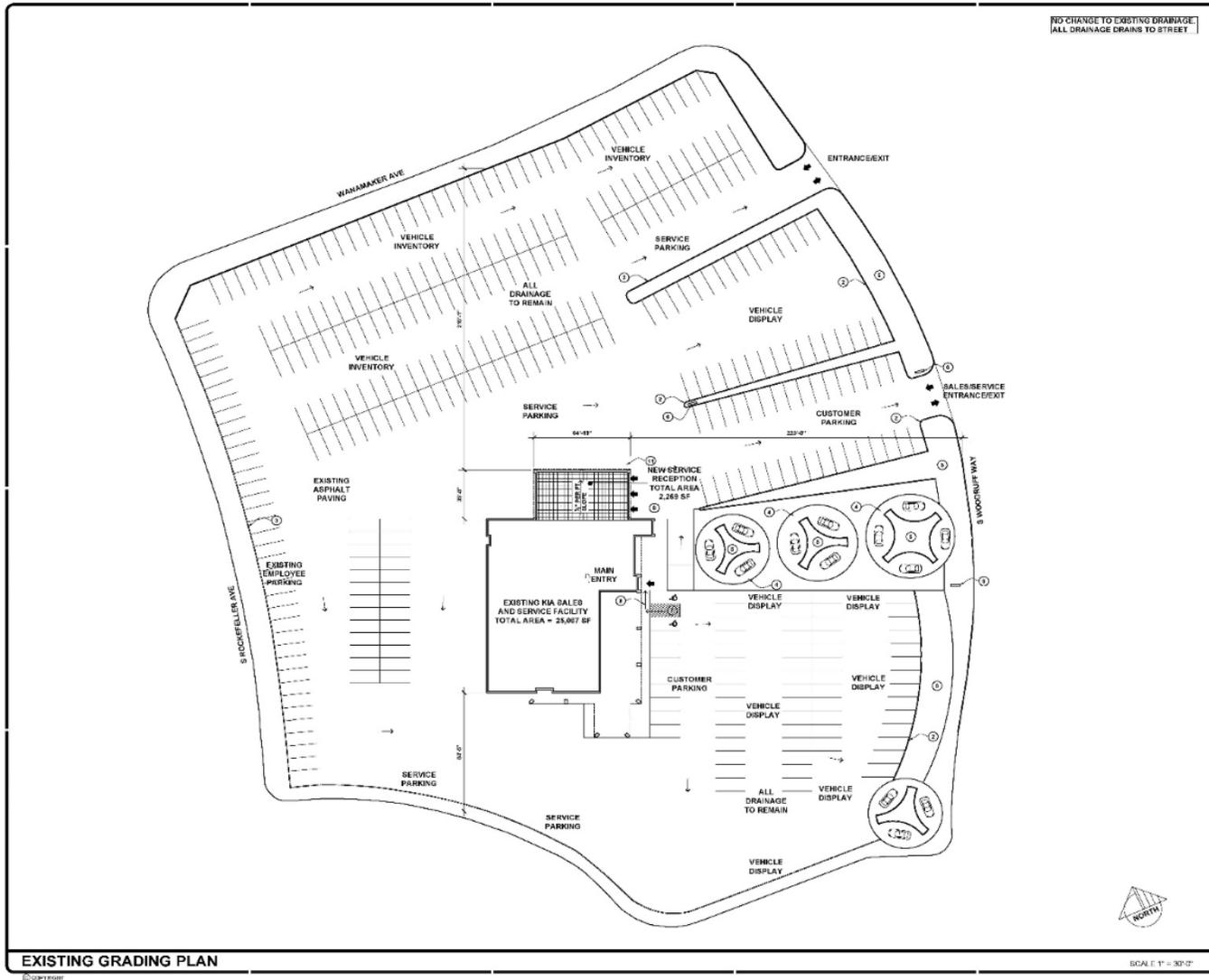


Exhibit C: Elevations

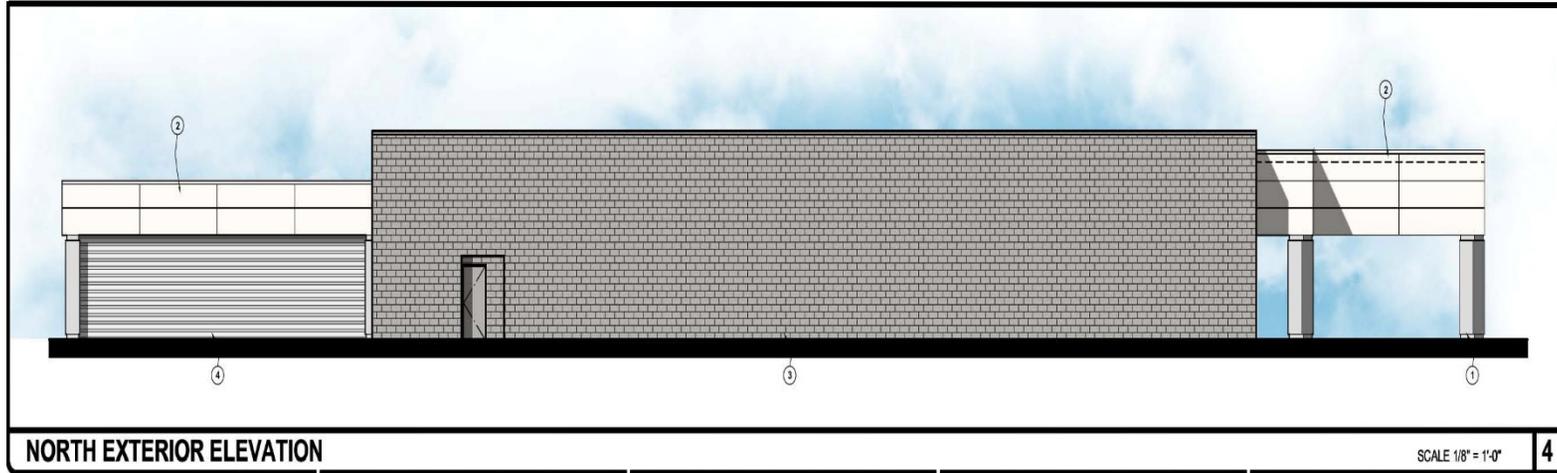
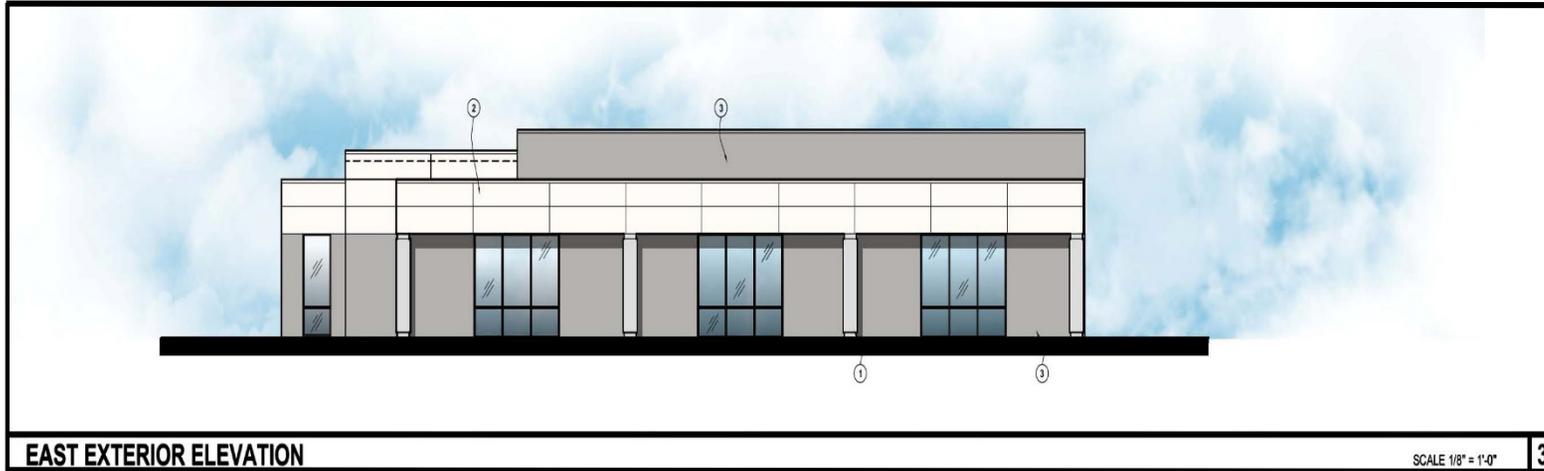


Exhibit C: Elevations Continued



WEST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

1

Attachment "A"

FILE NO. PDEV17-002
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: April 17, 2017

File No: PDEV17-002

Project Description: A Development Plan to construct a 4,074 square foot covered service write up area addition and remodel the storefront entrance to an existing 25,067 square foot automotive sales facility (Citrus KIA) on 5.6 acres of land located at 1350 South Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan. (APN: 238-201-41). **Submitted by Dennis Shannon Jr.**

Prepared By: Rudy Zeledon, Principal Planner
Phone: 909.395.2422 (direct)
Email: rzeledon@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.

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).

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 Environmental Review.

(a) The Project is categorically exempt from environmental review pursuant to **Section 15301 (Class 1, Existing Facilities)** of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (less than 10,000 square feet) or no expansion, and is consistent with the following conditions:

(i) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the Policy Plan (General Plan) component of The Ontario Plan; and

(ii) The area in which the project is located is not environmentally sensitive.

2.12 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.

2.13 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.



CITY OF ONTARIO MEMORANDUM

TO: "Vacant", Development Director
 Scott Murphy, Planning Director (Copy of Memo only)
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Doug Sorel, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning
 Steve Wilson, Engineering/NPDES
 Bob Gluck, Code Enforcement Director
 Jimmy Chang, IT Department
 David Simpson, Development/IT (Copy of memo only)

FROM: Rudy Zeledon, Principal Planner

DATE: January 24, 2017

SUBJECT: FILE #: PDEV17-002

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, February 7, 2017**.

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

PROJECT DESCRIPTION: A Development Plan to construct a 4,074 SF commercial addition to an existing 25,067 SF automotive sales facility (KIA) on 5.6 acres of land located at 1350 Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan (APN(s): 238-201-41)

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

2/14/17

Landscape Planning Carolyn Bell, S. Landscape Architect
 Department Signature Title Date

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

PRELIMINARY PLAN CORRECTIONS

Sign Off


 Jamie Richardson, Associate Landscape Planner

02/27/2017
 Date

Reviewer's Name:
Jamie Richardson, Associate Landscape Planner

Phone:
(909) 395-2615

D.A.B. File No.:
 PDEV17-002

Case Planner:
 Rudy Zeledon

Project Name and Location:

Citrus Kia Remodel
 1350 S Woodruff Way

Applicant/Representative:

Dave Szany and Assoc. Engineers- daveszany@yahoo.com
 5236 Mission Oak blvd #357
 Camarillo, CA 93012

A Preliminary Landscape Plan (dated 1/16/2017) 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

A landscape plan is required for plan check; submit to the Building Department and include the following:

1. Show and call out property lines on plan, especially along south edge.
2. Note to repair or replace damaged or leaking irrigation components for 100% coverage with no overspray or runoff.
3. Note to replace mulch and landscaping where plants are dead or missing. Add legend for replacement plant material including on center spacing to fill in missing landscaping areas.
4. Show parkway landscape and street trees spaced 30' apart. Identify all existing and proposed trees.
5. Note for an irrigation audit to be performed to meet MWEL0 min efficiency for existing landscapes.
6. Show any on-site infiltration basins or swales with appropriate landscaping.
7. Show backflows and transformers on plan, with a 4' set back from paving for landscape screening.
8. Show parking lot island planters adjacent to any trash enclosure for screening.
9. Show ADA access route from the public sidewalk.
10. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
11. 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



CITY OF ONTARIO

MEMORANDUM

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of Memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang, IT Department
David Simpson, Development/IT (Copy of memo only)

FROM: Rudy Zeledon, Principal Planner

DATE: January 24, 2017

SUBJECT: FILE #: PDEV17-002

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, February 7, 2017**.

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

PROJECT DESCRIPTION: A Development Plan to construct a 4,074 SF commercial addition to an existing 25,067 SF automotive sales facility (KIA) on 5.6 acres of land located at 1350 Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center Specific Plan (APN(s): 238-201-41)

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

Airport Planning Lorena Mejia Senior Planner 2/14/17
Department Signature Title Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV17-002
 Address: 1350 Woodruff Way
 APN: 238-201-41
 Existing Land Use: 25,067 SF Automotive Sales Facility (KIA)
 Proposed Land Use: 4,074 SF service bay addition to auto sales facility
 Site Acreage: 5.6 Proposed Structure Height: 20 ft
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Rudy Zeledon
 Date: 2/14/2017
 CD No.: 2017-005
 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 checked="" type="checkbox"/> 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 checked="" type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input type="radio"/> Real Estate Transaction Disclosure
<input type="radio"/> Zone 3	<input type="radio"/> 60 - 65 dB CNEL	<input checked="" type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 145 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

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Traffic/Transportation Division, Municipal Utilities Agency, and Environmental Section Conditions incorporated)

DATE: 02.28.2017

PROJECT PLANNER: Rudy Zeledon, Planning Department

PROJECT: PDEV17-002, A Development Plan to construct a 4,074 SF commercial addition to an existing 25,067 SF automotive sales facility (KIA) on 5.6 acres of land located at 1350 Woodruff Way, within the Commercial/Food/Hotel land use district of the California Commerce Center SP

APN: 238-201-41

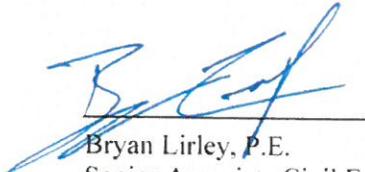
LOCATION: 1350 Woodruff Way

PROJECT ENGINEER: Miguel Sotomayor, Engineering Department MS

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

1. The applicant/developer shall show all existing/proposed utilities point of connections (sewer, domestic water, irrigation, fire DCDA, etc.) on grading plan.
2. The applicant/developer shall provide a two-bin trash enclosure per the City of Ontario Solid Waste Department Manual (show on building plans). <http://www.ontarioca.gov/municipal-utilities-company/solid-waste>
3. The applicant/developer shall upgrade all fire hydrants along the project frontage (Rockefeller Avenue and Woodruff Way) to include a break away valve.
4. The applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along Rockefeller Avenue, Wanamaker Avenue, and Woodruff Way. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans for LED fixture requirements.
5. The applicant/developer shall obtain an encroachment permit for all proposed work in the public right-of-way.

6. The applicant/developer shall pay all Development Impact Fees (DIF) to the Building Department. The Storm Drain DIF, is estimated to be \$4,302.14. The final fee shall be determined based on the approved site plan.
7. The applicant/developer shall submit a copy of the recorded Lot Line Adjustment and Certificate of Compliance. If a Lot Line adjustment and Certificate of Compliance have not been completed/recorded then they will have to be submitted for plan check and approval/recording prior to Building Permit Issuance. The applicant/developer shall pay all required plan check fees.



Bryan Lirley, P.E. 2/28/17
Senior Associate Civil Engineer Date



Khoi Do, P.E. 2-28-17
Assistant City Engineer Date



CITY OF ONTARIO MEMORANDUM

TO: Rudy Zeledon, Principal Planner
Planning Department

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

DATE: February 13, 2017

SUBJECT: PDEV17-002 - A Development Plan To Construct A 4,074 SF Commercial Addition To An Existing 25,067 SF Automotive Sales Facility (KIA) On 5.6 Acres Of Land Located At 1350 Woodruff Way, Within The Commercial/Food/Hotel Land Use District Of The California Commerce Center Specific Plan (APN: 238-201-41)

-
- 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. 2016 CBC Type of Construction: V-B
- B. Type of Roof Materials: Unknown
- C. Ground Floor Area(s): Addition 4074 Sq. Ft – Total 25,067 Sq. Ft.
- D. Number of Stories: One Story
- E. Total Square Footage: Addition 4074 Sq. Ft – Total 25,067 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): M, B

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.
- 2.5 "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.
- 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-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 2000 gallons per minute (g.p.m.) for 3 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

4.0 FIRE PROTECTION SYSTEMS

- 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. 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.
- 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.

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. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 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.
- 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

6.0 OTHER SPECIAL USES

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials

are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.

- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.

- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.



CITY OF ONTARIO

MEMORANDUM

TO: Rudy Zeledon, Planning Department

FROM: Douglas Sorel, Police Department

DATE: January 30, 2017

SUBJECT: PDEV17-002: A DEVELOPMENT PLAN TO CONSTRUCT A 4,074
ADDITION TO THE EXISTING KIA SALES FACILITY LOCATED AT
1350 WOODRUFF WAY

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 and operate on photosensor. Revised photometrics for the project area 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.

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



DEVELOPMENT ADVISORY BOARD DECISION

April 17, 2017

DECISION NO.: [insert #]

FILE NO.: PCUP16-023

DESCRIPTION: A Conditional Use Permit to establish a 93,177 square foot hotel on 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18); **submitted by Glacier House Hotels.**

PART I: BACKGROUND & ANALYSIS

GLACIER HOUSE HOTELS, (herein after referred to as “Applicant”) has filed an application requesting Development Plan approval, File No. PCUP16-023, 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 4.5 acres of land located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan, 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>	Vacant	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Special Use/Hotel (Urban Commercial)
<i>North</i>	Vacant	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Residential Over Retail (Urban Commercial)
<i>South</i>	Citizens Business Bank Arena	MU (Mixed-Use)	Ontario Center Specific Plan	Urban Commercial
<i>East</i>	Vacant	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Office (Urban Commercial)
<i>West</i>	Office Commercial	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Office (Urban Commercial)

(2) Project Description: The proposed project consists of a Development Plan and Conditional Use Permit to construct and establish a 4-story, 131-room limited service hotel on the project site, and includes amenities such as a pool, fitness center, and full

service restaurant. The hotel has been designed in an “L”-shaped configuration, providing maximum exposure to the Via Piemonte and Ontario Center Parkway street frontages, and diagonally across Ontario Center Parkway, to Citizens Business Bank Arena.

The hotel’s primary entrance faces west, featuring a central tower element that will be visible from both Via Piemonte directly to the west, and Ontario Center Parkway to the south. A similar design feature of the tower element is integrated into the south elevation, facing Ontario Center Parkway.

The building is situated toward the southwest portion of the site, with a 19.5-foot building setback from the Ontario Center Parkway property line (at face-of-curb). The Piemonte Overlay of the Ontario Center Specific Plan has no setback requirements for rear and side property lines; however, a-100-foot building separation is required for buildings that are 50 to 100 feet in height. An approximate 108-foot separation has been provided between the proposed hotel and the existing office building across Via Piemonte, to the west. Parking will be primarily situated to the northeast of the building.

Site Access/Circulation — Primary access to the project site can be taken from both Ontario Center Parkway and Via Piemonte. The main entrance to the hotel faces west, fronting on to Via Piemonte. Hotel guests may access the parking lot from Ontario Center Parkway to the south, as well as driveways located along the north side of the project site, between Via Piemonte and Via Alba. On-street parking along Via Piemonte is provided to the west of the site, near the entrance of the hotel, for guest check-in, drop-off, and pick-up.

Parking — The Project has provided off-street parking pursuant to the “Special Use/Hotel Development Regulations” and “Restaurant” parking standards specified in the Piemonte Overlay of the Ontario Center Specific Plan, as shown in the table below. The minimum off-street parking requirements for the entire site is 167 parking stalls and a total of 174 parking stalls will be provided.

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Special Use/Hotel Land Use</i>	131 rooms	Parking shall be provided at the ratio of one (1) space per hotel room.	131	131
<i>Restaurant</i>	3,565 SF	Parking for restaurant uses shall be provided at the ratio of one (1) space for each 100 square feet of gross floor area.	36	36
<i>Employee Parking</i>				5
TOTAL			167	174

Architecture — The design is based on the signature Element Hotel by Westin prototype, which incorporates a modern style of clean lines and materials to reflect sustainable or “green” practices. The architecture of the building complements the

architecture of the Citizens Business Bank Arena, to the southwest of the site, with its contemporary design and finishes. Exterior building materials include Exterior Insulation and Finish Systems (EIFS), high pressured laminate (HPL) rain screens (Trespa), and aluminum composite (ACM) panels. The base of the hotel includes shades of dark gray EIFS, which wraps around most of the building, encapsulating a majority of the first floor. The remaining floors features a light tan color, which contrasts with the dark gray EIFS used on the first floor.

The hotel's primary entrance features a central tower element that will be visible from both Via Piemonte directly to the west and Ontario Center Parkway to the south. A similar design feature of the tower element is integrated into the south elevation, facing Ontario Center Parkway. The primary entrance includes silver aluminum composite material at the center of the tower, with a patina finish incorporated into the tower with porte cochère. Furthermore, high pressure laminate rain screens (Trespa), which features a simulated wood-like finish, further contrasts with the building's EIFS walls. This treatment is featured on the southern tower, along Ontario Center Parkway, and provides horizontal and vertical changes, which breaks up the massing of each elevation. In addition to the wall materials, clear glazing will be utilized throughout the hotel.

The restaurant is located at the southwest corner of the building, and includes a separate entrance and patio with outdoor seating, and low blue glazing that wraps around the corner patio. A cantilevered awning covers the restaurant entrance, matching the porte cochère at the hotel's main entrance located on the west elevation. Additionally, asymmetrical features at the southwest corner of the building further complements the architecture of the Citizens Business Bank Arena.

Market Feasibility Report— Pursuant to Development Code, a market feasibility report is required to be prepared for all new proposed hotels. Larry Kaufman, Director of Sales for the Greater Ontario Convention and Visitors Bureau, and John P. Andrews, Economic Development Director, have provided information that based on the projected demand within the various markets and the growing competition from a variety of hotels, they estimated that the proposed hotel would be successful based upon factors such as future growth, including new office and commercial space, as well as future airport expansion. The report included discussions of other similar hotels in the area, long-term viability and overall demand due to new businesses and activities in and around the City based on the following data:

1. Ontario Hotel RevPAR growth 2016 over 2015 was 10.5%;
2. Average Daily Rate Increased 8.8% in 2016 with solid gains in both transient +8.3% and Group +9.6% Market Segments;
3. Demand has also increased in adjoining Rancho Cucamonga; 2016 Occupancy +1.2%; ADR +8.8%; RevPAR +10%;
4. Mid-week hotel occupancy along the 4th Street corridor boarding Ontario and Rancho Cucamonga exceeds 85% on an annual basis indicating an under-supply of rooms in the surrounding area;

5. Mid-week demand is expected to continue to grow with the new businesses moving in along I-10; I-15 and Highway 60. Including: QVC, Amazon and Audi;
6. Weekend demand has dramatically grown due to the success of Silver Lakes Sports Complex – Norco (24 soccer/lacrosse fields) and Big League Dreams – Jurupa Valley (7 baseball/softball fields). Both facilities host weekend sports tournaments that regularly attract over 10,000 people each weekend, many requiring overnight hotel accommodations. Due to the concentration of hotels, restaurants and entertainment in Ontario both sports facilities work with the Greater Ontario Convention and Visitors Bureau to reserve room blocks. Demand has grown dramatically for these weekend events since 2015.

The Greater Ontario Convention and Visitors Bureau and Economic Development Agency believe that the new hotel supported by a major hotel brand, and a room inventory distribution system that corresponds with room demand, will continue to outpace supply in the Ontario market. Additionally, based upon the proposed location within close proximity to the region's demand-drivers including the Citizens Business Bank Arena and major transportation channels, the proposed hotel would achieve positive results in the market.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. This application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; 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 April 17, 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 Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 and supporting documentation. Based upon the facts and information contained in the Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003 and supporting documentation, the DAB finds as follows:

(1) The previous Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previous Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previous Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, reflects the independent judgment of the Planning Commission; and

(4) All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Addendum is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003 Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, that will require major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 was prepared, that will require major revisions to the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 was adopted/certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003; or

(b) Significant effects previously examined will be substantially more severe than shown in the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, 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 Piemonte Overlay of the Ontario Center Specific Plan, including standards relative to the particular land use proposed (hotel), 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, and fences, 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. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, which will mitigate identified environmental impacts to an acceptable level; and

(4) The Project is consistent with the development standards set forth in the Development Code and the Piemonte Overlay of the Ontario Center Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code and the Piemonte Overlay of the Ontario Center Specific Plan, which are applicable to the Project, including those related to the particular land use being proposed (hotel), 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 and the Piemonte Overlay of the Ontario Center Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code and the Piemonte Overlay of the Ontario Center Specific Plan, 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 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission:

(1) Approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 5: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: 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 17th day of April 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map

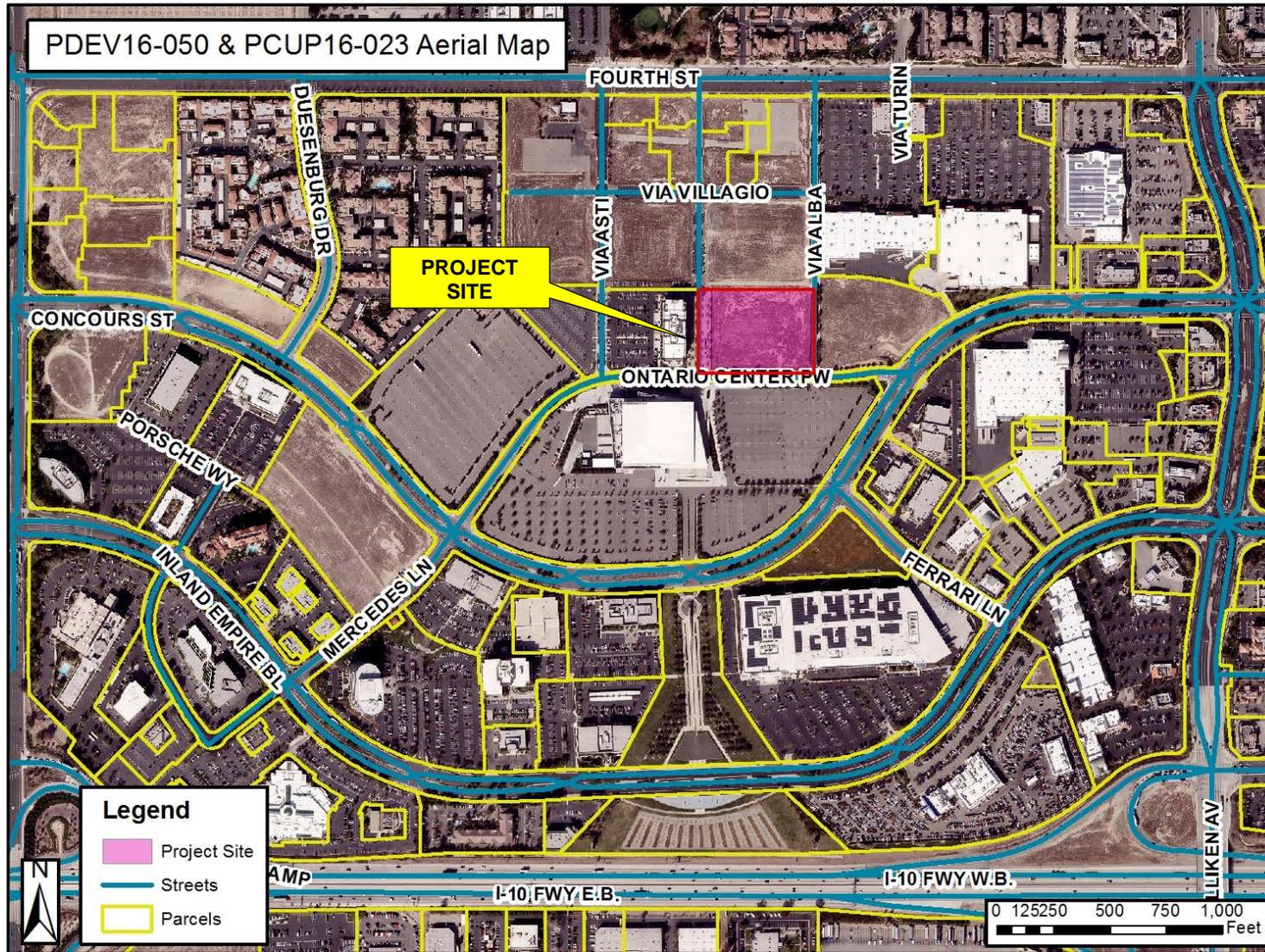


Exhibit B: Site Plan

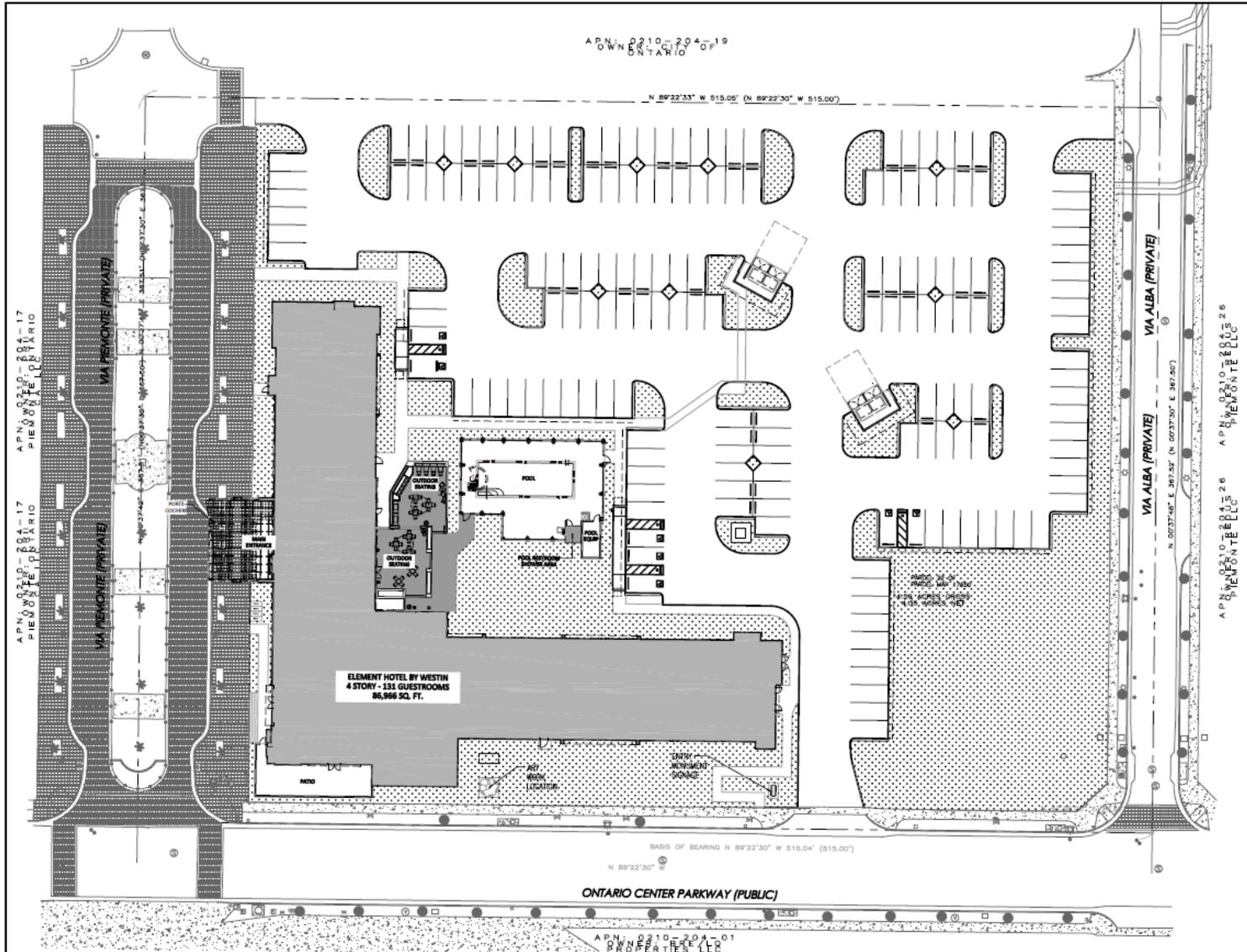


Exhibit C: Elevations



Exhibit C: Elevations (continued)



Attachment "A"

FILE NO. PCUP16-023
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: April 17, 2017

File No: PCUP16-023

Related Files: PDEV16-050

Project Description: A Conditional Use Permit to establish a 93,177-square foot hotel (Element Hotel) on 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18); **submitted by Glacier House Hotels.**

Prepared By: Jeanie Irene Aguilo
Phone: 909.395.2418 (direct)
Email: jaguilo@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) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director, except that a Variance approved in conjunction with a Development Plan shall have the same time limits as said Development Plan. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

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) 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.

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

2.10 Signs.

(a) All Project signage shall comply with the requirements of the Piemonte Sign Program (File No. PSGP16-001), Piemonte Overlay of the Ontario Center Specific Plan, and Ontario Development Code Division 8.1 (Sign Regulations).

(b) A sign program amendment to the Piemonte Sign Program (File No. PSGP16-001) shall be submitted to the Planning Department for review and approval. The sign program amendment shall be approved prior to the approval of any individual signs.

(c) Individual sign plans (3 copies) for the project shall be submitted for separate review and approval to the Planning and Building Departments prior to installation.

(d)

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

2.12 Environmental Review.

(a) The environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. This application introduces no new

significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

(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) Final design of art sculpture proposed on south portion of site along Ontario Center Parkway shall be subject to Planning Director review and approval.



CITY OF ONTARIO

MEMORANDUM

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang, IT Department
David Simpson, Development/IT (Copy of memo only)

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: March 06, 2017

SUBJECT: FILE #: PCUP16-023

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, March 20, 2017**.

PROJECT DESCRIPTION: A Conditional Use Permit to establish a 92,823-square foot hotel (Element) on approximately 4.5 acres of land located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18). Related File: PDEV16-050).

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

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Planning Division *J. P.* Landscape Planner 3/23/17
Department Signature Title Date

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-050 & PCUP16-023

Address: 900 Via Piemonte

APN: 210-204-18

Existing Land Use: Vacant

Proposed Land Use: 92,823 SF Hotel

Site Acreage: 4.5 Proposed Structure Height: 62 ft

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jeanie Aguilo

Date: 1/19/17

CD No.: 2016-077

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: <u>75 ft</u>	
<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.

See Attached Conditions

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2016-077
PALU No.: _____

PROJECT CONDITIONS

The maximum allowable height for the project site is 75 feet. FAA notification is required for any objects which exceed the 75 foot height limit, such as construction cranes. The applicant shall file a Notice of Proposed Construction or Alteration (FAA Form 7460-1) with the FAA and receive a Determination of No Hazard prior to utilizing any construction equipment that will exceed 75 feet in height.



CITY OF ONTARIO

MEMORANDUM

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of Memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang, IT Department
David Simpson, Development/IT (Copy of memo only)

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: November 29, 2016

SUBJECT: FILE #: PCUP16-023 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, December 13, 2016**.

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

PROJECT DESCRIPTION: A Conditional Use Permit to establish a 92,823-square foot hotel on approximately 4.5 acres of land located at 900 Via Piemonte, within the Piemonte District of Ontario Center Specific Plan (APN(s): 210-204-18. Related File(s): PDEV16-050).

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

Building
Department

Signature

Title

Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: December 1, 2016
SUBJECT: PCUP16-023

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

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Planning Department

FROM: Douglas Sorel, Police Department

DATE: January 5, 2017

SUBJECT: PDEV16-050 AND PCUP16-023: A DEVELOPMENT PLAN AND
CONDITIONAL USE PERMIT TO DEVELOP A 4 STORY, 131 ROOM
HOTEL AT ONTARIO CENTER PARKWAY AND VIA PIEMONTE

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 walkways, driveways, doorways and other areas used by the public shall be provided. Required lighting shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- 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 approval of this Conditional Use Permit shall not be construed so as to permit the sale of alcohol on the premises. Should the Applicant desire to sell alcohol on-site, the Applicant shall apply for a modification to this Conditional Use Permit.

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



DEVELOPMENT ADVISORY BOARD DECISION

April 17, 2017

DECISION NO.: [insert #]

FILE NO.: PDEV16-050

DESCRIPTION: A Development Plan to construct a 4-story, 131-room hotel totaling 93,177 square feet on 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18); **submitted by Glacier House Hotels.**

PART I: BACKGROUND & ANALYSIS

GLACIER HOUSE HOTELS, (herein after referred to as "Applicant") has filed an application requesting Development Plan approval, File No. PDEV16-050, 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 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan, 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>	Vacant	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Special Use/Hotel (Urban Commercial)
<i>North</i>	Vacant	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Residential Over Retail (Urban Commercial)
<i>South</i>	Citizens Business Bank Arena	MU (Mixed-Use)	Ontario Center Specific Plan	Urban Commercial
<i>East</i>	Vacant	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Office (Urban Commercial)
<i>West</i>	Office Commercial	MU (Mixed-Use)	Ontario Center Specific Plan	Piemonte Overlay – Office (Urban Commercial)

(2) Project Description: The proposed project consists of a Development Plan to construct a 4-story, 131-room limited service hotel on the project site, and includes

amenities such as a pool, fitness center, and full service restaurant. The hotel has been designed in an “L”-shaped configuration, providing maximum exposure to the Via Piemonte and Ontario Center Parkway street frontages, and diagonally across Ontario Center Parkway, to Citizens Business Bank Arena.

The hotel’s primary entrance faces west, featuring a central tower element that will be visible from both Via Piemonte directly to the west, and Ontario Center Parkway to the south. A similar design feature of the tower element is integrated into the south elevation, facing Ontario Center Parkway.

The building is situated toward the southwest portion of the site, with a 19.5-foot building setback from the Ontario Center Parkway property line (at face-of-curb). The Piemonte Overlay of the Ontario Center Specific Plan has no setback requirements for rear and side property lines; however, a-100-foot building separation is required for buildings that are 50 to 100 feet in height. An approximate 108-foot separation has been provided between the proposed hotel and the existing office building across Via Piemonte, to the west. Parking will be primarily situated to the northeast of the building.

Site Access/Circulation — Primary access to the project site can be taken from both Ontario Center Parkway and Via Piemonte. The main entrance to the hotel faces west, fronting on to Via Piemonte. Hotel guests may access the parking lot from Ontario Center Parkway to the south, as well as driveways located along the north side of the project site, between Via Piemonte and Via Alba. On-street parking along Via Piemonte is provided to the west of the site, near the entrance of the hotel, for guest check-in, drop-off, and pick-up.

Parking — The Project has provided off-street parking pursuant to the “Special Use/Hotel Development Regulations” and “Restaurant” parking standards specified in the Piemonte Overlay of the Ontario Center Specific Plan, as shown in the table below. The minimum off-street parking requirements for the entire site is 167 parking stalls and a total of 174 parking stalls will be provided.

<i>Type of Use</i>	<i>Building Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Special Use/Hotel Land Use</i>	131 rooms	Parking shall be provided at the ratio of one (1) space per hotel room.	131	131
<i>Restaurant</i>	3,565 SF	Parking for restaurant uses shall be provided at the ratio of one (1) space for each 100 square feet of gross floor area.	36	36
<i>Employee Parking</i>				5
<i>TOTAL</i>			167	174

Architecture — The design is based on the signature Element Hotel by Westin prototype, which incorporates a modern style of clean lines and materials to reflect

sustainable or “green” practices. The architecture of the building complements the architecture of the Citizens Business Bank Arena, to the southwest of the site, with its contemporary design and finishes. Exterior building materials include Exterior Insulation and Finish Systems (EIFS), high pressured laminate (HPL) rain screens (Trespa), and aluminum composite (ACM) panels. The base of the hotel includes shades of dark gray EIFS, which wraps around most of the building, encapsulating a majority of the first floor. The remaining floors features a light tan color, which contrasts with the dark gray EIFS used on the first floor.

The hotel’s primary entrance features a central tower element that will be visible from both Via Piemonte directly to the west and Ontario Center Parkway to the south. A similar design feature of the tower element is integrated into the south elevation, facing Ontario Center Parkway. The primary entrance includes silver aluminum composite material at the center of the tower, with a patina finish incorporated into the tower with porte cochère. Furthermore, high pressure laminate rain screens (Trespa), which features a simulated wood-like finish, further contrasts with the building’s EIFS walls. This treatment is featured on the southern tower, along Ontario Center Parkway, and provides horizontal and vertical changes, which breaks up the massing of each elevation. In addition to the wall materials, clear glazing will be utilized throughout the hotel.

The restaurant is located at the southwest corner of the building, and includes a separate entrance and patio with outdoor seating, and low blue glazing that wraps around the corner patio. A cantilevered awning covers the restaurant entrance, matching the porte cochère at the hotel’s main entrance located on the west elevation. Additionally, asymmetrical features at the southwest corner of the building further complements the architecture of the Citizens Business Bank Arena.

The mechanical equipment for both buildings will be roof-mounted and obscured from public view by the parapet walls and, if necessary, equipment screens, which will incorporate design features consistent with the building architecture.

Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code and the Piemonte Overlay of the Ontario Center Specific Plan. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building’s entries and breaks up large expanses of building wall;
- A mix of exterior materials, finishes and fixtures; and
- Incorporation of base and top treatments defined by changes in color, materials and recessed wall areas.
- Designed to ensure that it’s massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance.

Landscaping — The project provides substantial landscaping along the Via Piemonte, Via Alba, and Ontario Center Parkway frontages, the balance of the project perimeter, and surrounding the pool and patio areas. The development standards of the Piemonte Overlay requires a minimum 15 percent landscape coverage, which the project substantially exceeds (21.7 percent landscape coverage has been provided). The proposed on-site and off-site landscape improvements will assist towards creating a walkable, safe area for pedestrians to access the project site. The landscape plan incorporates a combination of 24–inch box trees along Via Alba, which include California Sycamore and Blue Oak trees, as well as Western Redbud trees north of the pool area. California Pepper trees are placed along Ontario Center Parkway, to the south of the hotel, along with existing pepper trees that will be protected and preserved in place. The landscape plan also indicates 36–inch box trees primarily within the parking lot, including Princeton Sentry Ginkgo, Victorian Box, and Drake Elm trees. In addition, 5-gallon shrubs will be provided throughout the project site, which includes Foxtail Agave, Octopus Agave, Santa Barbara sage, African Boxwood, Grevillea, and Blue Finger plants. A variety of shrubs and groundcovers will also be provided, which are low water usage or drought tolerant (see *Exhibit D: Landscape Plan*).

Signage — Upon reviewing the Piemonte at Ontario Center Sign Program (File No. PSGP16-001), staff has determined that the project will require a Sign Program Amendment, to include regulations reflecting the amount and location of signage shown on the plans. More specifically, the Sign Program Amendment will:

- Provide coordinated signing within a development project;
- Utilize common design elements; and
- Include sign designs with the context of the building and landscape design, to form a unified architectural statement.

The Sign Program Amendment may include deviations from the standard requirements within the Development Code, including minor increases in maximum sign area and the number of signs allowed. Staff will work with the applicant to create a Sign Program Amendment that will contribute to the overall design quality of the site and surrounding area. A separate applications will be required to be approved prior to any signage installation.

Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan (PWQMP), which establishes the project’s compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment, and evapotranspiration. The PWQMP proposes the use of vegetated swales, which lead to underground stormwater infiltration systems installed for the project. Any overflow drainage will be conveyed to the public street by way of parkway culverts.

Burrowing Owls Survey— Michael Baker International (Michael Baker) had conducted burrowing owl surveys to document the presence or absence of burrowing owls previously observed within the boundaries of the project site. The final survey was conducted on March 20, 2017 indicating there were no burrowing owls observed on the project site. This survey included surveying the Element Hotel project site as well as all of the remaining parcels within the Piemonte at Ontario Center project site. A full report of the surveys can be found within Exhibit E: Results of Burrowing Owl Surveys.

Market Feasibility Report— Pursuant to Development Code, a market feasibility report is required to be prepared for all new proposed hotels. Larry Kaufman, Director of Sales for the Greater Ontario Convention and Visitors Bureau, and John P. Andrews, Economic Development Director, have provided information that based on the projected demand within the various markets and the growing competition from a variety of hotels, they estimated that the proposed hotel would be successful based upon factors such as future growth, including new office and commercial space, as well as future airport expansion. The report included discussions of other similar hotels in the area, long-term viability and overall demand due to new businesses and activities in and around the City based on the following data:

1. Ontario Hotel RevPAR growth 2016 over 2015 was 10.5%;
2. Average Daily Rate Increased 8.8% in 2016 with solid gains in both transient +8.3% and Group +9.6% Market Segments;
3. Demand has also increased in adjoining Rancho Cucamonga; 2016 Occupancy +1.2%; ADR +8.8%; RevPAR +10%;
4. Mid-week hotel occupancy along the 4th Street corridor boarding Ontario and Rancho Cucamonga exceeds 85% on an annual basis indicating an under-supply of rooms in the surrounding area;
5. Mid-week demand is expected to continue to grow with the new businesses moving in along I-10; I-15 and Highway 60. Including: QVC, Amazon and Audi;
6. Weekend demand has dramatically grown due to the success of Silver Lakes Sports Complex – Norco (24 soccer/lacrosse fields) and Big League Dreams – Jurupa Valley (7 baseball/softball fields). Both facilities host weekend sports tournaments that regularly attract over 10,000 people each weekend, many requiring overnight hotel accommodations. Due to the concentration of hotels, restaurants and entertainment in Ontario both sports facilities work with the Greater Ontario Convention and Visitors Bureau to reserve room blocks. Demand has grown dramatically for these weekend event since 2015.

The Greater Ontario Convention and Visitors Bureau and Economic Development Agency believe that the new hotel supported by a major hotel brand, and a room inventory distribution system that corresponds with room demand will continue to outpace supply in the Ontario market. Additionally, based upon the proposed location within close proximity to the region's demand-drivers including the Citizens Business Bank Arena and major transportation channels, the proposed hotel would achieve positive results in the market.

PART II: RECITALS

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. This application introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; 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 April 17, 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 Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 and supporting documentation. Based upon the facts and information contained in the Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003 and supporting documentation, the DAB finds as follows:

(1) The previous Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The previous Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The previous Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, reflects the independent judgment of the Planning Commission; and

(4) All previously adopted mitigation measures, which are applicable to the Project, shall be a condition of Project approval and are incorporated herein by this reference.

SECTION 2: Based upon the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Addendum is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003 Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, that will require major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 was prepared, that will require major revisions to the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, due to the involvement of new significant

environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 was adopted/certified, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003; or

(b) Significant effects previously examined will be substantially more severe than shown in the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003 would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the specific findings set forth in Sections 1 and 2, 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 Piemonte Overlay of the Ontario Center Specific Plan, including standards relative to the particular land use proposed (hotel), 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, and fences, 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. The environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center Environmental Impact Report (EIR 88-2, SCH No. 89041009), which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006, which will mitigate identified environmental impacts to an acceptable level; and

(4) The Project is consistent with the development standards set forth in the Development Code and the Piemonte Overlay of the Ontario Center Specific Plan. The proposed project has been reviewed for consistency with the development standards contained in the City of Ontario Development Code and the Piemonte Overlay of the Ontario Center Specific Plan, which are applicable to the Project, including those related to the particular land use being proposed (hotel), 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 and the Piemonte Overlay of the Ontario Center Specific Plan. The proposed project has been reviewed for consistency with the design guidelines contained in the City of Ontario Development Code and the Piemonte Overlay of the Ontario Center Specific Plan, 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 4: Based upon the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby recommends the Planning Commission:

(1) Approves the Application subject to each and every condition set forth in the Department reports, included as Attachment "A" of this Decision, and incorporated herein by this reference.

SECTION 5: The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant

of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: 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 17th day of April 2017.

Development Advisory Board Chairman

Exhibit A: Project Location Map

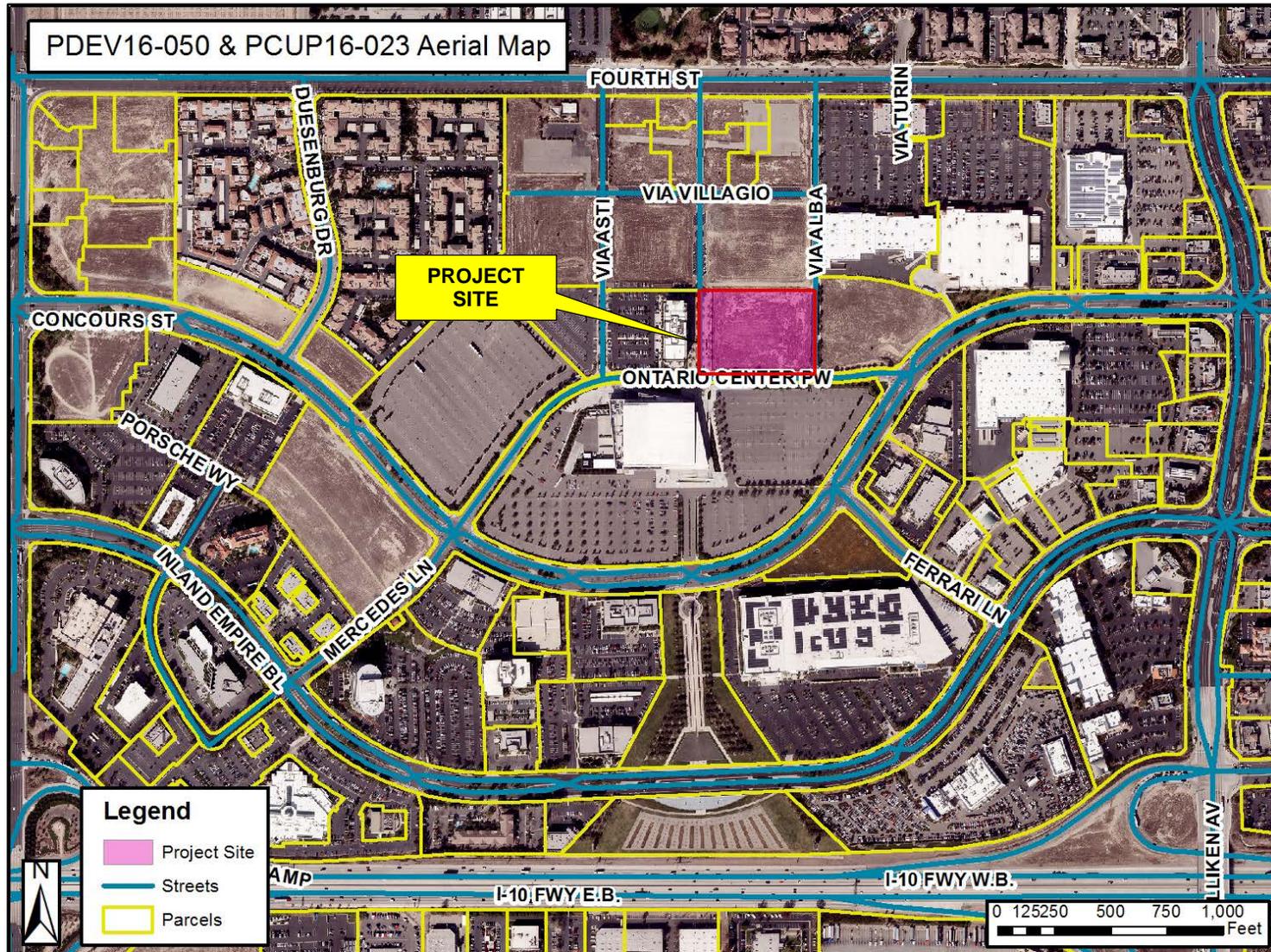


Exhibit B: Site Plan

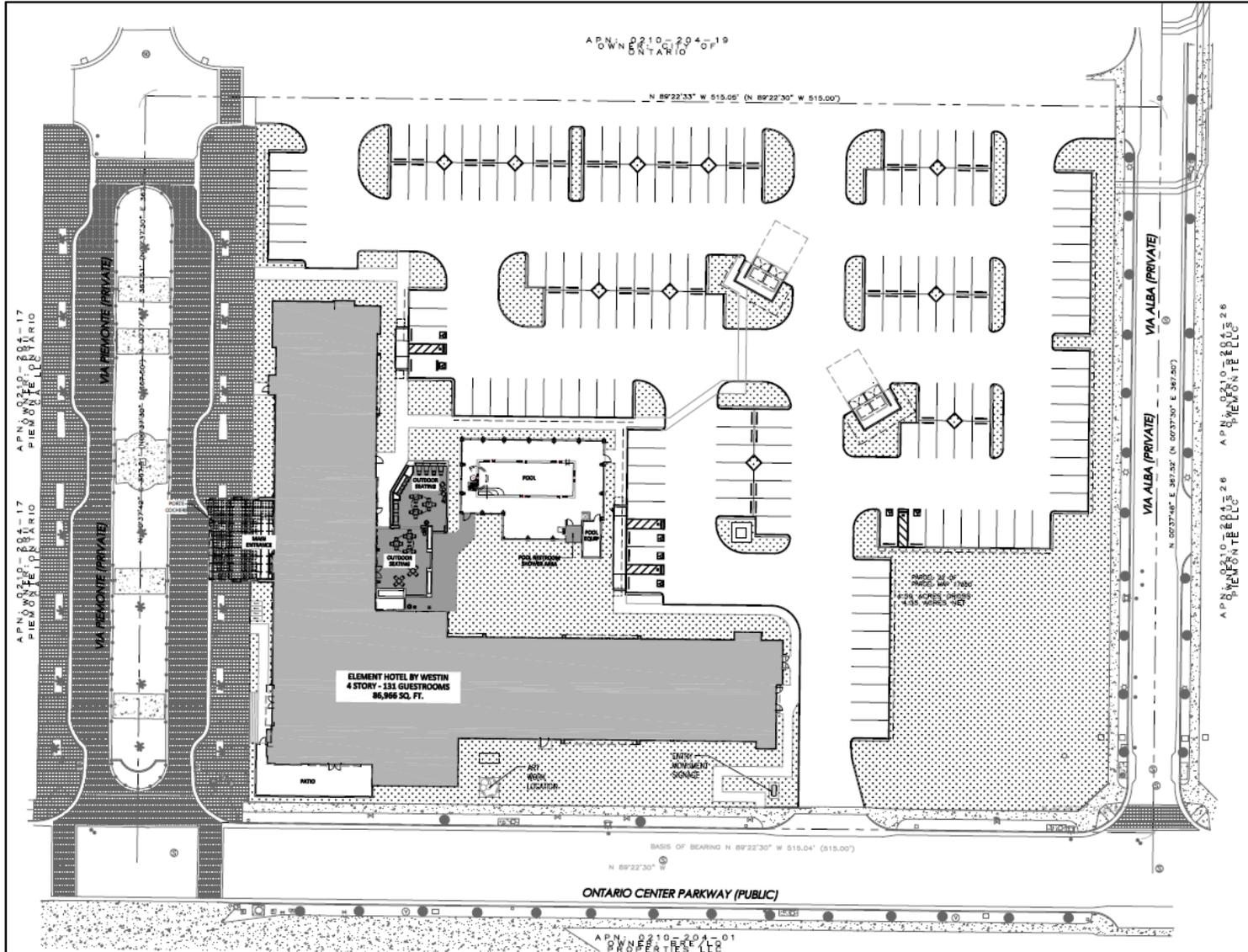


Exhibit C: Elevations



Exhibit C: Elevations (continued)



Exhibit D: Landscape Plan



Exhibit E:
Burrowing Owls Survey

March 21, 2017

GLACIER HOUSE HOTELS

Attn: *Michael Eichner*

5101 North Scottsdale Road

Scottsdale, Arizona 85250

SUBJECT: Results of Burrowing Owl (*Athene cunicularia*) Surveys for the Element Hotel and Surrounding Piemonte Land located within the Piemonte at Ontario Center Project Area in the City of Ontario, San Bernardino County, California

Dear Mr. Eichner:

Michael Baker International (Michael Baker) is pleased to submit this report to Glacier House Hotels documenting the results of burrowing owl surveys conducted for the Element House Hotel (project site or site) located within the Piemonte at Ontario Center project area in the City of Ontario, San Bernardino County, California. The surveys were conducted to document the presence or absence of burrowing owls previously observed within the boundaries of the project site. A total of four (4) burrowing owls (one [1] pairs and two [2] singles) had been observed on the project site on August 23, 2016 survey.

Michael Baker Biologists Ashley M. Barton, Thomas C. Millington, and Travis J. McGill conducted an initial burrowing owl survey of the Element Hotel project site on February 21, 2017 and saw a single burrowing owl. Subsequent surveys were conducted daily from March 13 to March 17, 2017 to reconfirm the February 21, 2017 observation and to further record burrowing owl distribution on-site. No burrowing owls were observed on the Element Hotel project site during these subsequent surveys.

A single survey was conducted on March 20, 2017. This survey included surveying the Element Hotel project site as well as all of the remaining parcels within the Piemonte at Ontario Center project site.

Piemonte Project Location

The Piemonte at Ontario Center project site is generally located north of Interstate 10, east of Haven Avenue, south of State Route 210, and west of Interstate 15 in the City of Ontario, San Bernardino County, California. The project site is depicted on the Guasti United States Geological Survey (USGS) 7.5-minute topographic quadrangle in Section 24 of Township 1 south, Range 7 west. Specifically, the Element Hotel project site is located north of Ontario Center Parkway, south of 4th Street, and west of Via Piemonte within the Piemonte at Ontario Center project area (refer to Exhibit 1, *Element Hotel Project Site*).

Methodology

The Element Hotel project site was surveyed by Michael Baker Biologists Ashley M. Barton, Thomas C. Millington, and Travis J. McGill between 0630 and 0730 hours on February 21, 2017. Following the initial survey, biologist Ashley M. Barton surveyed the Element Hotel project site between 0700 and 0800 daily between March 13 and March 17, 2017. Observations for nesting avian species were made within the Element Hotel project footprint. Finally, the Element Hotel project site and the remaining undeveloped parcels within the Piemonte at Ontario Center was surveyed by biologist Ashley M. Barton between 0800 and 1100 hours on March 20, 2017. The final survey included identifying burrowing owl on the surrounding undeveloped parcels away from the Element Hotel project site within the Piemonte at Ontario Center project area.

Methods to detect the presence of burrowing owl included direct observation, aural detection, and signs of presence including pellets, white wash, feathers, or prey remains. In addition, suitable burrows or nests, including rock piles and non-natural substrates, were thoroughly examined for signs of presence. The location of active, remnant, and occupied burrows were documented, if found.

Areas providing potential habitat for burrowing owl were surveyed for suitable burrows, consisting of natural and non-natural substrates in areas with low, open vegetation. Survey transects were oriented east to west and conducted at 20-meter (approximately 65 feet) intervals to ensure 100 percent visual coverage of all areas in suitable habitat. All transects were walked at a pace that allowed for careful/detailed observation. All burrows encountered were examined for shape, scat, pellets, feathers, tracks, and prey remains.

Species Background

The burrowing owl is currently listed as a California Species of Special Concern. It is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments. Burrowing owls use a wide variety of arid and semi-arid environments with level to gently-sloping areas characterized by open vegetation and bare ground. Burrowing owls rarely dig their own burrows and are instead dependent upon the presence of burrowing mammals (e.g., ground squirrels, coyotes, and badgers) whose burrows are used for roosting and nesting. The presence or absence of colonial mammal burrows is often a major factor that limits the distribution of burrowing owls. Where mammal burrows are scarce, burrowing owls have been found occupying man-made cavities, such as buried and non-functioning drain pipes, dry culverts, and concrete demolition piles. They also require low-growth or open vegetation allowing line-of-sight observation of the surrounding habitat to forage as well as watch for predators. In California, the burrowing owl breeding season extends from the beginning of February through the end of August.

Survey Results

The Element Hotel project site is bordered by vacant parcels of land to the north and east, and commercial land uses to the west and south. Several of the Piemonte at Ontario Center parcels consist of vacant land that provide suitable foraging habitat and line-of-sight opportunities favored by burrowing owls (refer to

Exhibit 2, *Survey Results*). In addition, the Piemonte at Ontario Center project site supports California ground squirrel (*Otospermophilus beecheyi*) burrows that provide suitable roosting/nesting opportunities (burrows greater than 4 inches in diameter) for burrowing owls.

A single burrowing owl was observed on the Element Hotel project site during the February 21, 2017 survey. However, all subsequent surveys conducted daily between March 13 and March 17, 2017 to verify the location and status of burrowing owls on the project site were negative.

During a final survey on March 20, 2017 of the Element Hotel project site, as well as the remaining undeveloped parcels within the Piemonte at Ontario Center project area, one pair of burrowing owls was observed in the center of an off-site parcel located approximately 530 feet northeast of the Element Hotel project site. No other burrowing owls or burrowing owl sign was observed within the Element Hotel project site or within the Piemonte at Ontario Center project area during the survey.

Please do not hesitate to contact Tom McGill at (909) 974-4907 or tmcgill@mbakerintl.com or Ashley Barton at (909) 974-4962 or ashley.barton@mbakerintl.com should you have any questions regarding this report.

Sincerely,



Thomas J. McGill, Ph.D.
Vice President
Natural Resources



Ashley M. Barton
Biologist
Natural Resources

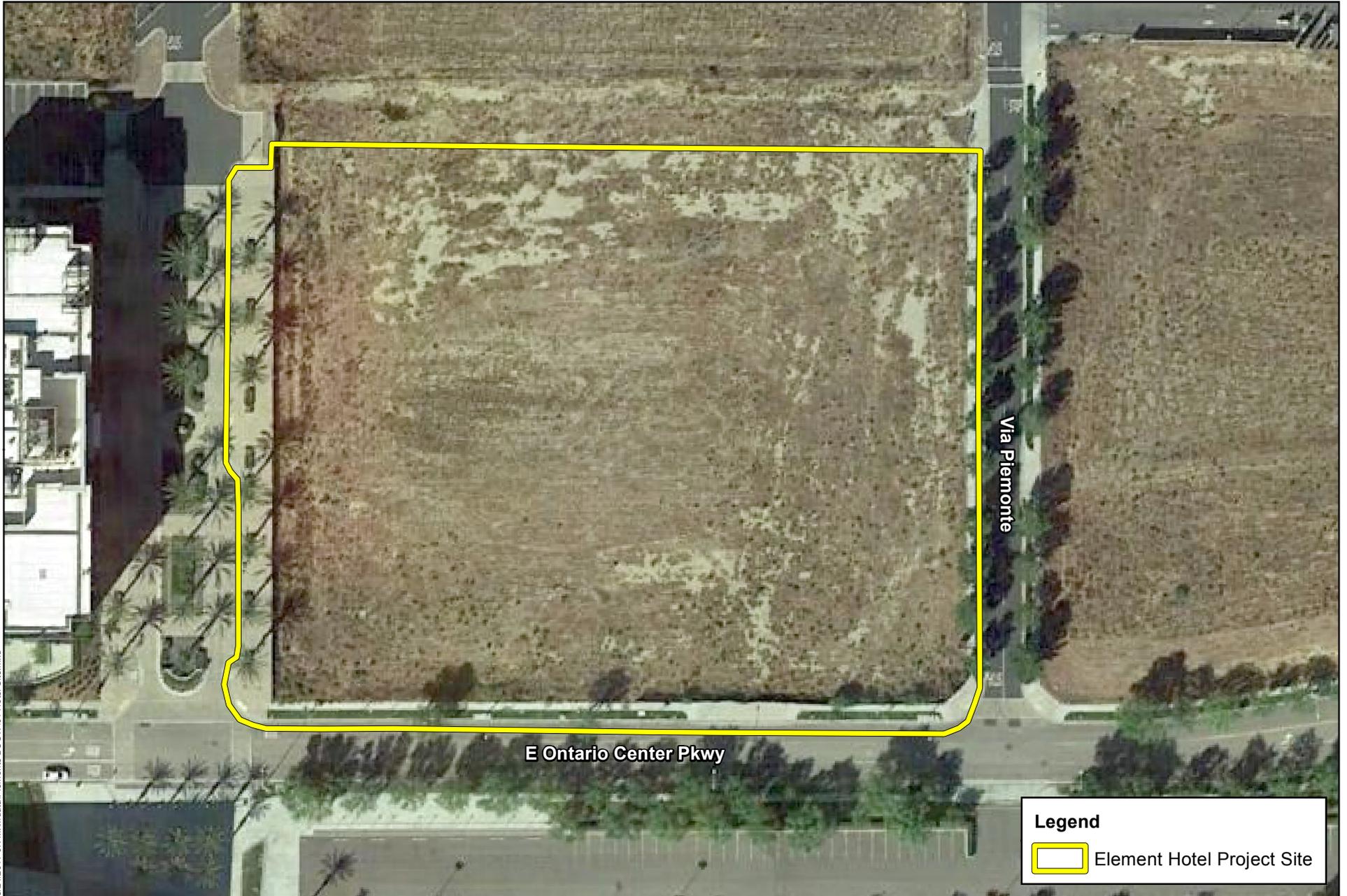
Attachments:

- A. Project Exhibits

Attachment A

Project Exhibits

3/21/2017 JN M:\Mdata\Piemonte BU\OW\01 Hotel Site.mxd

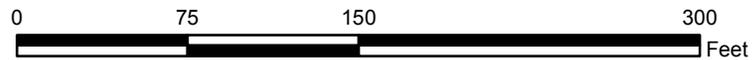


Legend

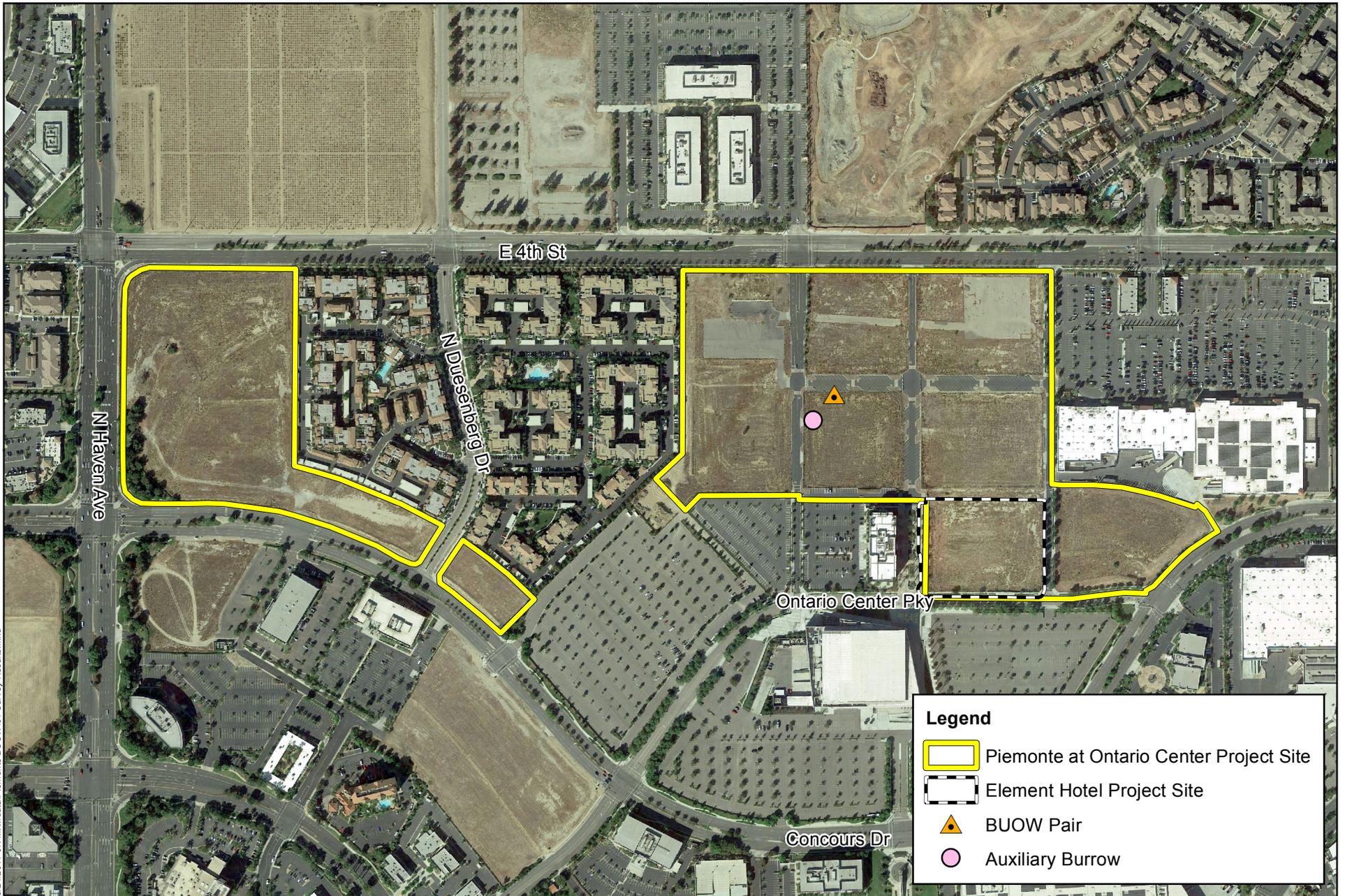
 Element Hotel Project Site

PIEMONTE AT ONTARIO CENTER PROJECT
BURROWING OWL SURVEYS

Element Hotel Project Site



3/21/2017 11:00:00 AM M:\Data\Piemonte BUOW\01_Survey_Results.mxd



Legend

-  Piemonte at Ontario Center Project Site
-  Element Hotel Project Site
-  BUOW Pair
-  Auxiliary Burrow

PIEMONTE AT ONTARIO CENTER PROJECT
BURROWING OWL SURVEYS

Survey Results



Attachment "A"

FILE NO. PDEV16-050
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: April 17, 2017

File No: PDEV16-050

Related Files: PCUP16-023

Project Description: A Development Plan to construct a 4-story, 131-room hotel (Element Hotel) totaling 93,177 square feet on 4.5 acres of land, located at 900 North Via Piemonte, within the Piemonte Overlay of the Ontario Center Specific Plan (APN: 0210-204-18); **submitted by Glacier House Hotels.**

Prepared By: Jeanie Irene Aguilo
Phone: 909.395.2418 (direct)
Email: jaguilo@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 latest edition of the *Standard Conditions for New Development*, adopted by resolution of the City Council. 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.

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) 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.

2.7 Site Lighting.

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

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

2.8 Mechanical and Rooftop Equipment.

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

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

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

2.10 Signs.

(a) All Project signage shall comply with the requirements of the Piemonte Sign Program (File No. PSGP16-001), Piemonte Overlay of the Ontario Center Specific Plan, and Ontario Development Code Division 8.1 (Sign Regulations).

(b) A sign program amendment to the Piemonte Sign Program (File No. PSGP16-001) shall be submitted to the Planning Department for review and approval. The sign program amendment shall be approved prior to the approval of any individual signs.

(c) Individual sign plans (3 copies) for the project shall be submitted for separate review and approval to the Planning and Building Departments prior to installation.

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

2.12 Environmental Review.

(a) The environmental impacts of this project were previously analyzed in conjunction with an Addendum to the Ontario Center EIR, which was prepared in conjunction with File No. PSPA05-003, and was approved by the City Council on March 23, 2006. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The previously adopted mitigation measures shall be a condition of project approval, and are incorporated herein by this reference.

(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) The pool equipment/restroom structure shall incorporate the exterior architectural details of the main building, including the use of Exterior Insulation and Finish Systems (EIFS), high pressured laminate (HPL) rain screens (Trespa), and aluminum composite (ACM) panels. The final design shall be subject to Planning Director review and approval.

(b) The trash enclosure exterior walls shall incorporate the architectural design features of the main building.

(c) Final design of art sculpture proposed on south portion of site along Ontario Center Parkway shall be subject to Planning Director review and approval.

(d) The approval of File No. PDEV16-050 shall be final and conclusive upon the approval of File No. PCUP16-023 by the City of Ontario City Council.



**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. <u>PDEV16-050</u> RELATED FILE NO(S). <u>PM 17550</u>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

CITY PROJECT ENGINEER & PHONE NO: Omar Gonzalez, Senior Associate Civil Engineer, (909)395-2147

CITY PROJECT PLANNER & PHONE NO: Jeanie Anguilo, Assistant Planner, (909)395-2147

DAB MEETING DATE: April 17, 2017

PROJECT NAME / DESCRIPTION: A development plan to construct a 4 story, 131 room hotel totaling 92,823 square feet on approximately 4.5 acres, within the Piemonte District of the Ontario Center Specific Plan

LOCATION: Northeast Corner of Ontario Center Parkway and Via Piemonte

APPLICANT: Glacier House Hotels

REVIEWED BY: Naiim Khoury 4-6-17
 Naiim Khoury Associate Engineer Date

APPROVED BY: Khoi Do 4-6-17
 Khoi Do, P.E. Assistant City Engineer Date



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 parcel is a recognized parcel in the City of Ontario per _____.
- 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: Property Owner's Association (POA) for connection to private storm drain system on Via Alba**

- 2.09 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 _____.
- 2.10 Dedicate to the City of Ontario the following easement(s): _____

- 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: _____



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	Ontario Center Parkway	Via Piemonte (Private)	Via Alba (Private)	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 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	<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 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	<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			
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace			
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace			
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace			
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)			
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace			
Fire Hydrant	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <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 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
Water (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" 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
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 checked="" 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 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
Street Light (see Sec. 2.F)	<input checked="" type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <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)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral (Private connection)	<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 Reconstruct 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 property frontage, from street centerline to curb/gutter. 'Pothole' verification of existing pavement section required prior to acceptance/approval of street improvement plan.
- 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 **An 8 inch sewer main is available for connection by this project in Ontario Center Parkway. (Ref: Sewer plan bar code: S13831). New manhole shall be constructed at point of connection.**
- 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 Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not to limited to including: installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application, please contact:**

Sheldon Yu, Sr. Associate Civil Engineer
omucenvironmental@ontarioca.gov

D. WATER

- 2.25 **A 12 inch water main is available for connection by this project in Ontario Center Parkway (Ref: Water plan bar code: W13054; W13055)**
- 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. **Private fire service line at the northern boundary of the project shall be maintained and operated by the Owner**

E. RECYCLED WATER

- 2.28 **An 8 inch recycled water main is available for connection by this project in Via Alba. (Ref: Recycled Water plan bar code:P10075)**
- 2.29 **Design and construct an on-site recycled water 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. **Reciprocal access shall be required to be maintained between the proposed project site and the undeveloped area north of the proposed project site.**
 - 2. **Existing parking restrictions along Ontario Center Parkway are to remain in place upon development of the project site.**
 - 3. **The applicant/developer shall replace existing streetlight fixtures with City-approved LED equivalent fixtures, along Ontario Center Parkway. Please refer to the Traffic and Transportation Design Guidelines Section 1.4 Street Light Plans for LED fixture requirements.**
 - 4. **The applicant/developer's engineer of record shall meet with City Engineering staff prior to starting the street lighting design.**

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.
- 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.
- 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 \$92,000, Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.**
- 2.40 Other conditions: _____



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. Generally located on Ontario Center Parkway, see Fiber Optic Exhibit herein.**
 1. 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.
 2. All hand holes will have ¼-inch galvanized wire between the hand holes and the gravel it is placed on.
 3. 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 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct.
 4. Multi-Family Unit Telecommunications Room - Location of telecommunications room is conceptual. Terminate no less than 5 inches above the finished floor adjacent to the wall in the telecomm/electrical room. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet". A 1.5 inch joint use telecommunications conduit from the telecomm/electrical room to each apartment shall be installed



- 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:
 - 1. Volumetrically, the hotel requires ten (10), 4-CY trash bins (40-CY total volume). The applicant/developer may utilize four (4), 4-CY trash bins in conjunction with the necessary compactor(s) to meet their solid waste needs.

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, studies and reports (i.e. hydrology, traffic, WQMP, etc.).



EXHIBIT 'A'

**ENGINEERING DEPARTMENT
First Plan Check Submittal Checklist**

Project Number: PDEV 16-050

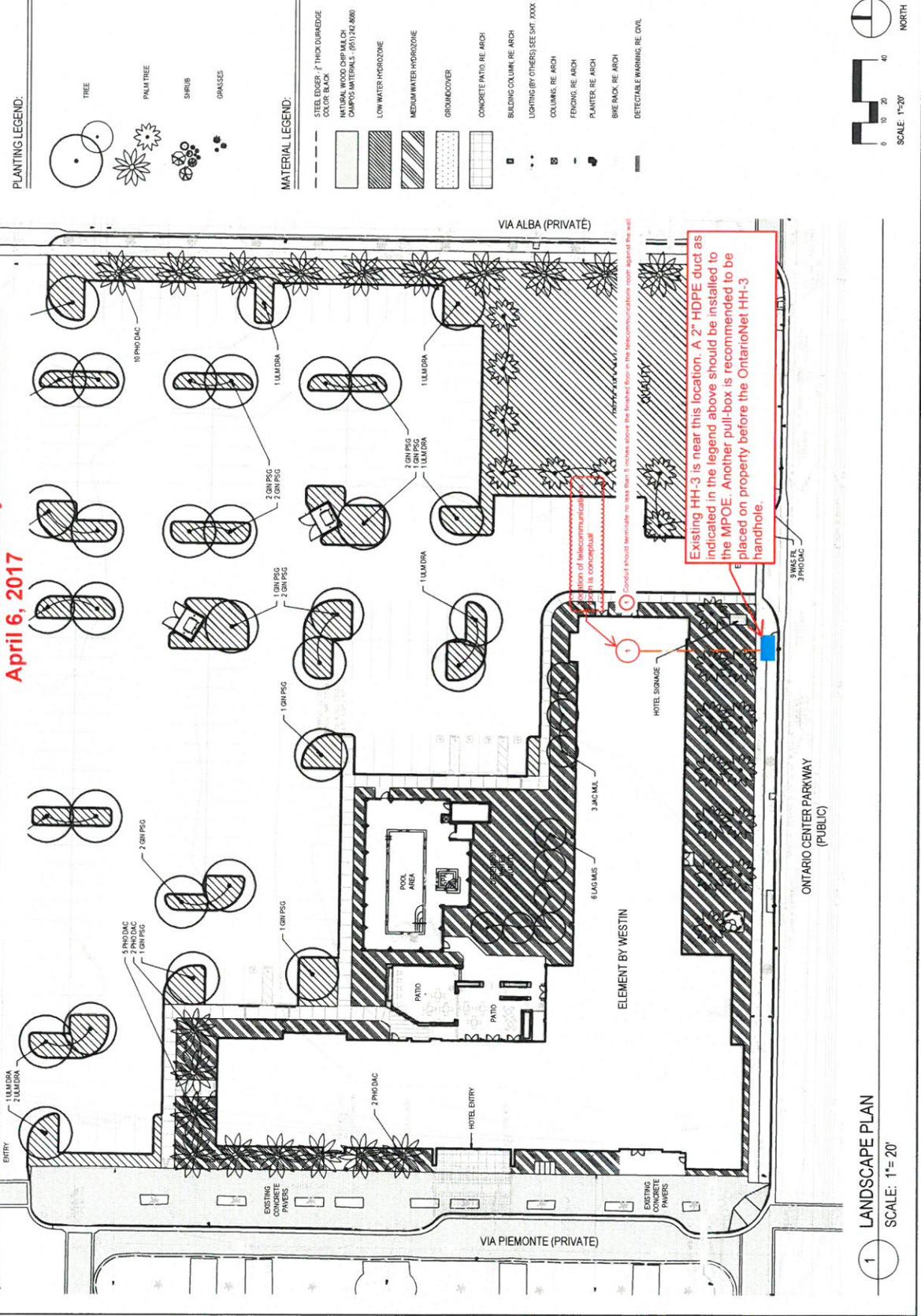
The following items are required to be included with the first plan check submittal:

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

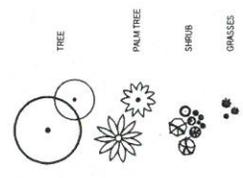


- 22. One (1) copy of approved Tentative Map
- 23. One (1) copy of Preliminary Title Report (current within 30 days)
- 24. One (1) copy of Traverse Closure Calculations
- 25. **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final 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: _____

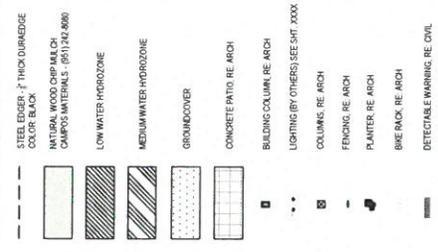
PDEV16-050
Element Hotel at Ontario Center Parkway and Via Piemonte
April 6, 2017



PLANTING LEGEND:



MATERIAL LEGEND:



CLIENT:
GLACIER HOUSE
HOTEL DEVELOPMENT
1000 SHEPPARD AVENUE EAST
SCOTTSDALE, AZ 85258

CONSULTANT:
OXBOW DESIGN COLLAB LTD
1885 VANDERBILT STREET, SUITE 211
VANCOUVER, BC V6V 2E1
778 448 1411
WWW.OXBOWDESIGN.COM

ELEMENT BY WESTIN
MVC ONTARIO CNTR. PKWY & VIA ALBA
ONTARIO, CALIFORNIA 91764

PROJECT NUMBER: 1961

LANDSCAPE PLAN

SHEET NUMBER:
L101

PROFESSIONAL SEAL:
REGISTERED ARCHITECT & LANDSCAPE ARCHITECT
MONTREAL, QUEBEC
REV. # DATE DESCRIPTION

SCALE: 1" = 20'

NORTH

1 LANDSCAPE PLAN
SCALE: 1" = 20'





CITY OF ONTARIO

MEMORANDUM

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang, IT Department
David Simpson, Development/IT (Copy of memo only)

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: March 06, 2017

SUBJECT: FILE #: PDEV16-050 Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Monday, March 20, 2017**.

PROJECT DESCRIPTION: A Development Plan to construct a 4-story 131 room Hotel totaling 92,823 square feet on approximately 4.5 acres of land located at the NEC of Ontario Center Pkwy and Via Piemonte, within the Piemonte District of the Ontario Center Specific Plan (APN(s): 210-204-18). (Related: PCUP16-023)

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

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Planning Division *J. R.* Landscape Planner 3/23/17
Department Signature Title Date

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

PRELIMINARY PLAN CORRECTIONS	
Sign Off	
	03/22/2017
Jamie Richardson, Associate Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Associate Landscape Planner	Phone: (909) 395-2615
D.A.B. File No.: PDEV16-050	Case Planner: Jeanie Irene Aguilo
Project Name and Location: Element Hotel by Westin NEC of Ontario Center Pkwy and Via Piemonte	
Applicant/Representative: Glacier House Hotels, Michael Eichner 1290 Riviera Dr. Calimesa, CA 92320	
<input checked="" type="checkbox"/>	A Preliminary Landscape Plan (dated 03/02/2017) 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.

CORRECTIONS REQUIRED

PREVIOUS DAB CORRECTIONS 12/14/2017

Civil Plans

- Show corner ramp and sidewalk per city standard drawing 1213 with 10' max ramp and paving for 60-66' R/W. *Existing ramps shall be corrected to meet standard (Via Alba).*
- Dimension all planters to have a minimum 5' wide inside dimension with 6" curbs and 12" wide curbs where parking spaces are adjacent to planters. *Stepouts shall be a total 12" wide monolithic curb pour.*
- Dimension basins and swales to be no greater than 50% of the on-site landscape area to allow for ornamental landscape. Provide a level grade minimum 4' from pedestrian paving for safety and min 5' along parking lots for hedge row and trees. *Reduce the size of the bio retention basin near the patio/pool area. This area shall provide an outdoor space and include amenities for guests. Provide access from adjacent patio bar and pool area; consider bocce ball, volleyball, table tennis, putting green and/or other activities for this space.*

Landscape Plans

- Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Add tree protection notes on construction and demo plans. *Existing parkway trees along Ontario Center Parkway and Via Alba.*
- Show parkway landscape and street trees spaced 30' apart. Parkway may be groundcover instead of turf at street trees or where street parking is not allowed. *Show and callout existing parkway landscape.*
- Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon. *Provide on construction documents.*
- Show 25% of trees as California native (Platanus racemosa, Quercus agrifolia, Quercus wislizenii, Quercus douglasii, Cercis occidentalis, etc.) in appropriate locations (larger planter areas or multi-trunk specimen at driveway entries). *Provide on construction documents*
- 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—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

DAB CONDITIONS OF APPROVAL 03/23/2017

9. Trees shall be located 5' from paving or walkways unless in parkways and parking lot fingers.
10. Bio-retention areas: Use engineered soil (65% sand, 20% clay and silt fines, 15% organic matter by volume) with 40% void spaces and capable of supporting vegetation.
11. Basins; show side slope grades on landscape plan (slopes shall not exceed 3:1). Meander swales to provide a more natural appearance. Use City of Ontario approved hydroseed mix for basins and swales; mix in additional container plants on the side slopes such as *Festuca mairei*, *Leymus condensatus*, *Carex pansa*, *Festuca idahoensis*, *Muhlenbergia rigens*, *Leymus triticoides*...
12. Consider utilizing the large landscape area near the SEC of the parcel where large water quality basin is shown to incorporate open space for guests; consider a natural meandering dg trail with shade trees, large boulders and seating along path or within the landscape *or* a formal pathway with pavers, accent trees, benches, focal points, etc...
13. Groundcover spacing shall provide full on center spacing adjacent to paving to avoid edging of groundcovers.

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV16-050 & PCUP16-023

Address: 900 Via Piemonte

APN: 210-204-18

Existing Land Use: Vacant

Proposed Land Use: 92,823 SF Hotel

Site Acreage: 4.5 Proposed Structure Height: 62 ft

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jeanie Aguilo

Date: 1/19/17

CD No.: 2016-077

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: <u>75 ft</u>	
<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.

See Attached Conditions

Airport Planner Signature: _____

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT

CD No.: 2016-077
PALU No.: _____

PROJECT CONDITIONS

The maximum allowable height for the project site is 75 feet. FAA notification is required for any objects which exceed the 75 foot height limit, such as construction cranes. The applicant shall file a Notice of Proposed Construction or Alteration (FAA Form 7460-1) with the FAA and receive a Determination of No Hazard prior to utilizing any construction equipment that will exceed 75 feet in height.



CITY OF ONTARIO

MEMORANDUM

TO: "Vacant", Development Director
Scott Murphy, Planning Director (Copy of Memo only)
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director
Jimmy Chang, IT Department
David Simpson, Development/IT (Copy of memo only)

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: November 29, 2016

SUBJECT: FILE #: PDEV16-050

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, December 13, 2016**.

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

PROJECT DESCRIPTION: A Development Plan to construct a 4-story 131 room Hotel totaling 92,823 square feet on approximately 4.5 acres of land located at the NEC of Ontario Center Pkwy and Via Piemonte, within the Piemonte District of the Ontario Center Specific Plan (APN(s): 210-204-18).

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

Building

Department

Signature

Title

Date

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Jeanie Aguilo
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: December 1, 2016
SUBJECT: PDEV16-050

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

Conditions of Approval

1. The address is 900 N Via Piemonte
2. Standard conditions of approval apply.

KS:lm



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Aguilo, Planning Department

FROM: Douglas Sorel, Police Department

DATE: January 5, 2017

SUBJECT: PDEV16-050 AND PCUP16-023: A DEVELOPMENT PLAN AND
CONDITIONAL USE PERMIT TO DEVELOP A 4 STORY, 131 ROOM
HOTEL AT ONTARIO CENTER PARKWAY AND VIA PIEMONTE

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 walkways, driveways, doorways and other areas used by the public shall be provided. Required lighting shall operate on photosensor. Photometrics shall be provided and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting fixtures.
- 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 approval of this Conditional Use Permit shall not be construed so as to permit the sale of alcohol on the premises. Should the Applicant desire to sell alcohol on-site, the Applicant shall apply for a modification to this Conditional Use Permit.

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



CITY OF ONTARIO

MEMORANDUM

TO: Jeanie Irene Aguilo, Assistant Planner
Planning Department

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

DATE: February 13, 2017

SUBJECT: PDEV16-050 - A Development Plan To Construct A 4-Story 131 Room Hotel Totaling 92,823 Square Feet On Approximately 4.5 Acres Of Land Located At The NEC Of Ontario Center Pkwy And Via Piemonte, Within The Piemonte District Of The Ontario Center Specific Plan (APN(S): 210-204-18).

-
- 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. 2016 CBC Type of Construction: Unknown
- B. Type of Roof Materials: Unknown
- C. Ground Floor Area(s): 24,294 Sq. Ft.
- D. Number of Stories: 4 Stories
- E. Total Square Footage: 92,688 Sq. Ft.
- F. 2016 CBC Occupancy Classification(s): R, B, A

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.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2013 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed 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 required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and location(s) are subject to the approval of the Fire Department. 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.
- ☒ 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.
- ☒ 4.5 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. 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.
- ☒ 4.6 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. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1.3280 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 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.
- ☒ 5.8 The building shall be provided with a Public Safety 800 MHZ radio amplification system per the Ontario Municipal Code Section 4-11.09 (n) and the CFC. The design and installation shall be approved by the Fire Department.

6.0 OTHER SPECIAL USES

- ☒ 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.



CITY OF ONTARIO MEMORANDUM

TO: "Vacant", Development Director
 Scott Murphy, Planning Director (Copy of Memo only)
 Cathy Wahlstrom, Principal Planner (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, Assistant City Engineer
 Carolyn Bell, Landscape Planning Division
 Sheldon Yu, Municipal Utility Company
 Doug Sorel, Police Department
 Art Andres, Deputy Fire Chief/Fire Marshal
 Tom Danna, T. E., Traffic/Transportation Manager
 Lorena Mejia, Associate Planner, Airport Planning
 Steve Wilson, Engineering/NPDES
 Bob Gluck, Code Enforcement Director
 Jimmy Chang, IT Department
 David Simpson, Development/IT (Copy of memo only)

FROM: Jeanie Irene Aguilo, Assistant Planner

DATE: November 29, 2016



SUBJECT: FILE #: PDEV16-050 Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Tuesday, December 13, 2016**.

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

PROJECT DESCRIPTION: A Development Plan to construct a 4-story 131 room Hotel totaling 92,823 square feet on approximately 4.5 acres of land located at the NEC of Ontario Center Pkwy and Via Piemonte, within the Piemonte District of the Ontario Center Specific Plan (APN(s): 210-204-18).

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






Department

Signature

Title

Date