

ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



DECISION NO. 2015-17

HEARING DATE: August 17, 2015

DECISION DATE: August 18, 2015

FILE NO: PCUP15-006

SUBJECT: A Conditional Use Permit to establish an adult social rehabilitation residential facility within an existing 5 bedroom, 3,000 square foot residence, on 0.46 acres of developed land, within the C1 (Shopping Center Commercial) and EA (Euclid Avenue Overlay) zoning districts, located at 747 N Euclid Avenue, within the Euclid Avenue Historic District. (APN: 1048-271-16); **submitted by Helping Hearts California, LLC.**

STAFF

RECOMMENDATION: Approval Approval subject to conditions Denial

PART A: BACKGROUND & ANALYSIS

HELPING HEARTS CALIFORNIA, LLC., (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval, File No. PCUP15-006, 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 0.46 acres of land located at 747 North Euclid Avenue within the Euclid Avenue Historic District. The site is developed with a 3,000 square foot single family residence and a 585 square foot, detached 2-car garage. Accessible from Euclid Avenue is a one-way 13' wide drive aisle which leads to a paved parking lot located behind the building. The project site is depicted in *Exhibit A: Aerial Photograph*, attached.

Surrounding development includes the Bank of America to the south, the American Inn Motel to the north, multifamily residential to the west, and, across Euclid Avenue, is a combination of administrative office and multifamily residential. 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>Site</i>	Single Family Residence	MU-Mixed Use	C1-Shopping Center District
<i>North</i>	Hotel Lodging	MU-Mixed Use	C1-Shopping Center District

Approved By:

-1-

_____ Senior Planner

	<i>Existing Land Use</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>
<i>South</i>	Bank Services	MU-Mixed Use	C1-Shopping Center District
<i>East</i>	Office & Multi-family Residential	OC- Office Commercial	AP- Administrative Professional
<i>West</i>	Multi-family Residential	MU-Mixed Use	R3-Medium Density Residential

(b) Project Analysis:

(1) Background — Helping Hearts Arizona, LLC. established in 2007 and provides treatment in a long term residential setting. There are currently 9 locations in Arizona that provide 24-hour residential treatment for 62 adults with serious mental illness. Under leadership of Arizona’s Chief Executive Officer, Helping Hearts California, LLC. was established in 2014 and currently operates one long term residential treatment facility in Colton, CA. The best practices of the extensive experience in Arizona has been transferred to California. The senior management team in Arizona will continue to provide Helping Hearts California support as needed. The proposed location will be Helping Hearts California’s second facility.

The existing single family residence, also known as the Oscar Arnold House, was designated by City Council as a local landmark on June 2, 1998 and as a Contributor to the Euclid Avenue Historic District on June 4, 2013. Constructed in 1920, this single story Spanish Colonial Revival architectural style home is a unique example of the style. It has a low pitched hip roof covered with Spanish clay tile, deeply recessed single door entry and casement windows, and heavy timbered shutters and lintels. Oscar Arnold, was an affluent person in Ontario and held the position of President of the First National Bank. At this time, no exterior alterations to the building are proposed. However, as a result of the change in use, installation of a fire sprinkler system and completion of the commercial parking lot are required as a condition of approval.

(2) Land Use — The Applicant is requesting to establish and operate a non-medical, 10-bed residential treatment program facility for adults, within an existing 5 bedroom, 3,000 square foot, single family residence, located at 747 North Euclid Avenue. The residential treatment facility is defined as a social rehabilitation facility which is licensed by the State of California Department Healthcare Services.

Clients of the program are between the ages of 18 and 59 years and have a qualified psychiatric diagnosis, but do not require 24-hour medical care or skilled nursing. The purpose of the residential treatment program is to provide treatment and education of basic living and social skills to individuals which are necessary for independent living. Each client will receive a treatment plan prepared by the Program Director with oversight by a behavioral health professional. The treatment plan will identify measurable goals for the client taking into consideration their physical and behavioral health needs, personal preferences, and mobility challenges. The length of stay is dependent on the client’s

specific needs that are evaluated every 30-days. The length of stay may be up to 18-months to ensure successful completion of the treatment plan.

At least one staff member will be on-site awake, 24-hours per day, unless no clients are on the premises. The non-medical staffing ratio is one member to every 2.5 clients from the hours of 7 AM to 11 PM. With staff oversight, clients will complete daily scheduled tasks such as self-administration of medication, personal hygiene, household duties, meal preparation, and online job searches. Group activities within the home will primarily focus on health management, wellness, and empowerment living. Typical group activities may include goal setting, identifying emotions, anger management, arts and crafts, vocational assessment, exercise, nutrition, and meal preparation. Additional social and technical skills are taught through several interactive barbecues, park visits, use of public transportation with supervision, bowling, billiards, and arcade visits, and other activities listed in *Exhibit E: Programs and Activities*, attached.

(3) Parking — Pursuant to Ontario Development Code, Article 30: *Parking and Loading Requirements*, the category of social rehabilitation facility use is parked at 0.5 parking space per bed; plus 1 space per employee; plus 1 space per visiting staff; plus 1 loading space. The facility will have no more than 10 residents (maximum of 10 beds) and 4 staff members (1 staff per 2.5 residents) on-site employees at one time. A minimum of 11 parking spaces are required to meet the off-street parking requirement and will be provided.

In 2004, a variance was approved to allow for two one-way drive aisles (ingress and egress) to allow the conversion of the residential property to a commercial use. At the time of approval, the driveway on the north side of the property was existing. Subsequent construction extended the existing drive and paved a majority of the rear yard and south side yard. Eleven parking stalls were stripped and landscape planters were constructed. However, the grading permit in which the parking lot project was approved expired and the egress one-way driveway was not completed. As a condition of approval for the proposed use, the completion of the south one way drive aisle and drive approach are required.

(4) Land Use Compatibility — A Conditional Use Permit review is required to ensure that the proposed use will be operated in a manner consistent with all local regulations, and to ensure that the use will not be detrimental to the public health, safety, or welfare, or materially injurious to uses, properties or improvements in the vicinity.

Pursuant to the Development Code, Conditional Use Permits are required for land use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.

The social rehabilitation facility use is located within the C1 (Shopping Center District) land use designation of the Development Code. Within this designation, social

rehabilitation facility for more than 6 clients are a conditionally permitted use. It is staff's belief that the recommended conditions of approval will sufficiently mitigate potential impacts associated with the proposed use. Additionally, businesses and residents within the surrounding area will not be exposed to any impacts resulting from the proposed use beyond those that would normally be associated with any other use similarly allowed within the same land use designation.

(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.

(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 August 17, 2015, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

- (a) Diane Ayala, Senior Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval with conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.
- (b) Dan Richards, the applicant/representing the applicant, stated that the applicant had reviewed, understood, and agreed to the conditions of approval and spoke in favor of the application. Mr. Richards explained that the Euclid Avenue House was the organization's second location in California with the first location opening today in Colton.
- (c) Zoning Administrator asked the Applicant if a doctor will oversee both facilities. The Applicant stated that a licensed physician's assistant will mostly likely oversee both facilities. Zoning Administrator asked the Applicant if he had understood the fire sprinkler system required by the Fire Department. The Applicant stated that they had worked closely with staff and understand that they will need to connect to the water main in the Euclid Avenue median and are working on meeting that requirement.
- (d) The Zoning Administrator stated that he had no concern for the proposed land use at the location and found it to be compatible with the existing designated historic landmark residence and surrounding development.
- (e) 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 social rehabilitation facility (no less than 6 adults) is located within the C1- Shopping Center zoning district.
 - (2) Social rehabilitation facility (no less than 6 adults) 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 project with conditions of approval meets the objectives and purposes of the Ontario Development Code, pursuant to Article 9, Conditional Use Permits, Article 13, Land Use and Special Requirement, Article 16, Commercial and Professional Districts, Article 23, EA Euclid Avenue Overlay, and Article 30, Parking and Loading Requirements.

(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 proposed social rehabilitation facility use within an existing single family residence will not significantly increase traffic in the area nor overload the surrounding street system

(5) The proposed Conditional Use Permit will comply with each of the applicable provisions of the Ontario Development Code and applicable municipal codes. The project with conditions of approval meets the objectives and purposes of the Ontario Development Code, pursuant to Article 9, Conditional Use Permits, Article 13, Land Use and Special Requirement, Article 16, Commercial and Professional Districts, Article 23, EA Euclid Avenue Overlay, and Article 30, Parking and Loading Requirements.

(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 of the State CEQA Guidelines. The proposed social rehabilitation facility will provide temporary housing, within an existing 3,000 square foot single family residence, for no less than 6 and no more than 10 adult clients at one time, and therefore, will involve a negligible expansion of the existing residential use.

(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. PCUP15-006, 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 18th day of August 2015.



Scott Murphy
Zoning Administrator

Exhibit A: Aerial Photograph



Exhibit B: Site Plan

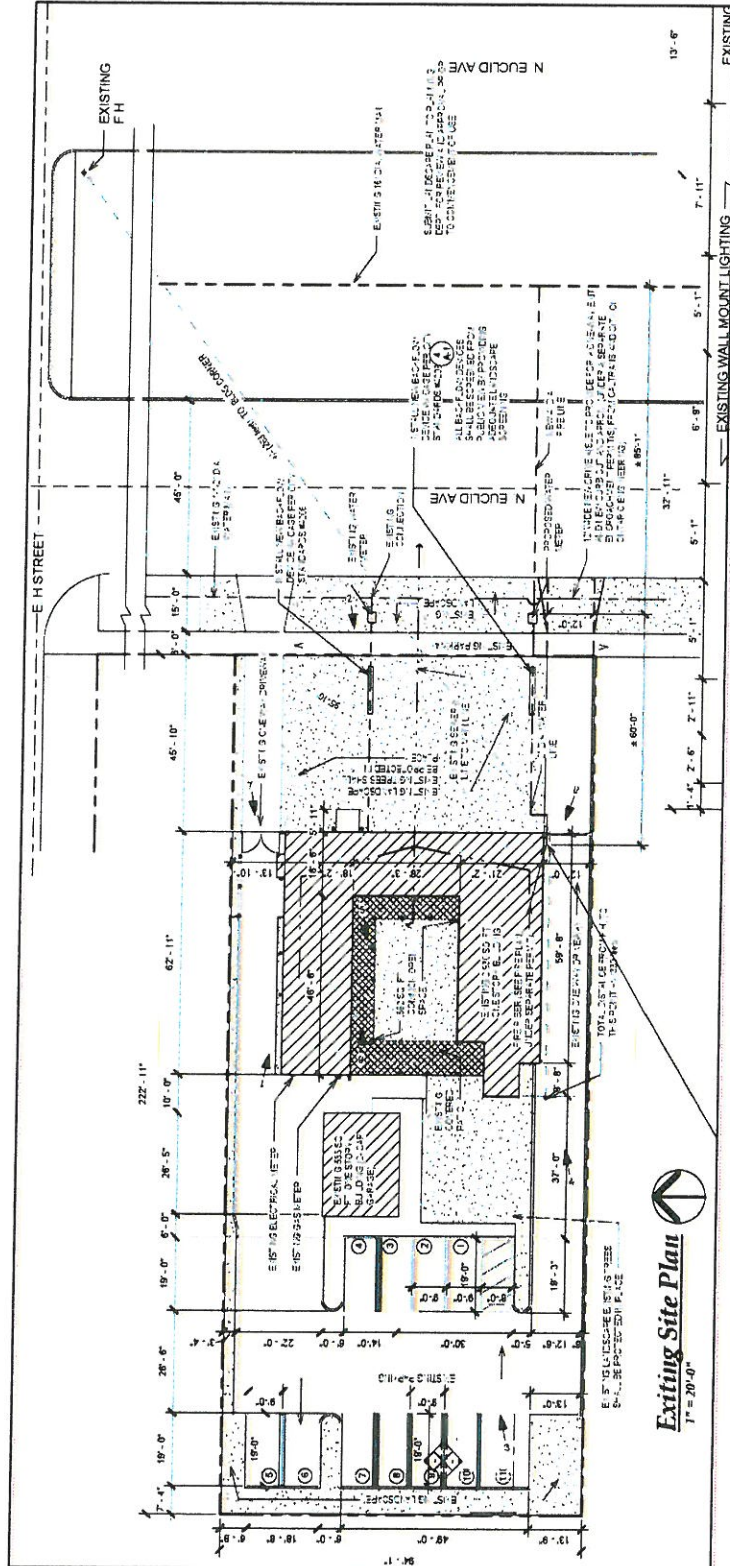


Exhibit C: Floor Plan

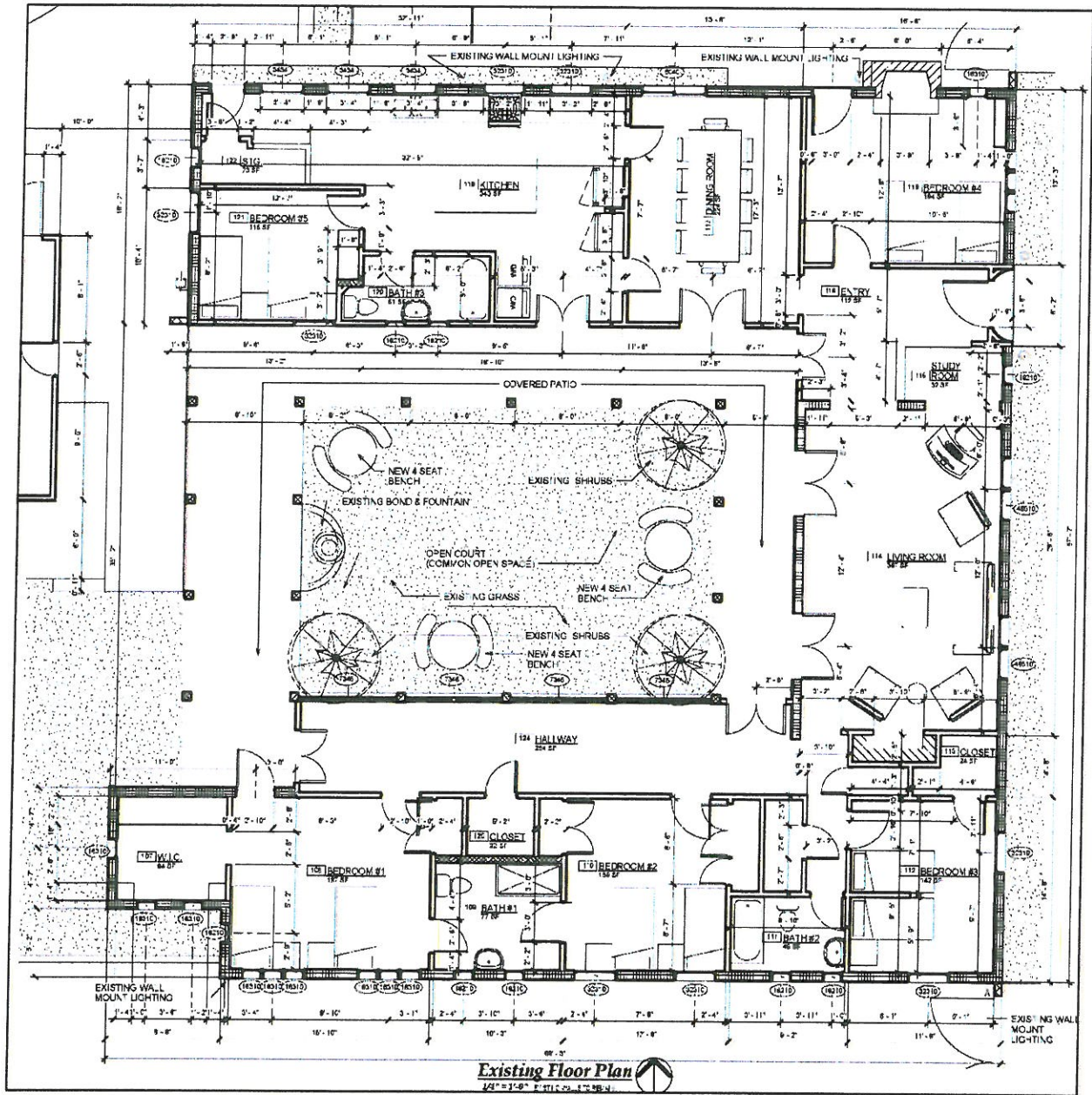
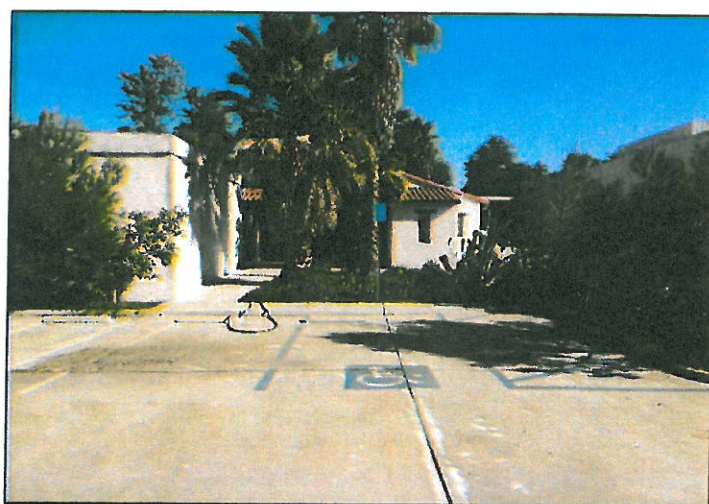
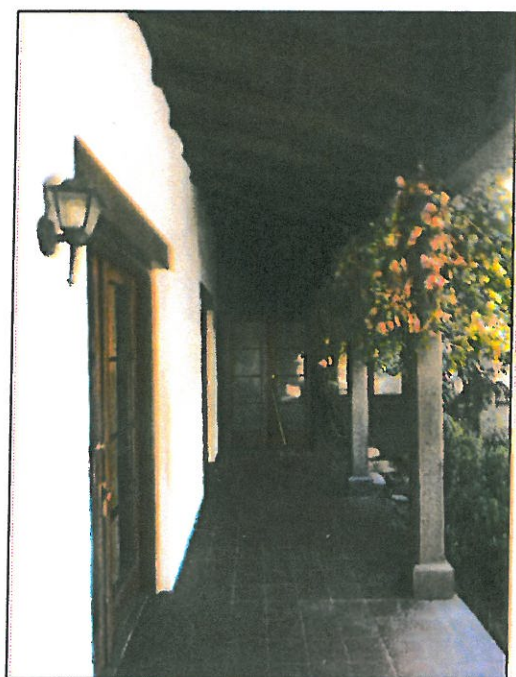


Exhibit D: Site Photos



747 North Euclid Avenue (east elevation)



*Above: Interior Courtyard (west facing)
Left: Courtyard Walkway
Right: Rear lot (east facing)*

Exhibit E: Programs and Activities

Helping Hearts California Euclid House
10 Bed Facility

Helping Hearts Euclid House will provide 24 hour behavioral health residential treatment services through a license from Community Care as a Social Rehabilitation Program, and a program certification through the Department of Healthcare Services as a Transitional Residential Treatment Center. Clients in the program will have a qualifying psychiatric diagnosis and are protected under the American's with Disabilities Act. All clients are adult between the ages of 18 and 59. The purpose of the program is to provide treatment and education of living and social skills so that the individual can develop the skills to successfully live in the community. At least one staff member will be on-site and awake, 24 hours per day unless no clients are on the premises. From the hours of 7 AM to 11 PM, a staffing ratio of at least one staff person to every 2.5 clients will be on-staff. No medical care or nursing services are provided. The scope of services includes:

- Assistance in the self-administration of medication
- Prompting in self-monitoring of health indicators
- Prompting with ADL's including proper hygiene
- Provide transportation to appointments and activities with supervisory staff
- Community based activities for integration
- Behavioral supports in home and community setting
- Daily goal focused progress notes
- Group and individual counseling to increase insight, self-advocacy, community services and integration
- Education for development of skills pertaining to independent living, activities of daily living, social skills, budgeting, vocational support, education such as GED, etc.
- Advocacy services as needed, including special needs such as developmental disabilities, senior services, coordination with legal support teams such as parole/probation, attorneys, etc.
- With oversight by a behavioral health professional, and prepared by the Program Director, measurable goals and a treatment plan is developed with each client, taking into consideration their physical and behavioral health needs, personal preferences and input, and mobility challenges, if applicable.

The length of stay is dependent on the clients' need. The planned length of stay shall be in accordance with the client needs and be evaluated for progress every 30 days. Under no circumstance will the length of stay extend beyond 1 year, however, a length of stay not exceeding a maximum total of 18 months is permitted to ensure successful completion of the treatment plan and appropriate referral.

PLANNING DEPARTMENT CONDITIONS OF APPROVAL
FILE NO.: PCUP15-006

Helping Hearts California Euclid House
 10 Bed Facility

Sample Daily Schedule

Time	Monday-Friday	Saturday and Sunday
7 AM to 10 AM	<ul style="list-style-type: none"> • Clients prepare own breakfast from no-cook to little cook options • Assistance in the Self Administration of Medication • Scheduled Personal Hygiene Times • Household duties including room cleaning and assigned laundry times • Attend appointments as scheduled 	<ul style="list-style-type: none"> • Assistance in the Self Administration of Medication • Scheduled Personal Hygiene Times • Communal breakfast with cooking skills instruction • Household duties including room cleaning and assigned laundry times
10 AM to Noon	<ul style="list-style-type: none"> • In home morning groups • 1:1 assistance on homework/tasks such as preparing resumes and on-line job searches. 	<ul style="list-style-type: none"> • Weekend activities including movies, games and other fun in-home activities.
Noon to 1 PM	<ul style="list-style-type: none"> • Assistance in the Self Administration of Medication • Clients prepare own lunch from no-cook to little cook options 	<ul style="list-style-type: none"> • Assistance in the Self Administration of Medication • Clients prepare own lunch from no-cook to little cook options • Worship service as requested
1 PM to 4 PM	Community activities and groups	Community activities and groups
4 PM to 5 PM	<ul style="list-style-type: none"> • Assistance in the Self Administration of Medication • Group meal preparation with assigned tasks and instruction 	<ul style="list-style-type: none"> • Assistance in the Self Administration of Medication • Group meal preparation with assigned tasks and instruction
5 PM to 6 PM	Evening meal and group cleanup	Evening meal and group cleanup
6 PM to 8 PM	Evening reflections. Clients have evening hygiene time, and relaxation.	Evening reflections. Clients have evening hygiene time, and relaxation.
8 PM - 9:00 PM	Assistance in the Self Administration of Medication	Assistance in the Self Administration of Medication
9 PM - 10 PM	Hygiene as needed, relaxation	Hygiene as needed, relaxation
10 PM - 7 AM	Quiet time and lights out in rooms. Encourage all clients to sleep on a regular schedule.	Quiet time and lights out in rooms. Encourage all clients to sleep on a regular schedule.

PLANNING DEPARTMENT CONDITIONS OF APPROVAL
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Helping Hearts California Euclid House
 10 Bed Facility

Internal Programs/Activities: These groups/sessions are held in various locations including the long-term residential treatment center, at the Clubhouse, with open space located at 3105 E. Guasti Rd Suite 100, Ontario, CA, and occasionally in community settings, like public parks.

Group	Location	Topics (may vary by day)
Morning Group	In-home (group and 1:1)	Goal setting for the day, increasing awareness, reframing thoughts, identification/label emotions, magical thinking, identifying triggers, changing thought process, coping skills, anger management, budgeting, if appropriate, 12 step work
Socialization skills and recreation	In-home, Clubhouse, local parks	Will be off-site and at Clubhouse with other locations as they open. Includes functions like barbeque and ice cream socials, picnics with park activities like volleyball or croquet. Bingo and Karaoke are held at the Clubhouse. Holiday mixers for New Years, Valentine's Day, St. Patricks Day, July 4 th , Halloween, Thanksgiving and Christmas. Will honor other faith celebrations as well if clients request. Also have monthly birthday party celebration. Easter, Thanksgiving and Christmas Dinner also provided at each location.
Arts and Crafts	In-home and Clubhouse	Have supplies available at each location. Will have off-site at Clubhouse with other locations as they open. Includes art forms such as watercolors, oil painting, sketching, and holiday themed activities such as decorating pumpkins, making Christmas Cards and Valentines, etc.
Vocational Skills	In-home (group and 1:1)	Pre-employment and vocational assessment. Work with clients to understand their work experience and skills, educational history (and copies of documentation), consolidating documentation for job applications, which may include Social Security card, birth certificate, identification, legal restrictions or barriers, etc. As a group, discuss various types of employers and jobs available, how much they pay, etc. Teach resume and job application skills. Assist in developing resumes. Teach about job searches and assist, including participation in job fairs, on-line searches, and community outreach. Work with any local organizations that support vocational programs including the counties and subsidies for employers (where available). Staff work with clients 1:1 on identifying specific appropriate types of employment, barriers to employment, additional training opportunities, etc. Group sessions on interviewing techniques, completing applications, etc. For those who obtain employment, assist with Freedom to Work benefits to ensure they do not lose eligibility for medical and psychiatric services.
Wellness Recovery Action Plan (WRAP)	In-home	Includes daily walks or other types of exercises (stretching, yoga) that clients learn through other external groups. Voluntary program that is based on physical ability. Tied to end of morning group and demonstrates how physical activity can be effective coping tool. High level discussion about how caffeine and smoking can affect our health as well as food we consume. Physical activity and dietary awareness are included within the daily goal setting.

PLANNING DEPARTMENT CONDITIONS OF APPROVAL
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Helping Hearts California Euclid House
 10 Bed Facility

Wellness Empowerment in Life and Living (WELL)	In-home and community	Small group session held in home in advance of visiting External Programs, such as recreation centers, health forums, etc. Provides framework for the days' activity and how it can benefit the client in their daily living. Also includes appropriate social boundaries and expectations for the settings.
Recovery Planning - Hopes and Dreams	In-home	As a component of daily goals, clients work as a group and 1:1 with staff to identify short and long term goals, and develop specific action steps to move towards the goals. Includes individual, family and community needs and assessment.
Healthy cooking	In-home	Clients are provided with simple, healthy and low cost recipes. Staff provides oversight as clients are tasked with community meal preparation.
Healthy eating	In-home and community	A component of healthy cooking, clients learn how to plan a weekly budget for eating, sources for financial assistance including food stamps, food banks, shopping for sales, low cost meals, etc.
Public Transportation	In-home and community	Clients become familiar with the public transit system. In-home, the clients are assigned various activities and working with staff, identify the appropriate bus routes, planning for time of travel, etc. Staff will work with clients 1:1 and/or in group to navigate the transportation system
Health Management	In-home and community	Conducted in group setting and 1:1 where appropriate. Tied to other components including healthy cooking, healthy eating, WRAP and goal setting. Disease management coordination with Community Hospital classes where appropriate.



**PLANNING DEPARTMENT
CONDITIONS OF APPROVAL**

File No. PCUP15-006

Date: August 17, 2015

Project Description: A Conditional Use Permit to establish an adult social rehabilitation residential facility within an existing 5 bedroom, 3,000 square foot residence, on 0.46 acres of developed land, within the C1 (Shopping Center Commercial) and EA (Euclid Avenue Overlay) zoning districts, located at 747 N Euclid Avenue, within the Euclid Avenue Historic District. (APN: 1048-271-16); **submitted by Helping Hearts California, LLC.**

Reviewed by: Diane Ayala, Senior Planner
Phone: (909) 395-2036; **Fax:** (909) 395-2420

CONDITIONS OF APPROVAL

The above-described Development Plan application shall comply with the following conditions of approval:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 1020-021, on March 16, 2010. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or the City Clerk.

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. Project 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. 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 Parking, Circulation and Access.

(a) Completion of the commercial parking lot is required prior to commencement of use. A new one-way drive aisle, approximately 12 feet wide and 45 feet in length, located on the south side of the property, will provide egress from the rear parking lot to Euclid Avenue. Obtain all required approvals and permits for the completion of the parking lot, driveway, and drive approach.

(b) A minimum ratio of .5 parking spaces per bed; plus 1 space per employee; plus 1 space per visiting staff, such as a counselor, shall be provided. The facility will have no more than 10 residents (maximum of 10 beds) and 4 staff members (1 staff per 2.5 residents) on-site employees at one time. One loading space shall be provided at all times. A Minimum of 11 parking spaces shall be provided to meet the off-street parking requirement.

2.3 Open Space.

(a) A minimum of 75 square feet of common open space (passive or active) per bedroom within the facility shall be provided for a total of 375 square feet common open space.

2.4 Mechanical Equipment.

(a) All ground mounted utility structures, such as water tank storage, pumps, HVAC equipment, and back flow prevention valves, shall be located out of view from a public street or adequately screened through landscaping and/or masonry walls. A landscape plan shall be submitted to the Planning Department and approved prior to construction or installation of any onsite mechanical equipment which is located within public view.

2.5 Site Lighting.

(a) All proposed site lighting, requires Planning Department approval and may require Planning Commission approval

2.6 Architectural Treatment.

(a) The property is a designated historic landmark and a contributor to the Euclid Avenue Historic District. As such, any exterior alteration, addition, or improvement, requires a Certificate of Appropriateness issued by the Historic Preservation Commission pursuant to Article 26, Historic Preservation of the Ontario Development Code.

2.7 Signs.

(a) Signs are subject to the Ontario Downtown Sign Guidelines and require review and approval by the Planning Department.

2.8 Environmental Review.

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

2.9 Additional Fees.

(a) Within 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 shall be paid by check, made 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.

2.10 Additional Requirements.

(a) Between the hours of 7 am to 11 pm., a minimum ratio of 1 staff person per 2.5 residents will be onsite. A minimum of 1 staff person will be on-site and awake for 24 hours per day unless no residents are on-site. The hours between 10PM and 7 AM shall be considered "quiet time" with lights off in bedrooms.

(b) All residents must be at least 18 years of age and no more than 59 years of age.

(c) No medical care or nursing services shall be provided on-site.

(d) Facility is a temporary residential treatment program and no resident shall reside on-site for more than an 18 month period.

(e) The social rehabilitation facility will house no more than 10 adult clients at any one time.

(f) To ensure safety, all group transportation loading and unloading of passengers shall be located on-site.

(g) Prior to commencement of use, all Conditions of Approval must be met.

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

CONDITIONS OF APPROVAL	
Sign Off	
<i>Carolyn Bell</i> Carolyn Bell, Sr. Landscape Planner	7/22/15 Date

Reviewer's Name: Carolyn Bell, Sr. Landscape Planner	Phone: (909) 395-2237
D.A.B. File No.: PCUP15-006 Rev 1	Case Planner: Diane Ayala
Project Name and Location: Assisted Living – Helping Hearts 747 N Euclid Ave	
Applicant/Representative: Helping Hearts – Joshua La Barge 3105 E Guasti Road ste 100 Ontario, CA 91761	
<input checked="" type="checkbox"/>	A Conditional Use Permit has been approved with the consideration that the following conditions below be met upon site development.
<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	

1. Provide landscape and irrigation plans for review and approval prior to permit issuance for any grading or construction.
2. New and rehabilitated landscape and irrigation shall meet all the requirements of the Landscape Development Standards including water budget and water efficient irrigation and landscaping.
3. Existing trees shall be protected in place. If tree removal is requested, a tree inventory and report by a certified arborist shall be submitted to this department for review and approval with the landscape plans.
4. Provide shade trees on the west and south sides of buildings for energy conservation and appropriately placed shrubs to screen utilities and equipment.



CITY OF ONTARIO

MEMORANDUM

TO: Diane Ayala
Planning Department

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

DATE: July 1, 2015

SUBJECT: PCUP15-006 - A Conditional Use Permit to establish an adult social rehabilitation residential facility for Helping Hearts California generally located on the southwest corner of H Street and Euclid Ave, on 0.46 acres of developed land, within the C1 (Shopping Center Commercial) and EA (Euclid Avenue Overlay) zoning districts at 747 N Euclid Avenue. [Historic Contributor House] APN: 1048-271-16

-
- The plan does adequately address Fire Department requirements at this time.
- No comments or conditions
 - Conditions of approval below.
- The plan does NOT adequately address Fire Department requirements at this time.
- Comments / corrections below.

SITE AND BUILDING FEATURES:

- A. Type of Building Construction Used: V B – wood frame / non rated
- B. Roof Materials Used: Class C / non rated
- C. Ground Floor Area(s): 3,643 square feet
- D. Number of Stories: 1 story
- E. Total Square Footage: 3,643 square feet
- F. Type of Occupancy: B / R-4

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.ci.ontario.ca.us, 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 twenty-six (26) 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 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

- 3.2 Off-site street 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.
- 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- 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 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.
- 4.2 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 R. 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.
- 4.8 Hose valves with two and one half inch (2 ½") connections will be required on the roof, in locations acceptable to the Fire Department. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.
- 4.9 Due to inaccessible rail spur areas, two and one half inch 2-1/2" fire hose connections shall be provided in these areas. These hose valves shall be take their water supply from the automatic fire sprinkler systems, and shall be included in the design submitted for these systems. Identification shall be provided for all hose valves per Standard #D-004.

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.
- 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1.3280 of the Ontario Municipal Code and Standard #H-003.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building 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.
- 5.7 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.
- 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.
- 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

Date: July 23, 2015
To: Antonio Alejos, Engineering Department
From: Jeff Krizek, Utilities Engineering Division
Subject: DAB #1 - Utilities Comments (#3891)
Project No.: PCUP15-006 Tenant Improvement (TI) Assisted Living Care Facility Conversion 747 N Euclid Ave

Project	Note: All Utility design shall meet the City's Design Development Guidelines and Specifications Design Criteria.
Proposed Conditions of Approval	<ol style="list-style-type: none">1. Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below.2. Install a backflow device on the domestic service behind the meter, per City Standards.3. For any Private Fire Sprinkler System to be installed onsite, the Private Fire Sprinkler System shall be supplied by installing a new Fire Service with DCDA connecting to a public main, per City Standard #4208.



CITY OF ONTARIO MEMORANDUM

TO: Diane Ayala

FROM: Douglas Sorel, Ontario Police Department

DATE: April 10, 2015

SUBJECT: REVISED COMMENTS for PCUP15-006 – Assisted Living Facility at the southwest corner of Euclid Avenue and H Street

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

- Required lighting for parking, walkways, 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.
- Door and windows, including all hardware, must meet minimum requirements of the standard conditions.

Additionally:

- If controlled substances will be stored at this facility, they shall be appropriately stored and locked. Compliance with all local, state and federal laws is required at all times.
- Program participants should sign crime-free lease addendums.
- The CUP may be subject to review/revocation if the applicant experiences recurring criminal activity or fails to comply with these conditions of approval

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

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT



Project File No.: PCUPI5-006
 Address: 747 North Euclid Avenue
 APN: 1048-271-16
 Existing Land Use: Offices (Existing Building)
 Proposed Land Use: Establish an assisted living/congregate care facility within an existing building
 Site Acreage: 0.46 Proposed Structure Height: n/a
 ONT-IAC Project Review: No
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Diane Ayala
 Date: 4/6/15
 CD No.: 2015-018
 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: 83' | |
| <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 policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: _____