

ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



DECISION NO. 2015-028

HEARING DATE: November 2, 2015

DECISION DATE: November 17, 2015

FILE NO.: PCUP15-020

SUBJECT: A Conditional Use Permit request to establish an approximate 9,800 square-foot vocational school for a window glazing training center, on approximately 0.63 acres of land, located at 1481 S. Balboa Avenue, within the M2 (Industrial Park) zone.

STAFF

RECOMMENDATION: Approval Approval subject to conditions Denial

PART A: BACKGROUND & ANALYSIS

SOUTHERN CALIFORNIA GLAZIER'S TRAINING CENTER, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval, File No. PCUP15-020, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(a) Project Setting: The project site is comprised of 0.63 acres of land located at 1481 S. Balboa Avenue, and is depicted in *Exhibit A: Aerial Photograph*, attached. Existing land uses, General Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Warehouse	Industrial	M2 (Industrial Park)	N/A
<i>North</i>	Warehouse	Industrial	M2 (Industrial Park)	N/A
<i>South</i>	Warehouse	Industrial	M2 (Industrial Park)	N/A
<i>East</i>	Warehouse	Industrial	M2 (Industrial Park)	N/A
<i>West</i>	Warehouse	Industrial	M2 (Industrial Park)	N/A

Approved By: _____
Principal Planner

(b) Project Analysis:

(1) Proposed Use — The Applicant is requesting approval of a Conditional Use Permit to establish an approximate 9,800 square-foot vocational school for a window glazing training center. The window glazing vocational school is a state funded non-profit apprenticeship program. The training includes a combination of classroom lectures and practical exercises within a workshop area. The subject matter ranges from identifying and fabricating materials, blueprint reading and layout, record keeping, and equipment and power tool training.

Classes are held Monday thru Saturday from 7:00 a.m. to 3:30 p.m. The typical weekday class size ranges from 10-15 students and 1 instructor and the Saturday classes consist of 2 groups of 10-15 students and 2-3 instructors. The administrative office consists of 3 employees and are held Monday thru Friday from 7:00 a.m. to 4:00 p.m.

In order to accommodate the proposed use, the floor plan is divided into three general areas: (1) Administrative Office – 655 square feet, (2) Classroom – 750 square feet, and (3) Workshop – approximately 8,395 square feet (**See Exhibit C: Floor Plan**).

(2) Parking — Per Article 30 (Parking and Loading Requirements) of the City's Development Code, a Vocational/Trade School is required to provide 1 parking space per 1.6 students over the age of 16 and 1 parking space per employee. The applicant anticipates weekday classes to have a maximum of 15 students and 1 instructor, which requires 11 parking spaces. The project site provides 19 parking spaces, which is sufficient parking during weekday operating hours from 7:00 a.m. to 3:30 p.m. For Saturday classes, the applicant anticipates to have a maximum of 30 students and 3 instructors that requires 22 parking spaces, which is 3 parking spaces more than is provided onsite. However, the project site and surrounding development have a shared parking and access agreement that provides approximately 72 additional parking spaces (**See Exhibit A: Aerial Photograph**). In addition, the surrounding warehouse uses are typically closed for business on the weekend. Therefore, Staff does not anticipate parking impacts in association with the proposed use due to the availability of the on-site parking and the surrounding shared parking.

(3) Land Use Compatibility: A Conditional Use Permit is required prior to establishing the proposed use (Vocational/Trade Schools) within the M2 (Industrial Park) zoning designation. The Conditional Use Permit is required to ensure the compatibility of the proposed use with the adjacent uses and to identify any potential nuisances and condition the project to minimize these impacts. The project site is located within an existing industrial park and is surrounded by existing warehouse uses. The proposed use is compatible to the existing surrounding uses and Staff does not anticipate any new impacts generated as a result of the proposed use, subject to the attached conditions of approval.

(c) Airport Land Use Compatibility Plan: This project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

(d) Departmental Review: Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

(e) Public Notification: The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

(f) Correspondence: As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

PART B: RECITALS

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part A, above; and

WHEREAS, Ontario Municipal Code § 9-1.0405(f) provides that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, on November 2, 2015, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(a) Henry K. Noh, Senior Planner, presented the staff report on the proposed use, indicating the staff recommendation of Approval, subject to the Conditions of Approval. Following staff's presentation, the Zoning Administrator opened the public hearing.

(b) Mark Bartlett, the applicant/representing the applicant, explained the business operation and spoke in favor of the application.

(c) Lili Liang, a representative of an adjacent business owner, expressed concern of the proposed application due to potential parking impacts. Mrs. Liang explained that her business that is located directly north of the project site has been impacted due to past users parking on their property.

Following the meeting, staff further researched the development's CC&R's and discovered that the existing easement was for ingress, egress and maintenance purposes only and did not include a reciprocal parking agreement. Therefore, Staff added an additional condition to the project that limits the number of students to a maximum of 28 and a maximum of 2 instructors at any given time. If the applicant provides the Planning Department documentation that an adjacent property owner has allowed the applicant to utilize their parking spaces, the Planning Department may increase the maximum number of students based on the additional parking spaces provided.

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

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

PART C: THE DECISION

NOW, THEREFORE, it is hereby found, determined and resolved by the Zoning Administrator of the City of Ontario as follows:

(a) All facts set forth in this Zoning Administrator Report and Decision are true and correct.

(b) Based upon the evidence presented to the Zoning Administrator during the above-referenced public hearing, the Zoning Administrator hereby finds as follows:

(1) The proposed location of the requested Conditional Use Permit, and the proposed conditions under which it will be operated or maintained, will be consistent with the Policy Plan component of The Ontario Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed vocational school for a window glazing training center is located within the M2 (Industrial Park) zoning district.

(2) The vocational school for a window glazing training center is allowed upon approval of a Conditional Use Permit. The project has been conditioned so that the facility and use are operated in a manner that will not be detrimental to the health and safety of the surrounding community.

(3) The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. The proposed vocational school for a window glazing training center is located within the M2 (Industrial Park) zoning designation and the use

is permitted subject to the approval of a Conditional Use Permit. Additionally, the project is required to comply with the attached conditions of approval and subject to the rules and regulations established by the City's Development Code. Therefore, the project is in accord with the objectives and purposes of the Ontario Development Code.

(4) Traffic generated by the proposed Conditional Use Permit will not overload the capacity of the surrounding street system and will not create a hazard to public safety. The City's Traffic Engineering Division reviewed the proposed project and concluded that the proposed use will not generate a significant amount of traffic to the surrounding street system. Additionally, no parking impacts are anticipated for the proposed use due to the availability of the existing on-site parking and the surrounding shared parking.

(5) The proposed Conditional Use Permit will comply with each of the applicable provisions of the Ontario Development Code and applicable municipal codes. With the approval of the Conditional Use Permit, the proposed use meets the objectives and provisions of the Ontario Development Code, subject to the attached conditions of approval.

(c) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

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

(e) Based upon the findings and conclusions set forth in Parts A, B and C above, the Zoning Administrator hereby approves File No. PCUP15-020, subject to the conditions of approval attached hereto and incorporated herein by this reference.



APPROVED by the Zoning Administrator of the City of Ontario on this 17th day of November 2015.



Scott Murphy
Zoning Administrator

Exhibit A: Aerial Photograph

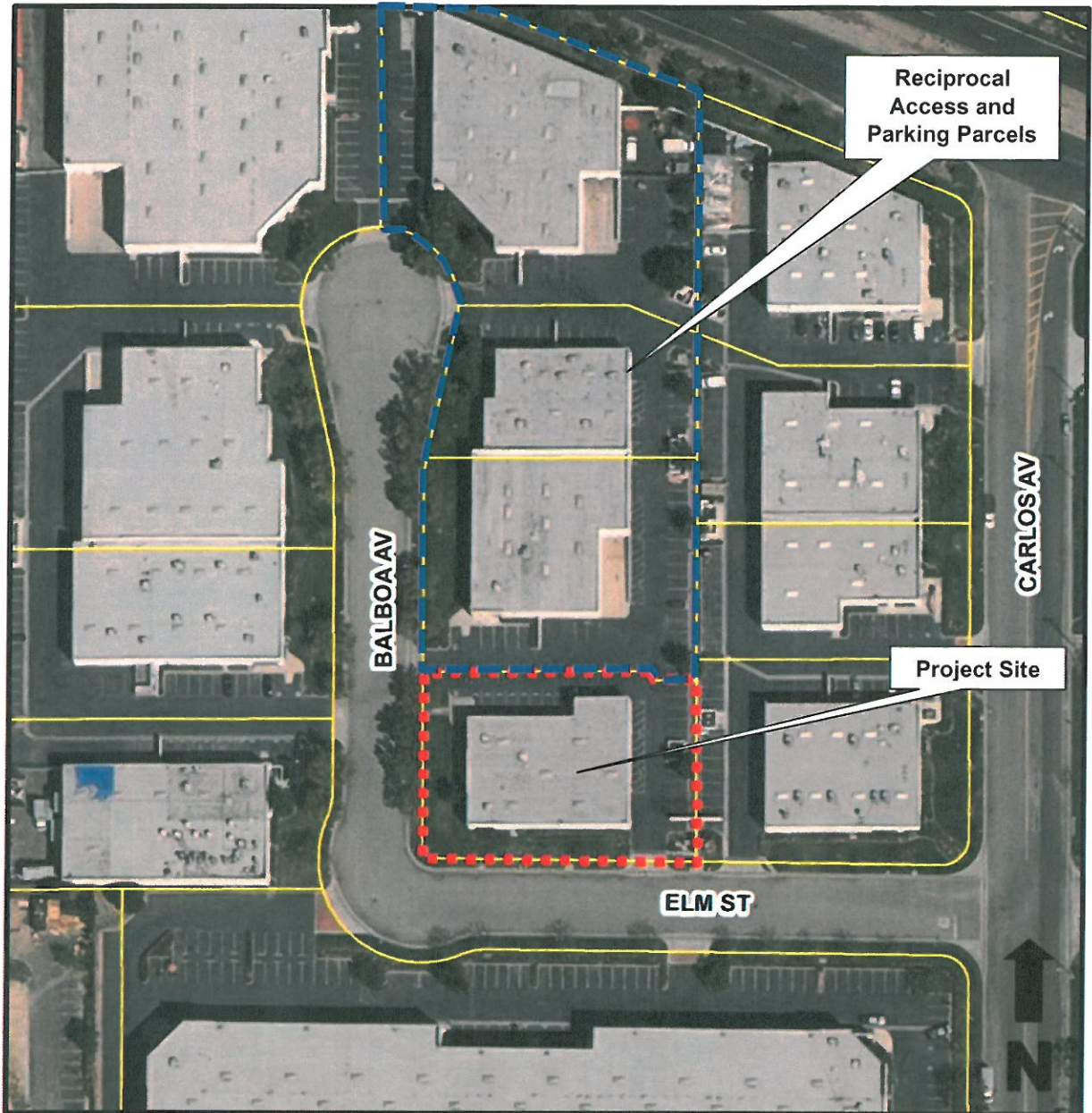


Exhibit B: Site Plan

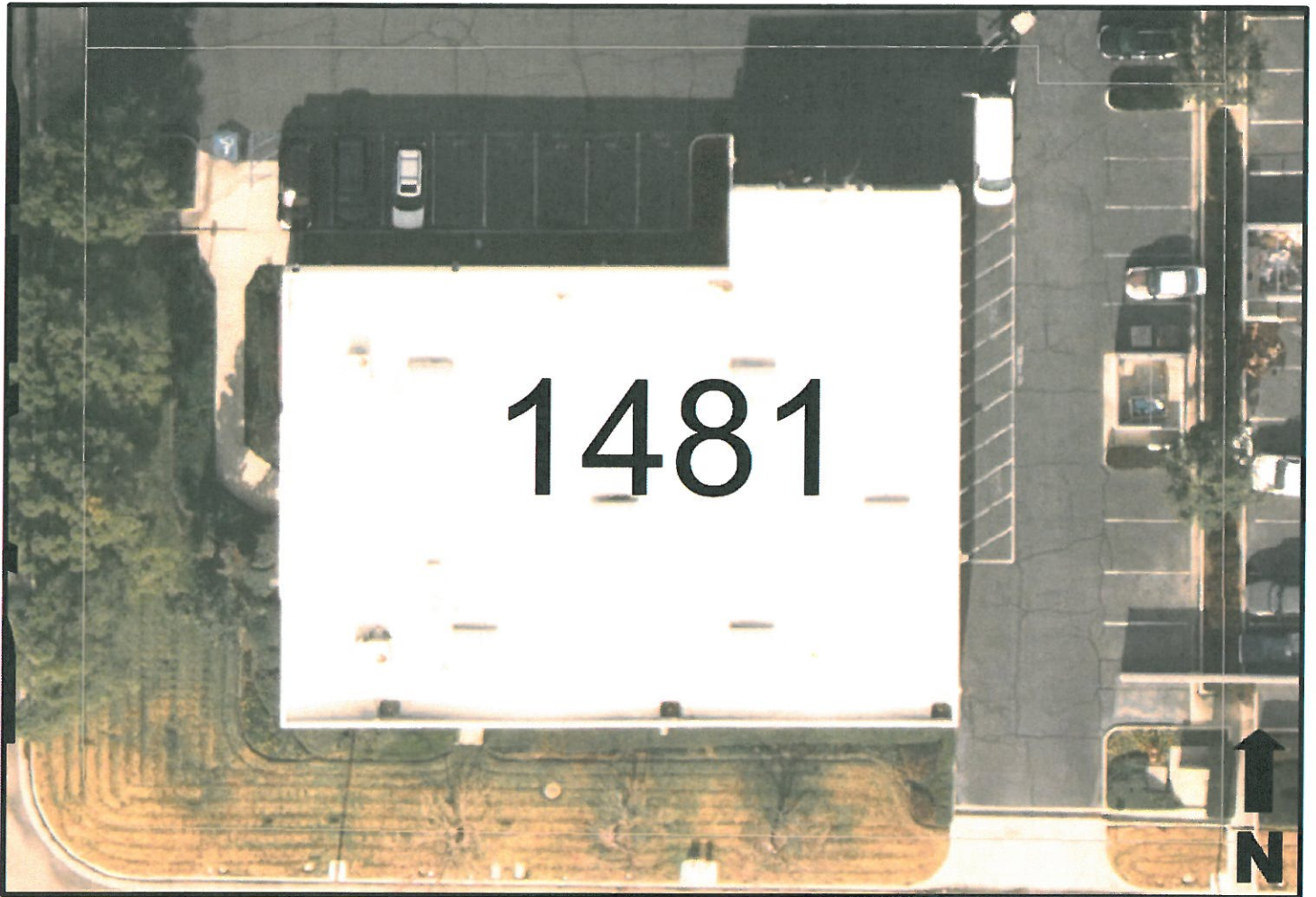


Exhibit C: Floor Plan

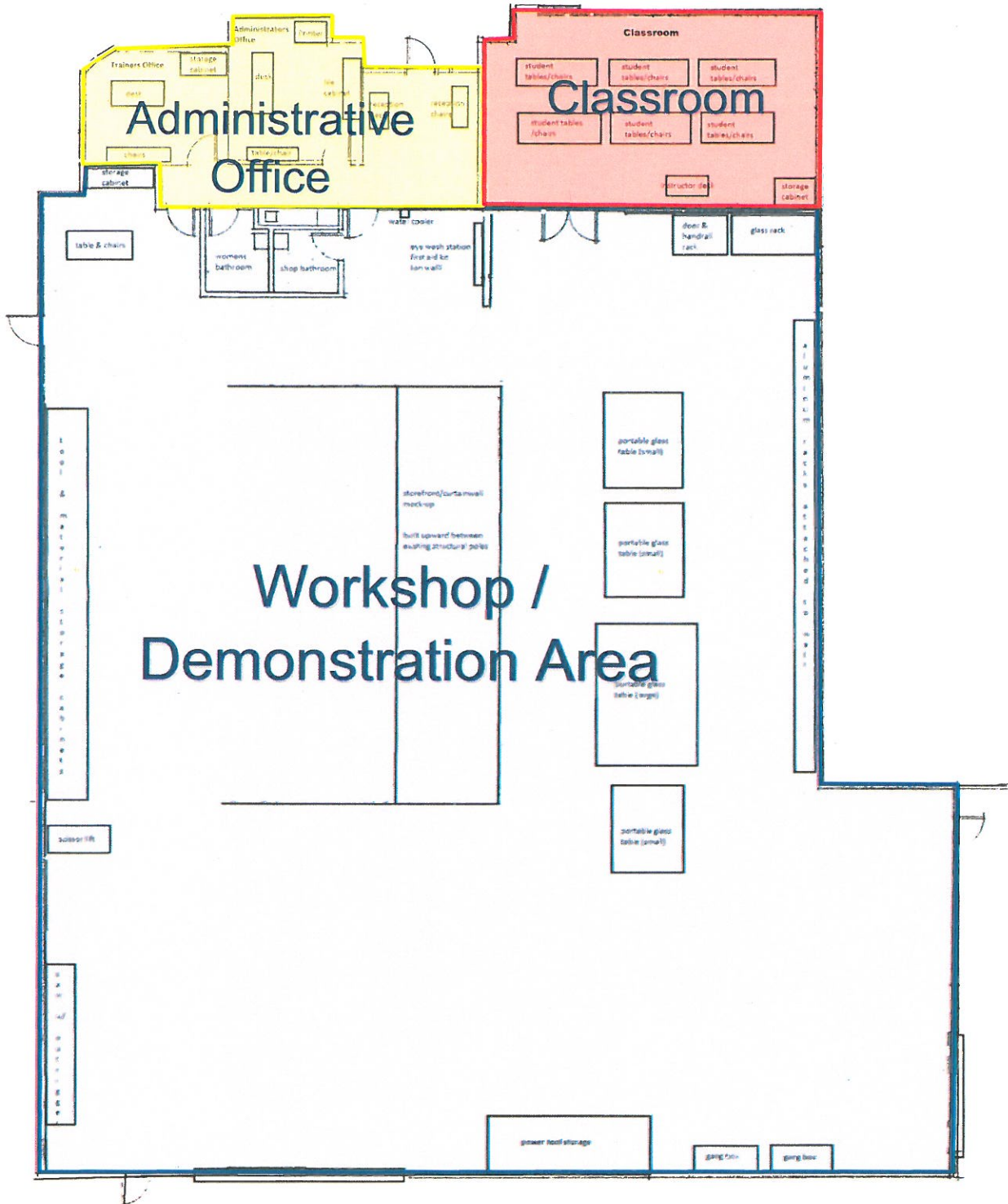


Exhibit D: Site Photos



View Looking at the Project Site



View Looking North of Project Site



View Looking East of Project Site



View Looking South of Project Site



View Looking West of Project Site

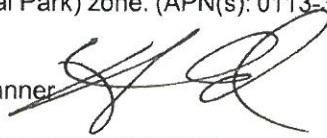


Planning Department Conditions of Approval

Prepared: Revised November 3, 2015

File No: PCUP15-020

Project Description: A Conditional Use Permit request to establish an approximate 9,800 square-foot vocational school for a window glazing training center, on approximately 0.63 acres of land, located at 1481 S. Balboa Avenue, within the M2 (Industrial Park) zone. (APN(s): 0113-394-12); **submitted by Southern California Glazier's Training Center**

Prepared by: Henry K. Noh, Senior Planner 

Phone: (909) 395-2036; Email: hnoh@ci.ontario.ca.us; Fax: (909) 395-2420

CONDITIONS OF APPROVAL

DETERMINATION:

- The proposed project adequately addresses the Planning Department's concerns. The Planning Department standard conditions of approval, which are applicable to the project, are listed below.
- The proposed project does not adequately address the Planning Department's concerns. However, implementation of the Planning Department standard conditions of approval, in conjunction with special conditions of approval that specifically address project deficiencies, will adequately mitigate all identified concerns. The Planning Department standard and special conditions of approval, which are applicable to the project, are listed below. **All special conditions of approval, which are intended to mitigate project deficiencies, are identified in bold text.**

CONDITIONS OF APPROVAL:

1.0 TIME LIMIT

- 1.1 Conditional Use Permit approval become null and void one (1) year following the effective date of application approval, unless:
- (a) All conditions of approval have been complied with to the satisfaction of the Planning Director and the approved use has commenced; or
 - (b) Prior to the expiration date, a time extension request is filed with the Planning Department on a City application form, accompanied by the required filing fee, and is subsequently approved by the City.

- 1.2 The time limit specified herein does not supersede any individual time limits specified by these conditions of approval for performance of specific conditions or improvements.

2.0 GENERAL REQUIREMENTS

- 2.1 Failure to maintain compliance with the herein-listed conditions of approval shall be deemed just cause for revocation of conditional use permit approval.
- 2.2 The use shall be operated in full conformance with the description and requirements of the Conditional Use Permit on file with the City. Any variations from, or changes in, the approved use (i.e., increase in hours/days of operation, expansion or intensification of use, etc.), must first be reviewed and approved by the Zoning Administrator prior to commencement of the change.
- 2.3 The approved use is subject to all conditions, requirements and recommendations from all other affected departments/agencies, provided on the attached reports/memorandums.
- 2.4 A copy of the herein-listed conditions of approval shall be maintained on the subject premises at all times.
- 2.5 Should the use for which conditional use permit approval has been granted cease to exist or is suspended for ninety (90) or more consecutive days, such permit shall be deemed null and void.
- 2.6 The Planning Department may, from time to time, conduct a review of the approved use to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Zoning Administrator for possible action.

3.0 PARKING AND CIRCULATION

- 3.1 The project shall provide off-street parking spaces pursuant to the requirements of Ontario Municipal Code § 9-1.3010 (Required Number of Off-Street Parking and Loading Spaces).
- 3.2 The project site provides a total of 19 on-site parking spaces. Therefore, the project shall be limited to a maximum of 28 students and 2 instructors that can be onsite at any given time (19 required parking spaces). If the applicant provides the Planning Department documentation that an adjacent property owner has agreed to allow the applicant utilization of their

parking spaces, the Planning Department may increase the maximum number of students based on the additional parking spaces.

4.0 ENVIRONMENTAL REVIEW

- 4.1 The proposed project is categorically exempt from environmental review in accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.
- 4.2 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.

5.0 ADDITIONAL FEES

- 5.1 After 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.
- 5.2 Within five (5) days following final application approval, the Notice of Determination (NOD), Notice of Exemption (NOE), filing fee shall be provided to the Planning Department. The fee, in the amount of \$50.00, shall be paid by check, payable to the "*Clerk of the Board*", which will 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 the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

6.0 ADDITIONAL REQUIREMENTS

- 6.1 Signs. Proposed signs shall be reviewed and approved prior to installation. The proposed signs are subject to the Vineyard Airport Center Sign Program (See Attached Sign Program for Details).
- 6.2 Business License. A Business License shall be obtained prior to the issuance of the Certificate of Occupancy.



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Julie Bjork, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Henry Noh,

DATE: September 14, 2015

SUBJECT: FILE #: PCUP15-020 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 **Monday, September 28, 2015**.

- 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 request for Conditional Use Permit approval to establish a 9,726-square foot vocational school for a glazier training center on approximately 0.628 acres of land located at 1481 S. Balboa Ave., within the M2 zoning district (APN: 0113-394-12).

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, Henry Noh
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 9, 2015
SUBJECT: PCUP15-020

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

Conditions of Approval

1. Change of use permit required.
2. Provide complete plans showing all improvements needed (ADA).
3. Changing S-1/F-1 to A-3.

KS : kb



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Julie Bjork, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Henry Noh,

DATE: September 14, 2015

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 - No comments
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- The plan does not adequately address the departmental concerns.
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Planning Department *Lorena Mejia* Associate Planner 10/22/15
Department Signature Title Date

CD: 2015-047

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP15-020
 Address: 1481 S. Balboa Ave
 APN: 0113-394-12
 Existing Land Use: existing industrial building/previous land use warehouse, distribution and logistics
 Proposed Land Use: apprenticeship program school for glazier training
 Site Acreage: 0.628 Proposed Structure Height: n/a
 ONT-IAC Project Review: N/A
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Henry Noh
 Date: 10/22/15
 CD No: 2015-047
 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="checkbox"/> 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="checkbox"/> Zone 2 | <input checked="" type="checkbox"/> 65 - 70 dB CNEL | <input checked="" type="checkbox"/> Airspace Obstruction Surfaces | <input type="checkbox"/> Real Estate Transaction Disclosure |
| <input type="radio"/> Zone 3 | <input type="radio"/> 60 - 65 dB CNEL | <input type="checkbox"/> Airspace Avigation Easement Area | |
| <input type="checkbox"/> Zone 4 | | Allowable Height: 200 feet | |
| <input type="radio"/> Zone 5 | | | |

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

- Zone A Zone B1 Zone C Zone D Zone E

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 Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: _____

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

CONDITIONS OF APPROVAL

Sign Off

Carolyn Bell
Carolyn Bell, Sr. Landscape Planner

10/13/15
Date

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

Phone:
(909) 395-2237

D.A.B. File No.:
PCUP15-020

Case Planner:
Henry Noh

Project Name and Location:
Industrial Warehouse
1481 S Balboa Ave
Applicant/Representative:
SC Glazier's Training Center – Tawny Castro
1155 Corporate Center Dr
Monterey Park, CA 91754

<input checked="" type="checkbox"/>	A Preliminary Site Plan (dated 9/10/15) 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.

NO CORRECTIONS REQUIRED



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer *Antonio*
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
Doug Sorel, Police Department
Art Andres, Deputy Fire Chief/Fire Marshal
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)
Julie Bjork, Housing Manager
Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

FROM: Henry Noh,

DATE: September 14, 2015

SUBJECT: FILE #: PCUP15-020 Finance Acct#:

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

PROJECT DESCRIPTION: A request for Conditional Use Permit approval to establish a 9,726-square foot vocational school for a glazier training center on approximately 0.628 acres of land located at 1481 S. Balboa Ave., within the M2 zoning district (APN: 0113-394-12).

- 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.

Engineering (Land)
Department

[Signature]
Signature

Eng. Assistant
Title

10/06/15
Date



CITY OF ONTARIO
MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
Carolyn Bell, Landscape Planning Division
Sheldon Yu, Municipal Utility Company
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Tom Danna, T. E., Traffic/Transportation Manager
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)
Steve Wilson, Engineering/NPDES
Bob Gluck, Code Enforcement Director

City of Ontario
Housing Department

SEP 16 2015

Received by

FROM: Henry Noh,

DATE: September 14, 2015

SUBJECT: FILE #: PCUP15-020 Finance Acct#:

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[X] Only Zoning Administrator action is required

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[] Standard Conditions of Approval apply
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[] The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Housing & Municipal Services
Department

Signature

Housing & Municipal Services Dir.
for Brent Schultz

Date
9/25/15



CITY OF ONTARIO

MEMORANDUM

TO: Otto Kroutil, Development Director
Scott Murphy, Planning Director
Cathy Wahlstrom, Principal Planner (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Raymond Lee, Assistant City Engineer
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Code
Department

John DeSousa
Signature

Supervisor
Title

9-17-15
Date

SIGN CRITERIA
FOR

VINEYARD AIRPORT CENTER

PURPOSE

The purpose of this document is to establish a sign criteria for Vineyard Airport Center that is consistent with both the architectural theme of the project and the needs of potential tenants.

By following these standards, a long term graphic image will be maintained.

MAINTENANCE/CONFORMANCE

All common area signs shall be maintained by the property owner. Tenant signs shall be maintained by the individual tenants. Occasional inspections will be made by the owner, and non-conforming signs will be brought into compliance with this criteria. Any expenses incurred will be the sole responsibility of the non-conforming party.

TENANT SIGN LOCATIONS

The proposed wall sign locations will insure reasonable graphic consistency from building to building. Architectural variations do not allow for each sign to be located in exactly the same area on every building.

TENANT SIGN DIMENSIONS

All tenant graphics must be located within the rectangular areas indicated on the building elevations. If tenant logos are used, logo height shall not exceed 30". All lettering shall be no less than 10" and no more than 18" in height.

TENANT SIGN MATERIALS

All tenant signs will be made of 2" deep polystyrene with .020 high impact styrene faces.

TENANT SIGN GRAPHICS

Individual tenants may use their own typestyle and logo if such standards have been developed. If not, the project typestyle of Fritz Quadrata shall be used.

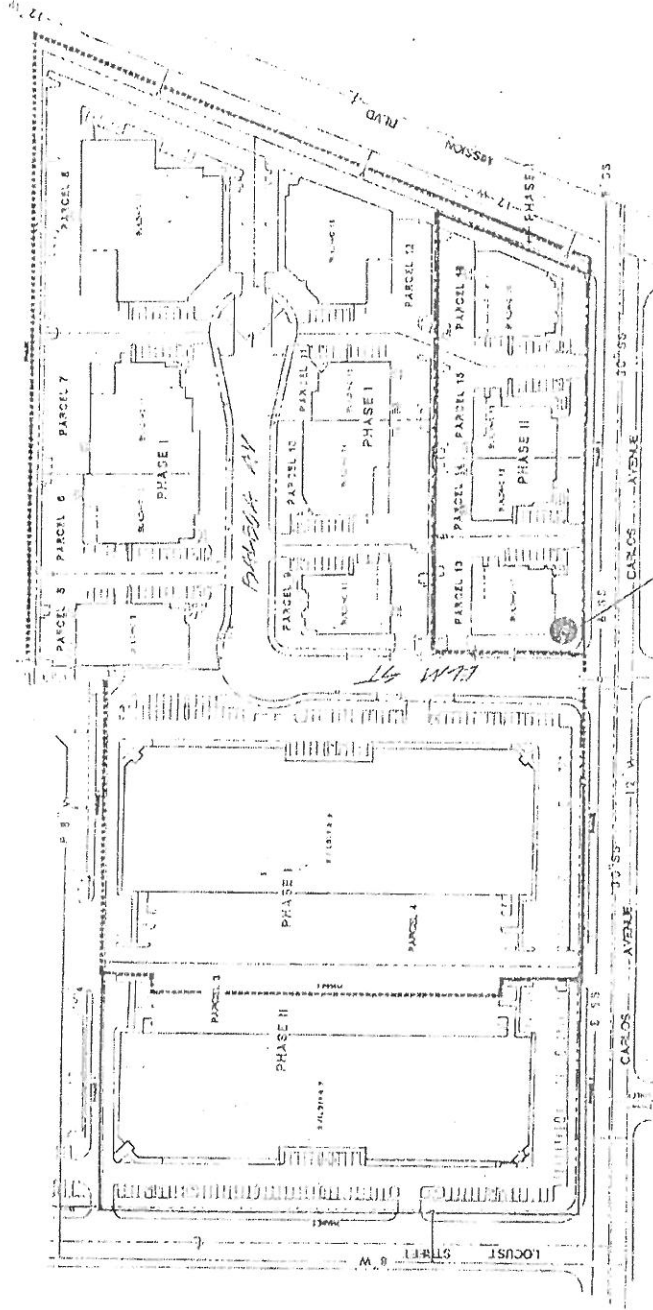
TENANT SIGN COLORS

Each tenant may choose from two (2) colors only. The standard color will be Grey. The other option would be for the tenant to match the accent color (window mullions, etc.) on his particular building. The faces and sides of the letters must be the same color.

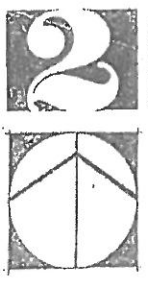
GENERAL COMMENTS

This sign program is simple and straightforward and should be easy to maintain. Only the locations in this criteria will be used. All proposed signs should first be submitted to the owner for approval prior to submittal to the City of Ontario.

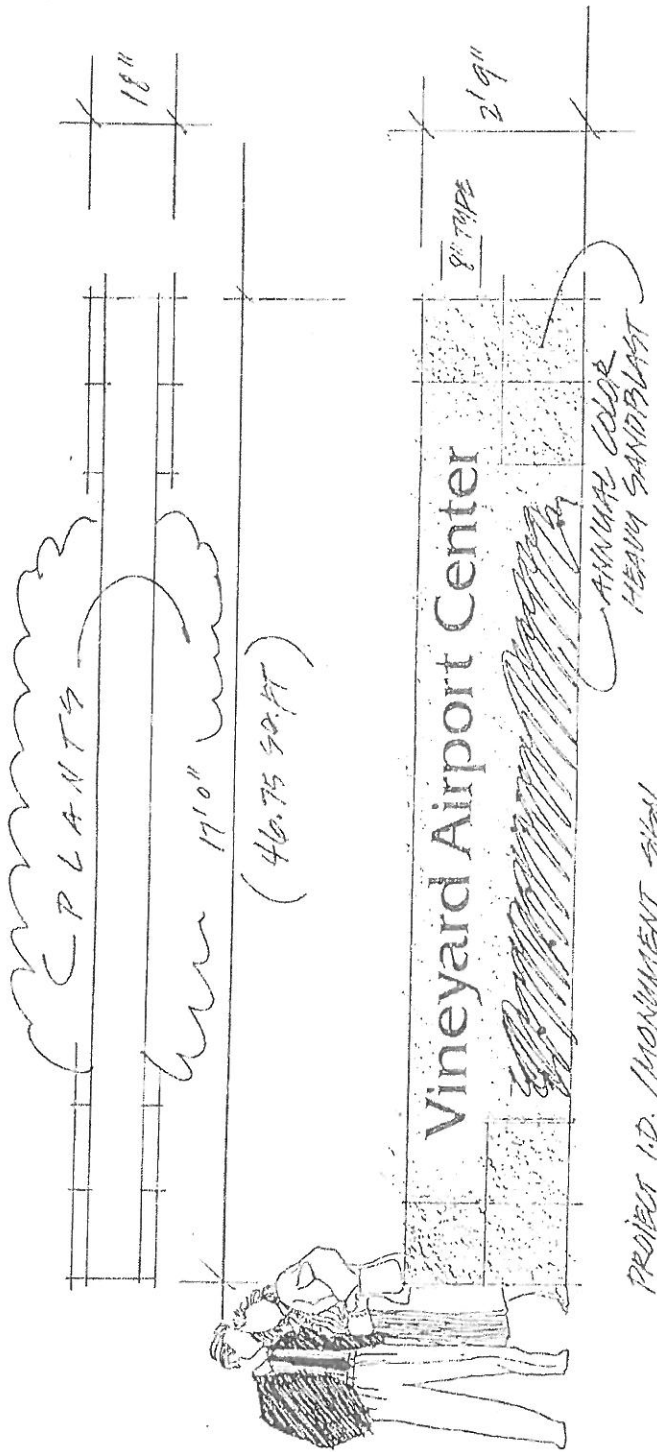
Location Plan Vineyard Airport Center



MONUMENT SIGN, SEE DETAILS



Not to scale



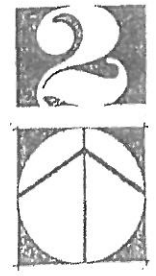
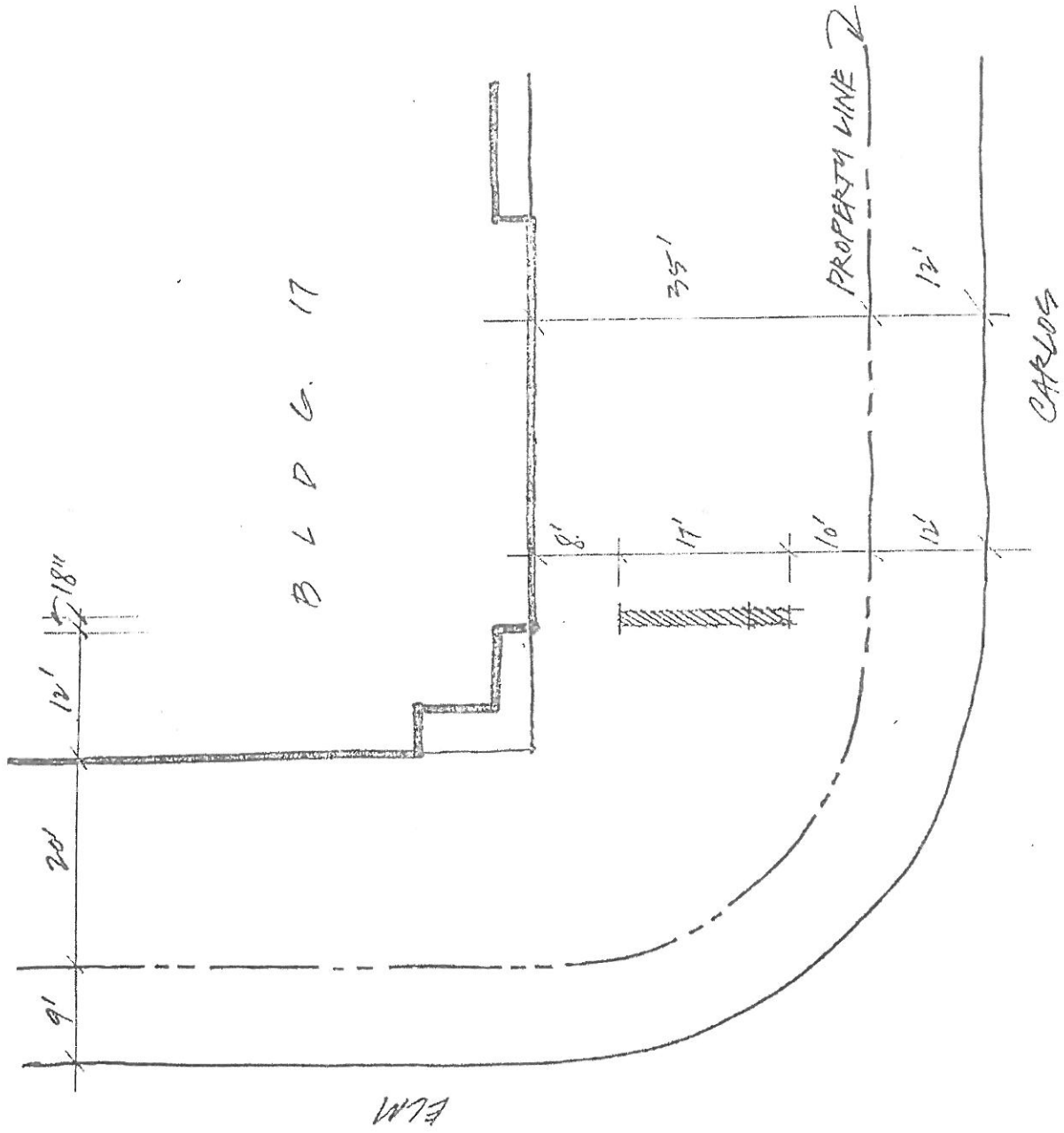
PROJECT I.D. / MONUMENT SIGN

POURED IN PLACE CONCRETE WITH RECESSED (DARK GRAY) LETTERS.
 DOUBLE-FACED, NOT TO EXCEED 50 SQ. FT.



Scale: 1/8" = 1'-0"

Location Plan
MONUMENT SIGNAL
PROPOSED LOCATION

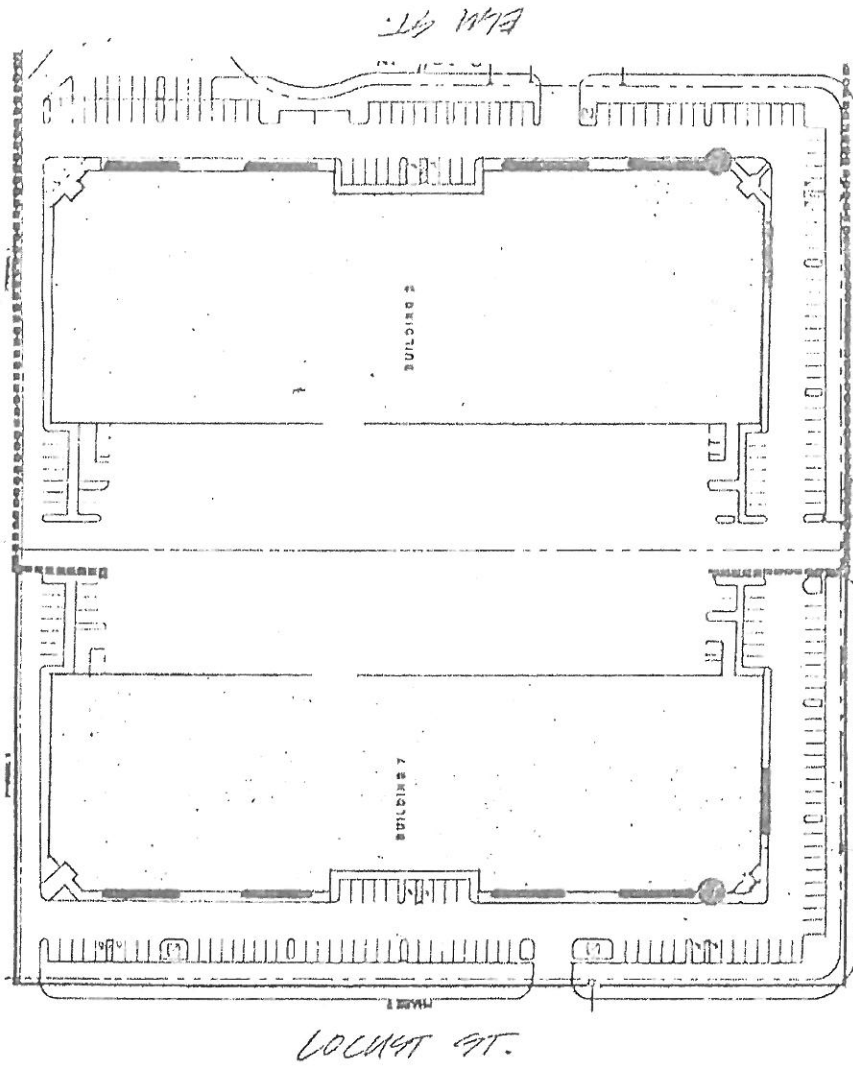


Scale: 1" = 10'-0"

Location Plan
BLDG'S 7 & 8

● ADDRESS

— TENANT I.D.

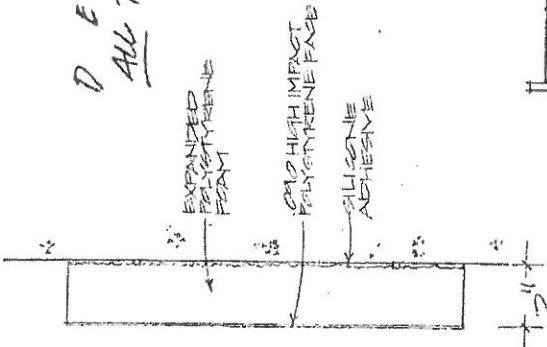


Not to scale

1975 WILMIST ST.

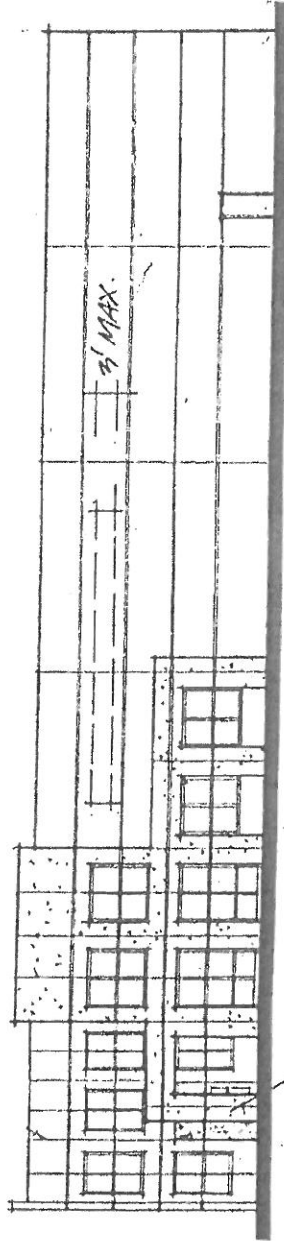
1970 ELM ST
USES SAME CRITERIA

D E T A I L, TYPICAL
ALL TENANT SIGNS TO BE 3" STYRENE.



TYPICAL SECTION
WALL MOUNT
STYRENE LETTERS

40' MAX.



BURB 7 EAST ELEVATION (FACING CARLOS AV.) 120 SQ. FT. MAX.

NOTE: BURB 8 EAST ELEVATION (FACING CARLOS AV.)
USES IDENTICAL CRITERIA



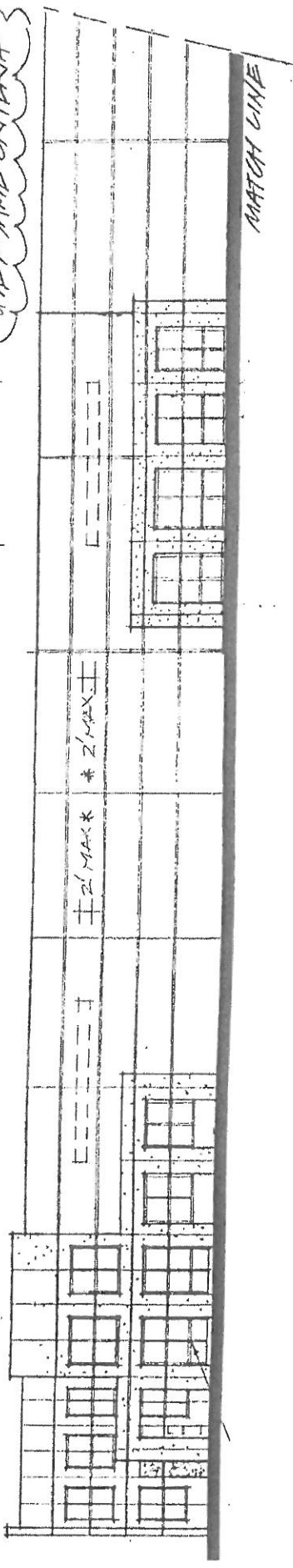
Scale: 1/8" = 1'-0"

1975 LOCUST ST

1970 ELM ST
USES SAME CRITERIA

* 25' MAX

* 25' MAX

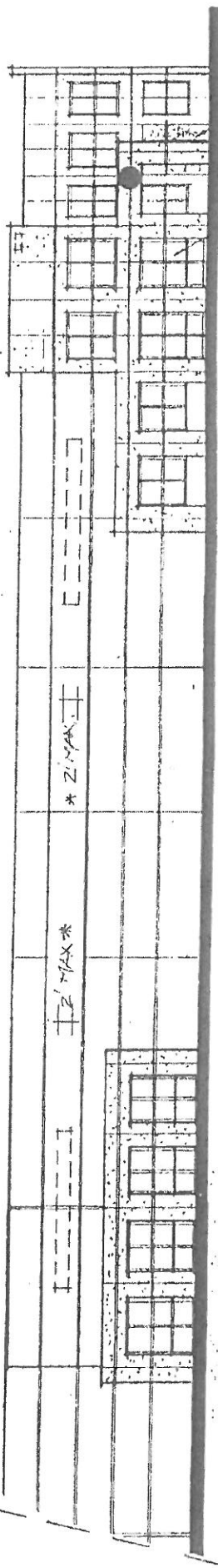


MATCH LINE

* SIGN AREAS MAINTAINED ARE
BASED ON 4 TENANT OCCUPANCY.
200 SQ. FT. TOTAL SIGN AREA
TO BE EQUALLY DIVIDED
BETWEEN ALL TENANTS.

* 25' MAX

* 25' MAX



MATCH LINE

200 SQ. FT. TOTAL SIGN AREA

50 SQ. FT. PER TENANT.

4 TENANTS MAX. (50. ELEV)

NOTE: PAGES 7, SOUTH ELEVATION (FACING LOCUST ST.)
PAGES 8, NORTH ELEVATION (FACING ELM ST.)
USES IDENTICAL CRITERIA.

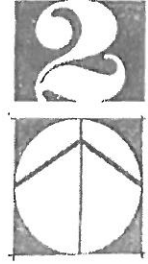


Scale: 1/8" = 1'-0"

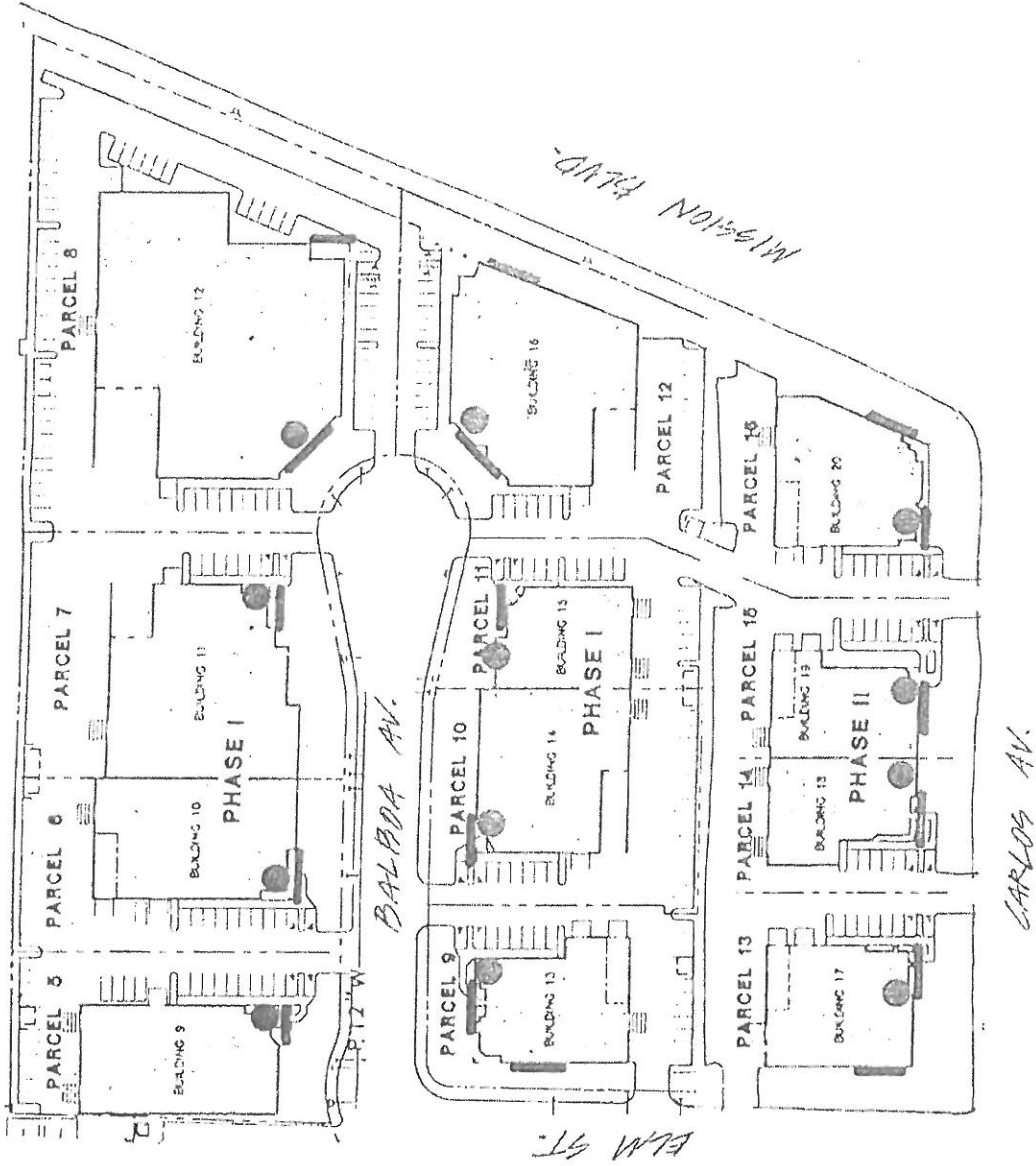
Location Plan
 BURBANK 9-20

● ADDRESS

— TENANT I.D.

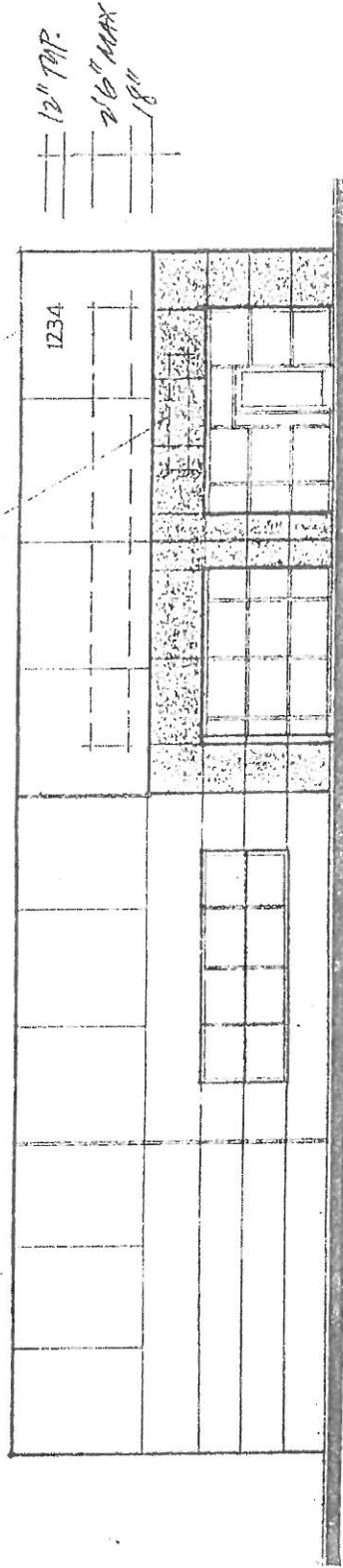


Not to scale



1480 SO. BALBOA AV.

90' MAX



BUILDING EAST ELEVATION (FACING BALBOA AV.) 75 SO. FT. MAX.

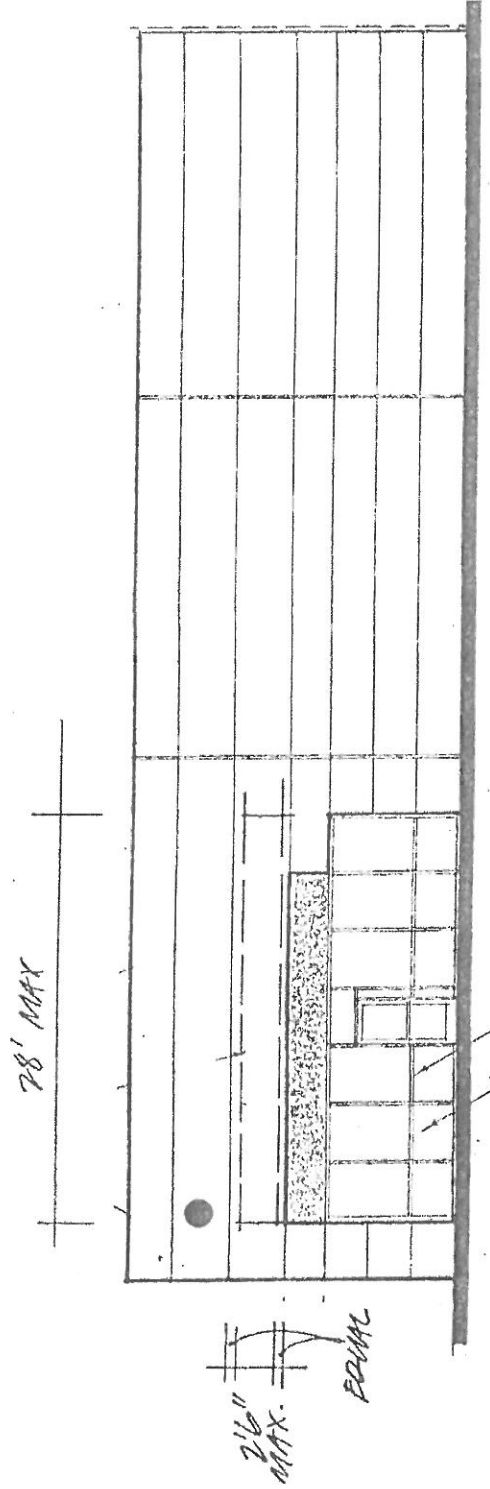


DOT INDICATES LOCATION OF ADDRESS, TYPICAL ALL OTHER ELEVATIONS.
NOTE: ALL ADDRESS NUMBERS TO BE 3/4\"/>



Scale: 1/8" = 1'-0"

1460 SO. BALBOA AV



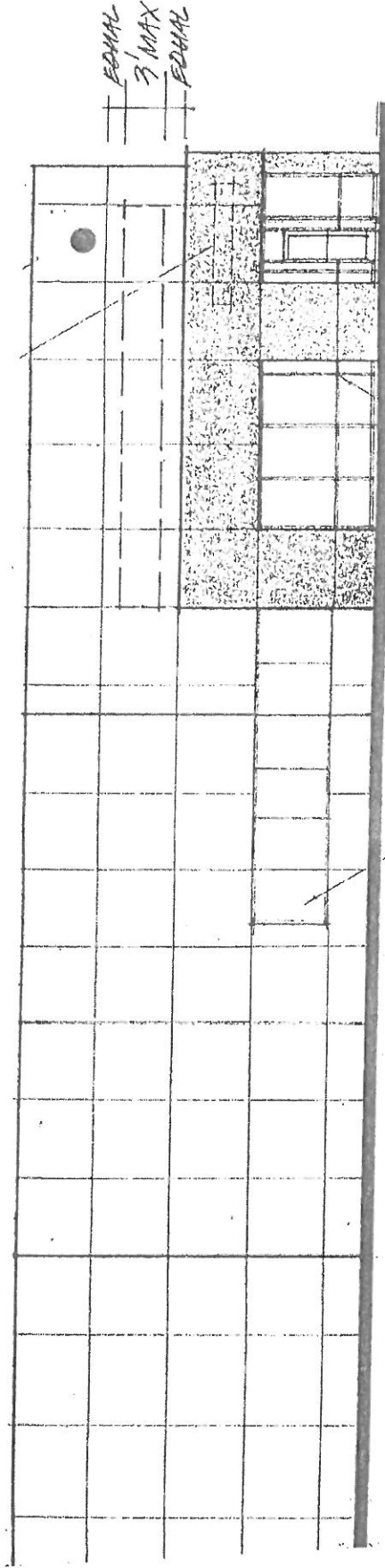
BLDG 10. EAST ELEVATION (FACING BALBOA AV.) 70 SQ. FT. MAX



Scale: 1/8" = 1'-0"

1440 SO. BARBORA AV.

31' MAX.



(PARTIAL ELEVATION)

BUILDING II. EAST EAST ELEVATION (FACING BARBORA AV.)

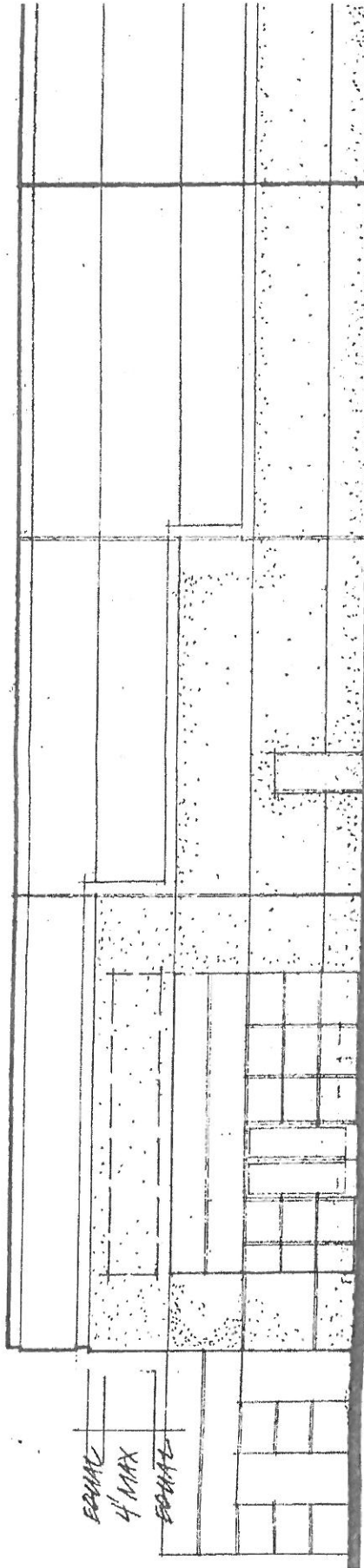
93 SQ. FT. MAX.



Scale: 1/4" = 1'-0"

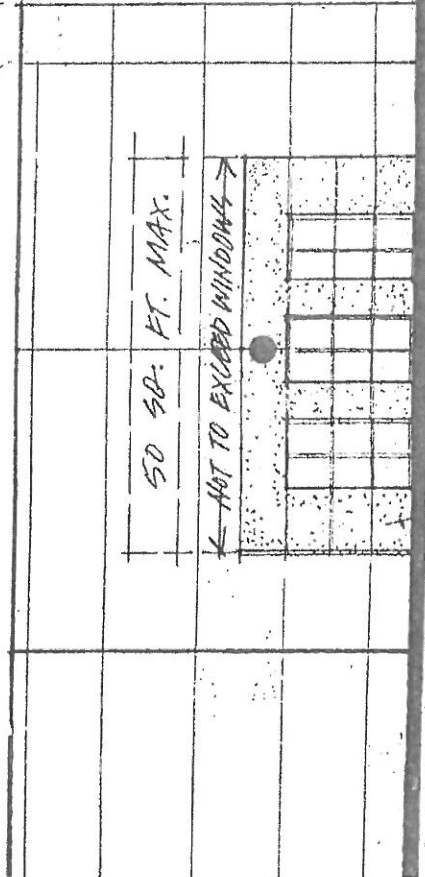
1420 SO. BALBOA AV.

24' MAX



EQUAL
4' MAX
EQUAL

BLDG 12. NORTH ELEVATION (PARTIAL) (FACING MISSION BL) 96 50. FT. MAX



50 50. FT. MAX.

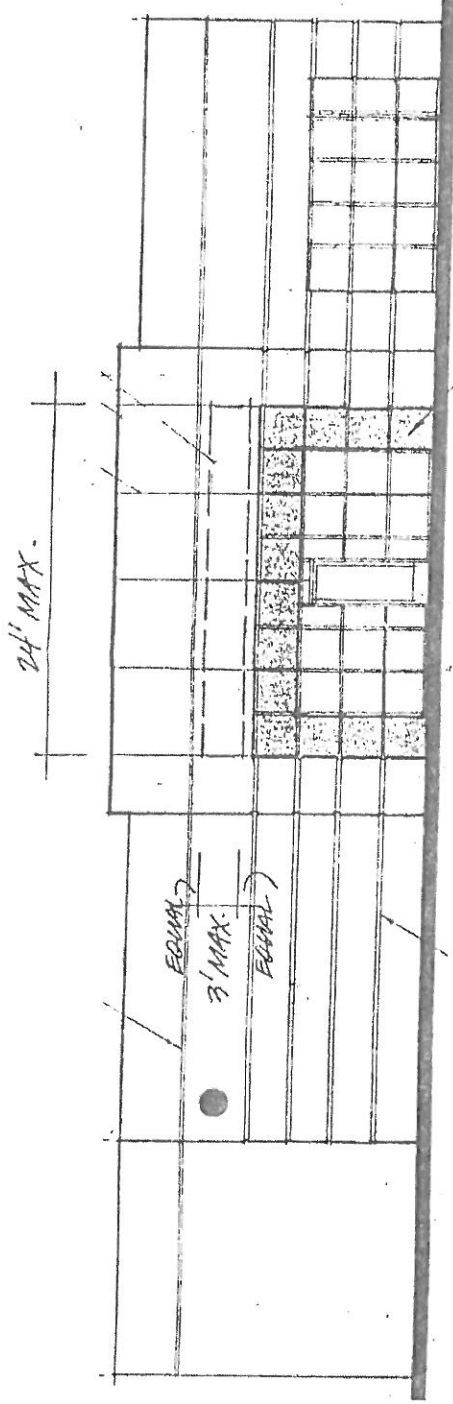
← NOT TO EXCEED WINDOWS →

PARTIAL SOUTH ELEVATION (FACING BALBOA AV.) 50 50. FT. MAX.
FORESHORTENED - NOT TRUE ELEV.

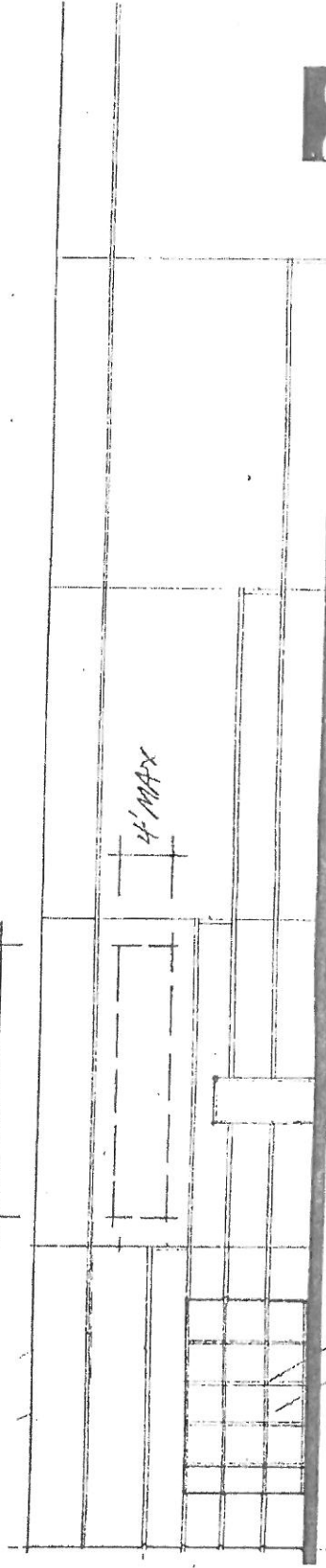


Scale: 1/4" = 1'-0"

1481 SO. BARBODA AV.



BU06 13. WEST ELEVATION (FACING BARBODA AV.) 72 SQ. FT. MAX.



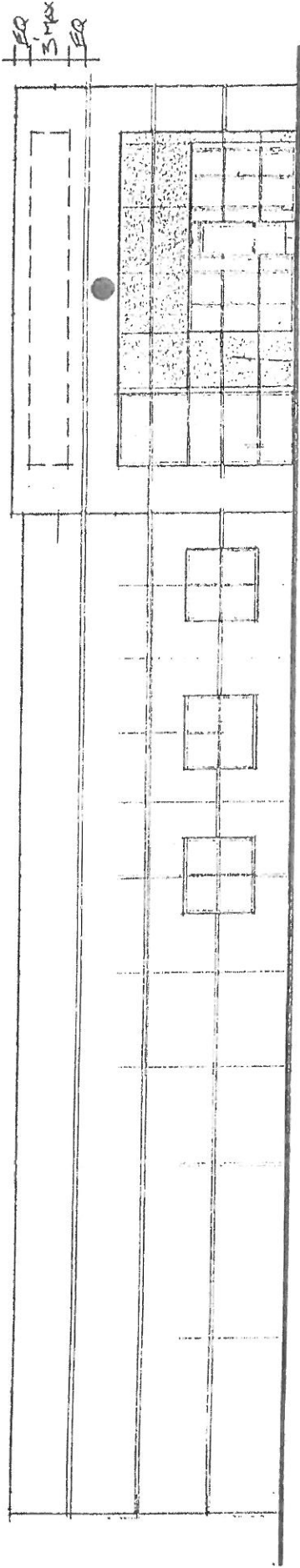
(PARTIAL) SOUTH ELEVATION (FACING ELM ST.) 80 SQ. FT. MAX.



Scale: 1/8" = 1'-0"

1701 70. CALARDA AV.

28' MAX

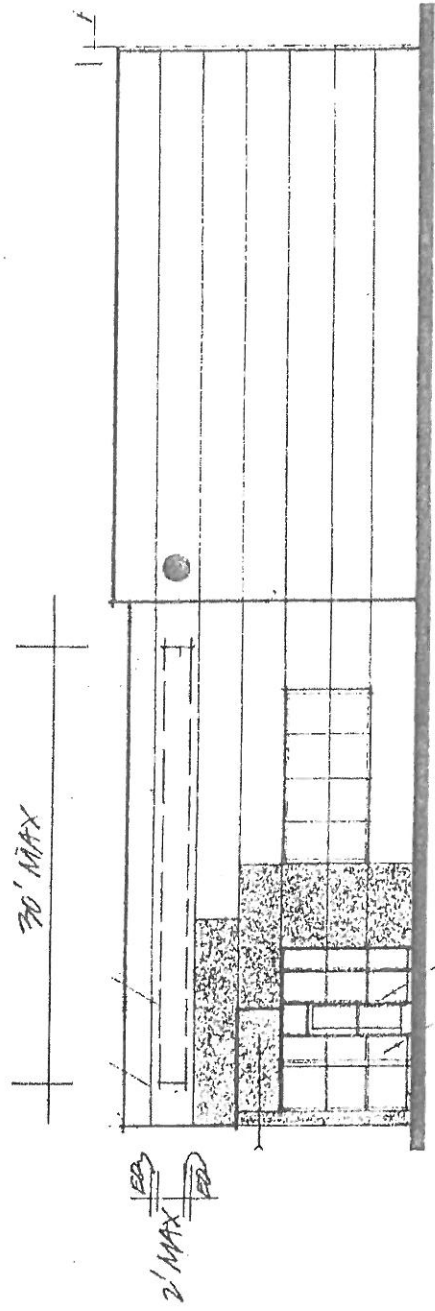


BURR 14 WEST ELEVATION (FACING CALARDA AVE)
80 SQ. FT. MAX.



1/8" = 1'0"

1441 SO. BALBOA AV.



BUILDING 15. WEST ELEVATION (FACING BALBOA AV.) 60 SQ. FT. MAX.

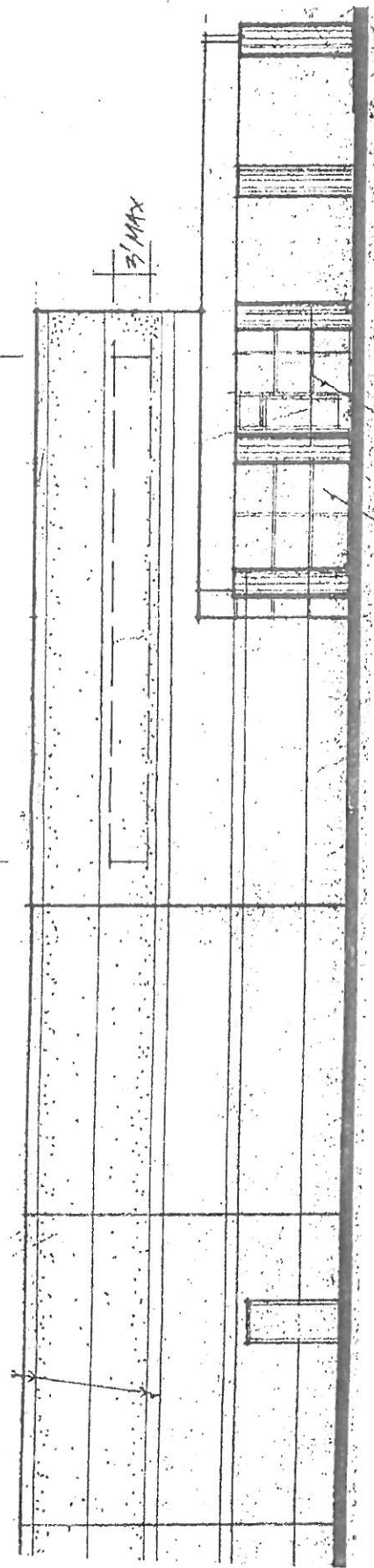


Scale: 1/4" = 1'-0"

1421 SO. BARBORA AV.

40' MAX

3' MAX



BLOG 16 (PARTIAL) NORTH ELEVATION
FACING MISSION BL. 100 SO. FT. MAX.



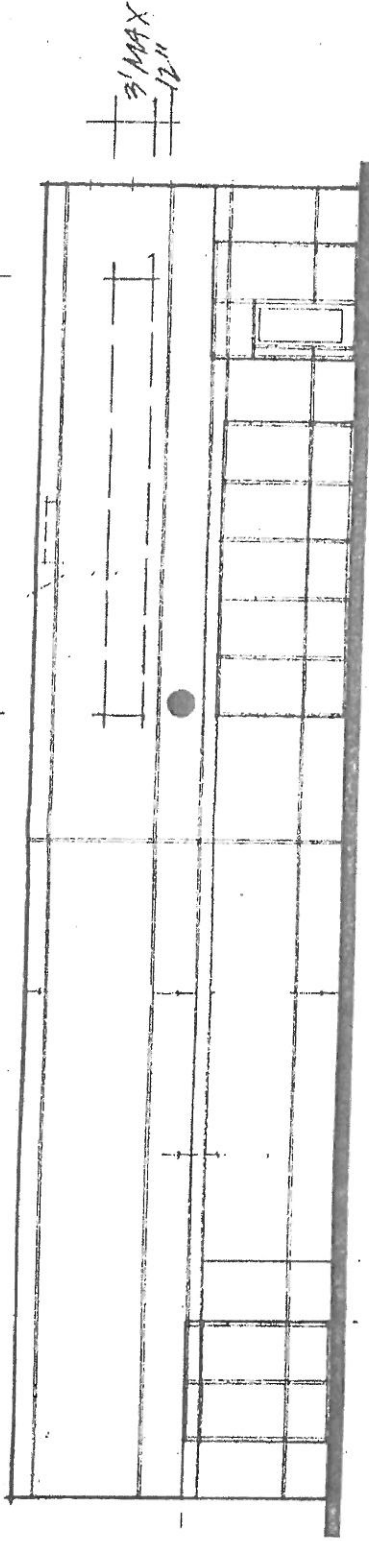
(PARTIAL) SOUTH ELEVATION (FACING BARBORA AV.)
FORESHORTENED - NOT TRUE ELEV.



Scale: 1/8" = 1'-0"

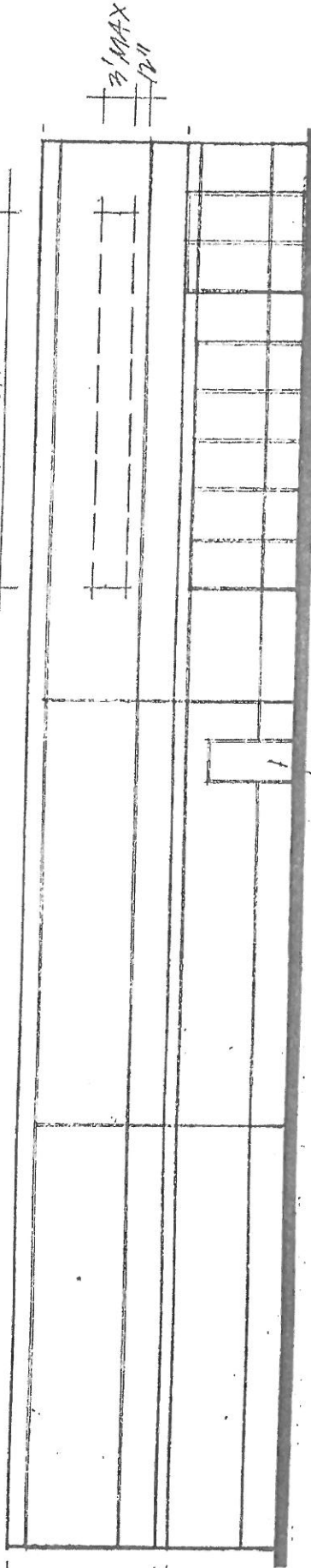
1480 SO. CARLOS AV.

70' MAX.



BLDG 17. EAST ELEVATION (FACING CARLOS AV.) 90 50'-FT. MAX.

70' MAX



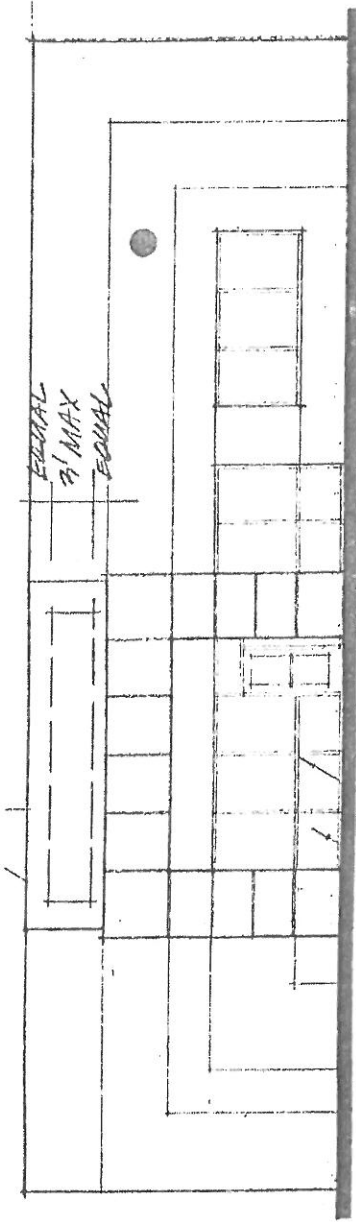
SOUTH ELEVATION (FACING ELM ST.) 90 50'-FT. MAX.



Scale: 1/8" = 1'-0"

1460 SO. CARLOS AV.

20' MAX



BLDG 18. EAST ELEVATION (FACING CARLOS AV.)

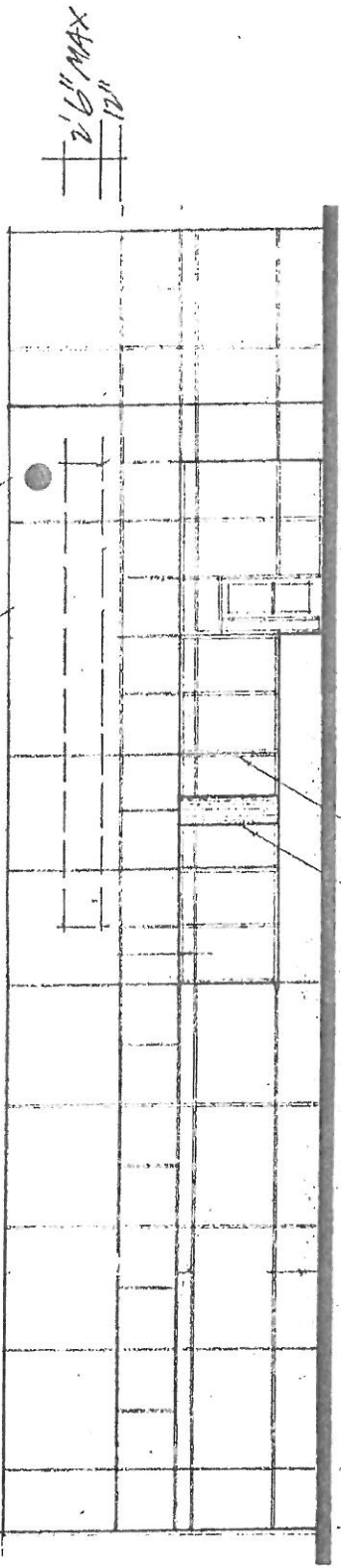
60 SO. FT. MAX.



Scale: 1/8" = 1'-0"

1440 SO. CARLOS A

70' MAX.



PAGE 19. EAST ELEVATION (FACING CARLOS AV.) 80 90-FT. MAX.

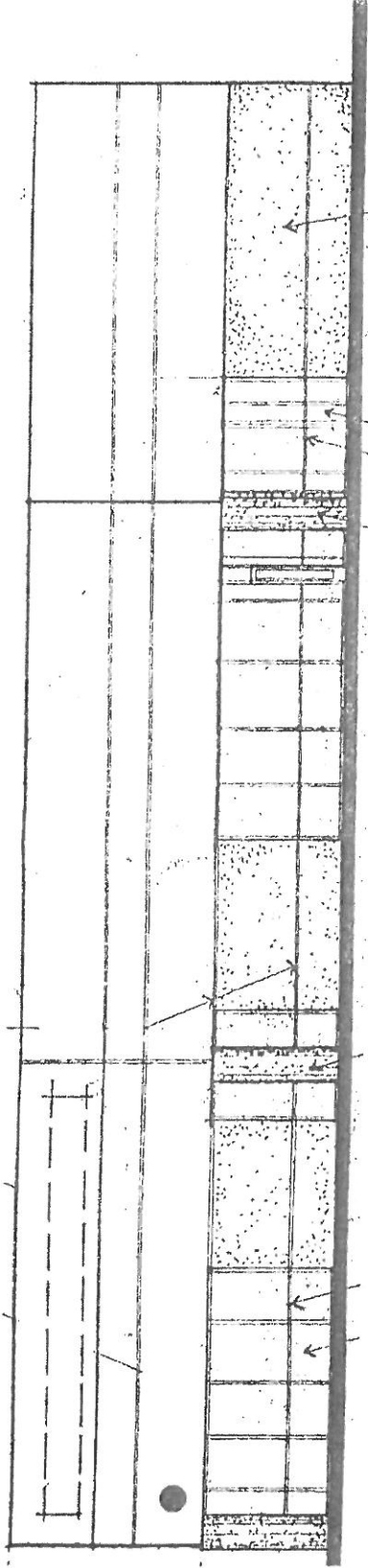


Scale: 1/8" = 1'-0"

1420 SO. CARLOS AV.

30' MAX

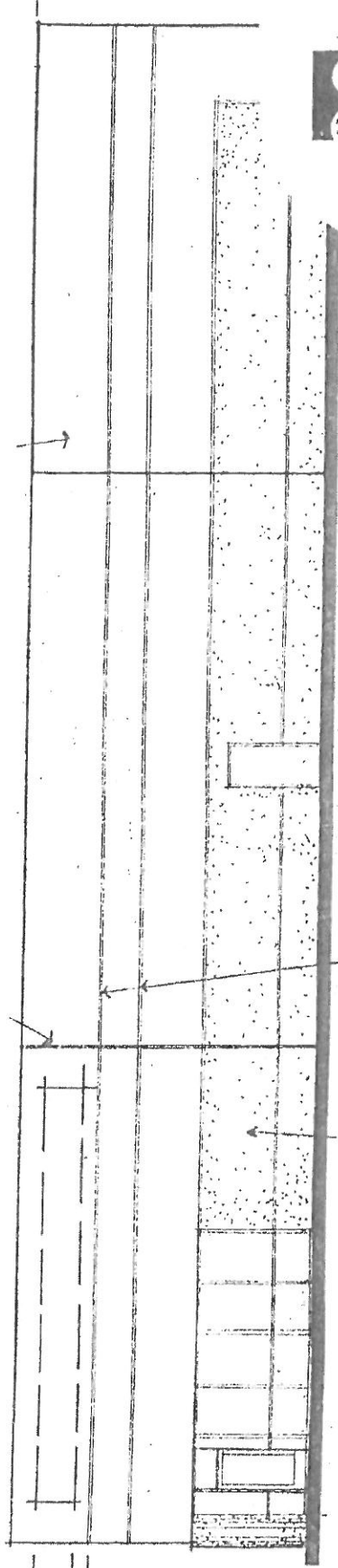
2 1/2' MAX
12"



BLDG 20. EAST ELEVATION (FACING CARLOS AV.) 75 SO. FT. MAX.

30' MAX

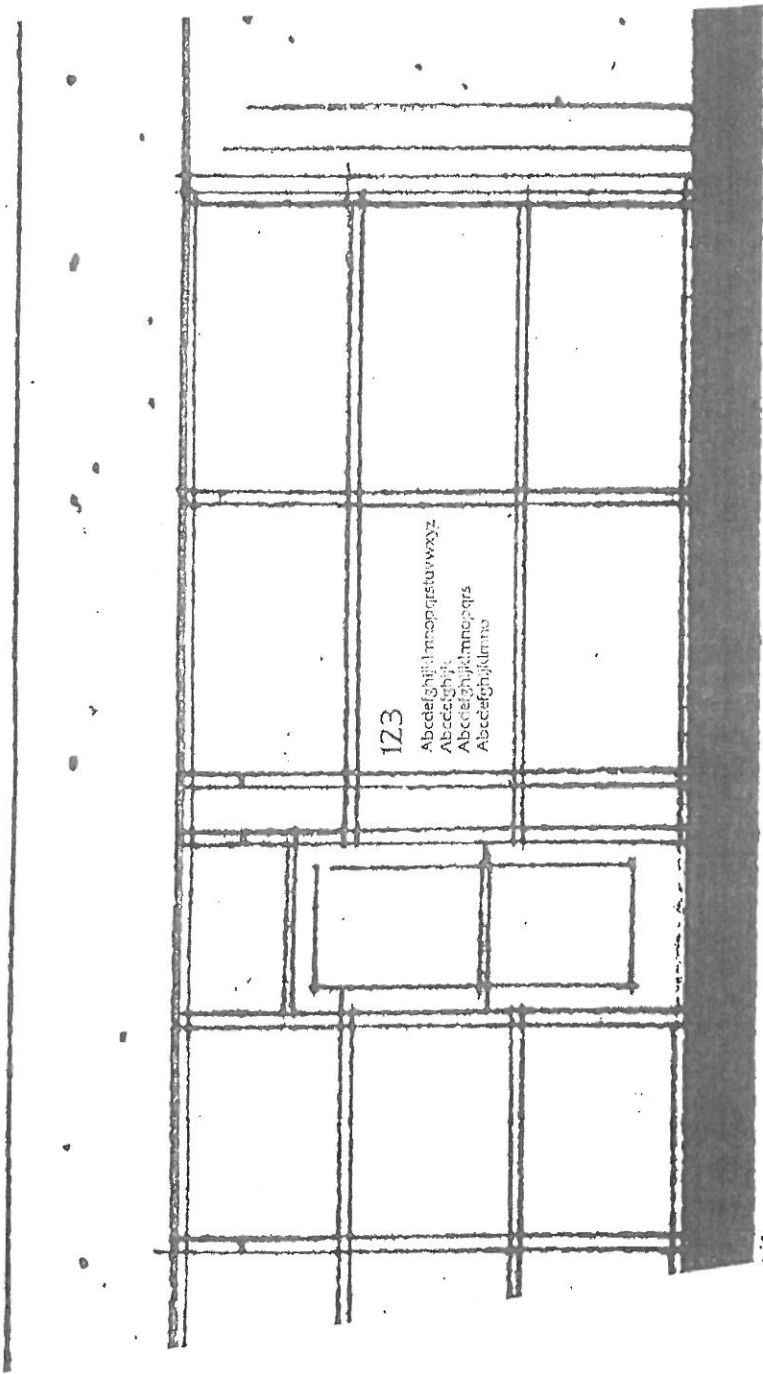
3' MAX
12"



NORTH ELEVATION (FACING MISSION BL.) 96 SO. FT.



Scale: 1/8" = 1'-0"



ENTRY VINYL ON GLASS AS NEEDED; TYP. ALL BUILDGS.
 2" WHITE 'FRIG QUADRATON' (PROJECT TYPEFACE)
 ADDRESS OR SUITE NUMBER OPTIONAL.



Scale: 1/2" = 1'-0"