



CITY OF ONTARIO
ZONING ADMINISTRATOR
AGENDA

February 3, 2020

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

All documents for public review are on file with the Planning Department located at City Hall, 303 East "B" Street, Ontario, CA 91764

PUBLIC HEARINGS

- A. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP18-039:** A Conditional Use Permit to establish a 491-square foot addition to an existing place of worship (Prayer and Praise Ministries Church of God in Christ) on 0.34-acre of land located at 130 West Phillips Street, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DU/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1049-552-10) **submitted by Dorothy Porter.**
- B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP19-021:** A Conditional Use Permit to establish a used automobile sales lot on 1.27 acres of land located at 1215 West Holt Boulevard, within the IP (Industrial Park) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-121-27) **submitted by Reza Khan.**

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

If you challenge any action of the Zoning Administrator in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing.

I, Maureen Duran, Office Specialist of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **January 30, 2020**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East "B" Street, Ontario.



CITY OF ONTARIO

MEMORANDUM

TO: Zoning Administrator

FROM: Jeanie Irene Aguilo, Associate Planner *ja*

DATE: January 3, 2020

SUBJECT: Agenda Item A – File No. PCUP18-039

Staff is requesting this item be continued to the February 19, 2020 Zoning Administrator meeting to allow additional time to resolve outstanding issues.



ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT

February 3, 2020

DECISION NO.: [insert #]

FILE NO.: PCUP19-021

DESCRIPTION: A Conditional Use Permit to establish a used automobile dealership on 1.27 acres of land located at 1215 West Holt Boulevard, within the IP (Industrial Park) zoning district (APN: 1011-121-27); **submitted by Reza Khan.**

Part I—BACKGROUND & ANALYSIS

REZA KHAN, (herein after referred to as “Applicant”) has filed an application requesting Conditional Use Permit approval for File No. PCUP19-021, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

(1) Project Setting: The project site is comprised of 1.27 acres of land located at 1215 West Holt Boulevard, 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 Services	Business Park	IP (Industrial Park)	N/A
<i>North</i>	Restaurant and Multiple-Family Residential	High Density Residential (25.1- 45 du/ac)	HDR-45 (High Density Residential - 25.1 to 40.0 du/ac) / ICC (Interim Community Commercial) Overlay District	N/A
<i>South</i>	Manufacturing / Warehousing	Industrial	IG (General Industrial)	N/A
<i>East</i>	Auto Sales	Business Park	IP (Industrial Park)	N/A
<i>West</i>	Recreational Facilities	Business Park	Industrial Park (IP)/ ICC (Interim Community Commercial) Overlay District	N/A

Prepared: NL 1/22/20	Reviewed: CM 1/24/2020	Decision: [enter initial/date]
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(2) Project Analysis:

(a) Background — The project site was developed in 2004 with a two-story, 15,493-square foot commercial building. The building is presently occupied by Akram Auto Electric, an auto repair shop specializing in mechanical and electric repairs, that has been operating since 2007. The project site was developed with a surplus of 23 parking spaces to accommodate a second building on the southern portion of the site that was not developed. The project site is a through lot with street frontages and access along Holt Boulevard to the north and Brooks Avenue to the south (see Exhibit A: Aerial Photograph, attached).

The applicant is proposing to establish a used automobile dealership, which requires the approval of a Conditional Use Permit. The applicant will occupy a 535-square foot office within the existing building (see Exhibit C: Floor Plan, attached) and utilize 19 of the 23 surplus parking spaces to display the vehicles for sale (see Exhibit B: Site Plan, attached).

(b) Proposed Use — The proposed used automobile dealership will operate by appointment only. The hours of operation will be daily, from 10:00 a.m. to 7:00 p.m., with a total of 2 employees. The applicant is expecting to have a minimal number of customers per day, since the vehicles will be shown and accessible by appointment only. Vehicles for sale will not be visible from street and will be kept within the gated parking lot area, located along the western and rear half of the site. The applicant will occupy 19 parking spaces for vehicle display areas and will install signs that indicate vehicle display parking (see Exhibit B: Site Plan). The gate will remain open during business hours and there will be no servicing of vehicles in conjunction with the proposed used automobile sales.

(c) Land Use Compatibility — A Conditional Use Permit review is required to ensure the compatibility with adjacent uses. The project site is located within the IP (Industrial Park) zoning district and is surrounded by IG (General Industrial), IP (Industrial Park), and HDR-45 (High Density Residential – 25-1 to 45.0 DUs/Acre) with ICC (Interim Community Commercial) Overlay District zoned properties. The project site is adjacent to an existing used automobile dealership, other auto services, and a recreational facility (Ontario Ice Skating Center). It is staff's belief that the proposed conditionally permitted land use is compatible with the existing surrounding land uses and will not negatively impact the existing site and surrounding businesses. There are similar existing uses within the vicinity and the proposed use will operate the dealership by appointment only, resulting in a minimal number of customers visiting the project site.

(d) Parking — The project site was developed with a total of 54 parking spaces to accommodate the development of a second building that was not developed, which resulted in a surplus of 23 parking spaces. The total on-site parking requirement for the existing and proposed land uses, as required by the Ontario Development Code, is 50 parking spaces, which includes the 19 display parking spaces. A total of 54 parking

spaces are provided, leaving a surplus of 4 parking spaces. Consequently, staff believes that the proposed use will not adversely affect parking demand at the project site. The table below shows the breakdown for required parking for the project site.

<i>Type of Use</i>	<i>Square Feet</i>	<i>Parking Ratio</i>	<i>Number of Required Parking</i>	<i>Number of Provided Parking</i>
Proposed Tenant Office	535 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	2	
Existing Offices	2,549 SF	4 spaces per 1,000 SF (0.004/SF) of GFA	10	
Repair	1,906 SF	2.5 spaces per 1,000 SF (0.0025/SF) of GFA	5	
Motor Vehicle Dealers	3,249 SF	Outdoor display areas: one space per 1,000SF of GFA	3	
Warehouse/Storage	10,503 SF	One space per 1,000SF (0.001/SF) for portion of GFA	11	
TOTAL:			31	54
CAR DISPLAY SPACES:				19
TOTAL SURPLUS SPACES				4

(3) Airport Land Use Compatibility Plan: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (hereinafter referred to as “ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

(4) 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.

(5) 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.

(6) 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 II—RECITALS

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

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

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

WHEREAS, Ontario Development Code Table 2.01-1 (Review Matrix) establishes that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

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

WHEREAS, the project is 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; and

WHEREAS, the proposed project is located within the Airport Influence Area of Ontario International Airport and the facts and information contained in the Application and supporting documentation have been reviewed against the ALUCP compatibility factors, including noise, safety, airspace protection, and overflight impacts of current and future airport activity, and as a result of the review, the proposed project has been determined to be consistent with the ALUCP policies and criteria; and

WHEREAS, on February 3, 2020, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

(1) Norma Lopez, Administrative Planning Intern, 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.

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

(3) [insert additional speaker info]

(4) [insert additional speaker info]

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

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

Part III—THE DECISION

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

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

(2) 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. Existing Facilities 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 or no expansion of existing or former use. The proposed use is located within an existing building and does not include any alterations to the existing structure.

(3) Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the approving authority for the Project, the Zoning Administrator finds and determines that based on the facts and information contained in the Application and supporting documentation, the proposed 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.

(4) Pursuant to the requirements of Development Code Section 4.02.015.D (Findings and Decision), based upon the facts and information contained in the Application, and the evidence presented to the Zoning Administrator during the above-referenced public hearing, the Zoning Administrator hereby finds as follows:

(a) *The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.* The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Development Code and zoning district within which the site is located. The proposed car dealership will be located at 1215 West Holt Boulevard, which is designated for the IP (Industrial Park) zoning district. The proposed use will be established consistent with the City of Ontario Development Code, and its objectives and purposes, and the objectives and purposes, and development standards and guidelines, of the Industrial Park zoning district.

(b) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.* The proposed automobile dealer will be located at 1215 West Holt Boulevard, which the Policy Plan Master Land Use Plan designates for Business Park land use. The proposed land use is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, which promotes the establishment and intensification of commercial and industrial land uses in the area of the project site.

(c) *The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of the Development Code, and any applicable specific plan or planned unit development.* The proposed automobile dealer land use is located with the Business Park land use district of the Policy Plan Official Land Use Plan (Exhibit LU-01) and the IP (Industrial Park) zoning district, and has been reviewed and conditioned to ensure the establishment, operation, and maintenance of the proposed land use is consistent with all applicable objectives, purposes, standards, and guidelines of the Development Code; and

(d) *The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.* The proposed project is located within the Airport Influence Area of Ontario International Airport and the facts and information contained in the Application and supporting documentation have been reviewed against the ALUCP compatibility factors, including: [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, it is found and

determined that the Project, implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

(e) *The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.* The Zoning Administrator has required certain safeguards and has imposed certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; and [iv] the project will be in harmony with the surrounding area in which it is proposed to be located.

Part IV—ZONING ADMINISTRATOR ACTION

Based upon the findings and conclusions set forth in Parts I through III, above, the Zoning Administrator hereby approves File No. PCUP19-021, 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.

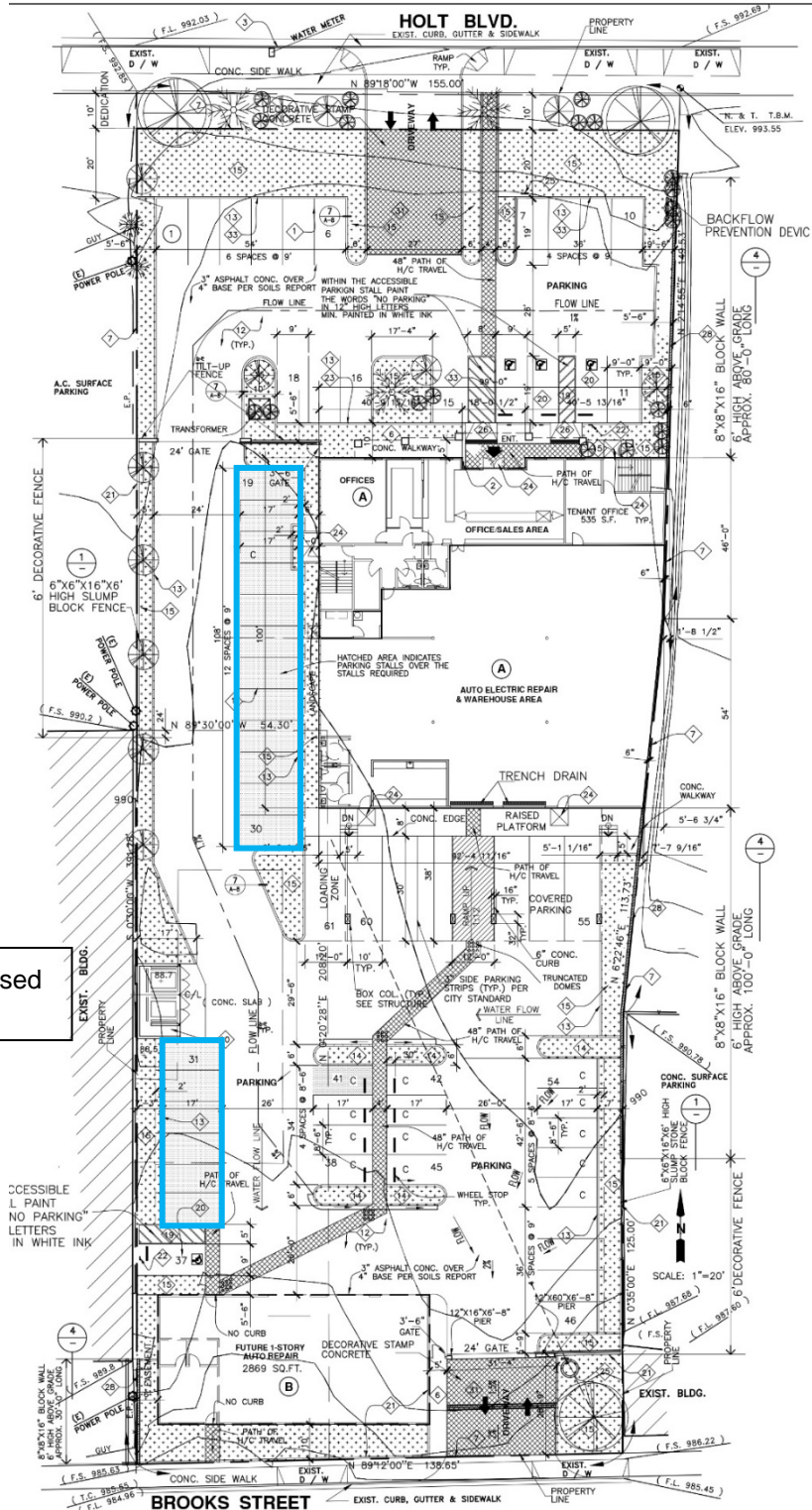
APPROVED AND ADOPTED this [insert day] day of February 2020.

Cathy Wahlstrom
Zoning Administrator

Exhibit A: Aerial Photograph



Exhibit B: Site Plan



Parking Spaces Used for Proposed Use

Exhibit C: Floor Plan

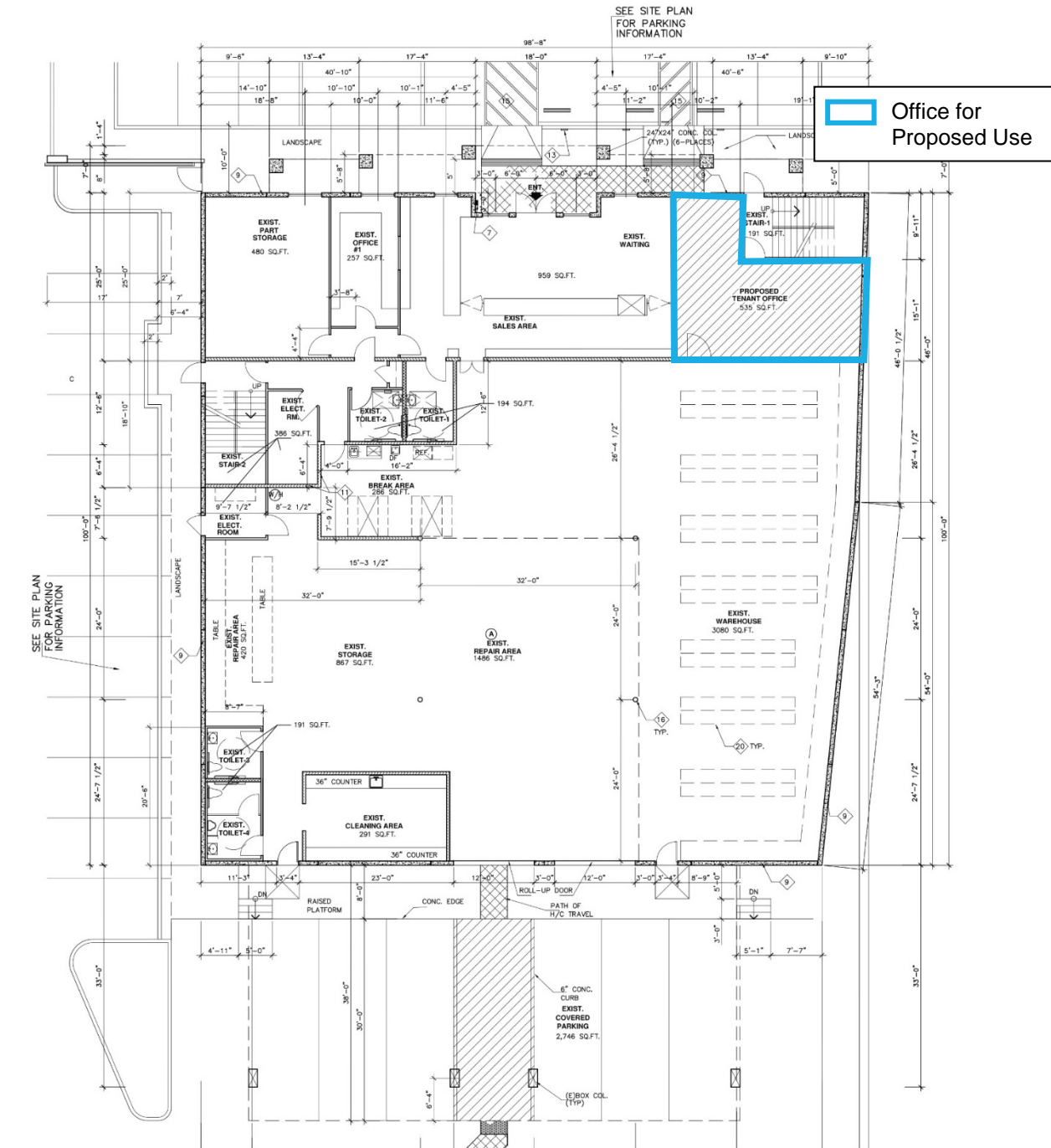
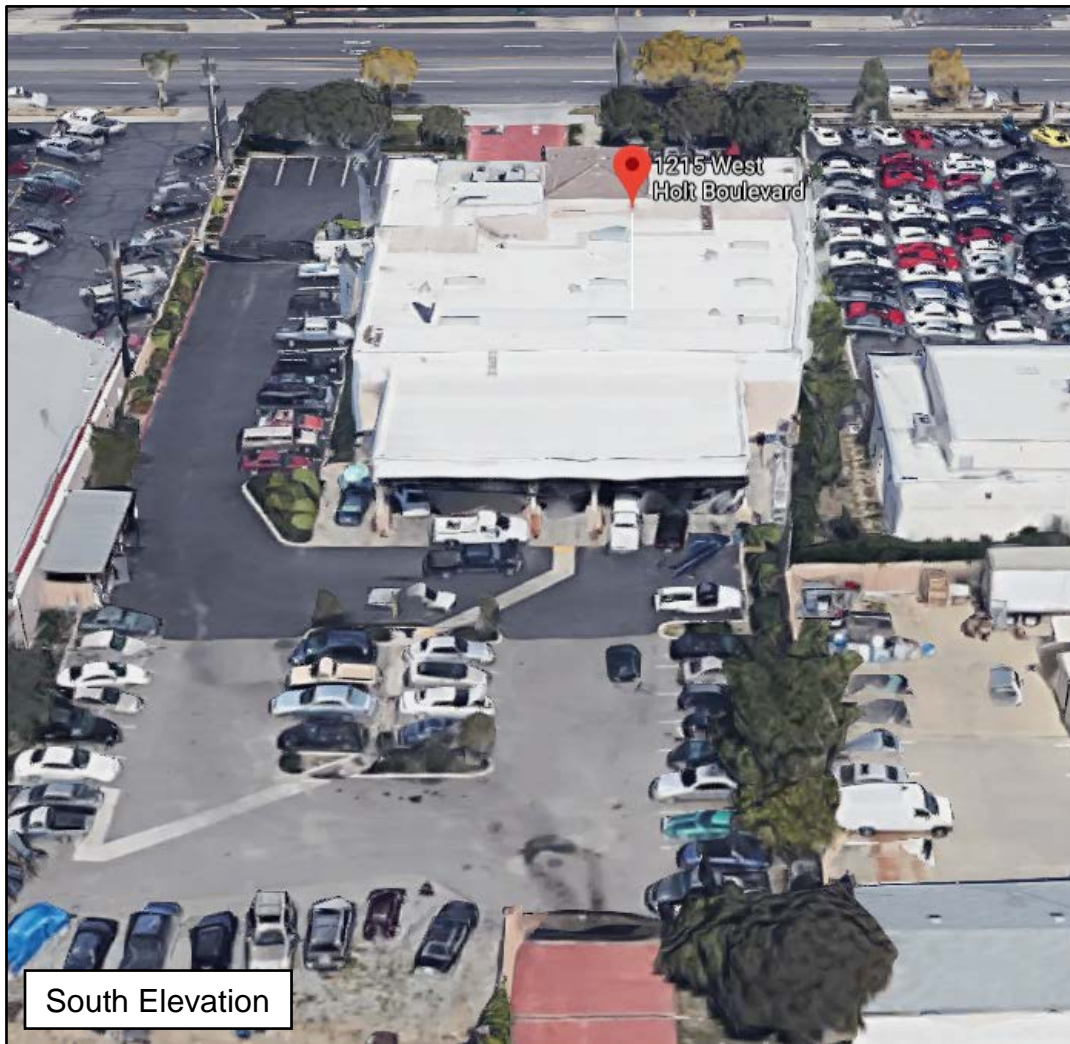


Exhibit E: Site Photos





Attachment A—Departmental Conditions of Approval

(Departmental conditions of approval 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: February 03, 2020

File No: PCUP19-021

Related Files: N/A

Project Description: A Conditional Use Permit to establish a used automobile sales lot on 1.27 acres of land located at 1215 West Holt Boulevard, within the IP (Industrial Park) zoning district. (APN: 1011-121-27); **submitted by Reza Khan.**

Prepared By: Norma Lopez, Administrative Planning Intern
Phone: 909.395.2411 (direct)
Email: nslopez@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

1.0 Standard Conditions of Approval. The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

2.0 Special Conditions of Approval. In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

2.1 Time Limits.

(a) Conditional Use Permit approval shall become null and void one year following the effective date of application approval, unless 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 Landscaping. Comply with the conditions of approval of the Planning Department, Landscape Planning Division.

2.3 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.

2.4 Signs.

(a) Auto display parking signs shall be installed to delineate the vehicle display area requiring a separate sign permit and planning approval prior to installation.

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

2.5 Environmental Review. 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.

2.6 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.

2.7 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.

(c) No display of automobiles shall be allowed within any other arears (parking stalls, drive aisles, etc.) other than the 19 parking spaces designated for the display of automobiles as shown on the Exhibit "B" Site Plan of the ZA Decision staff report.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Emily Hernandez, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Lorena Mejia, Senior Planner

REVISION NO. 1

DATE: November 13, 2019

SUBJECT: FILE #: PCUP19-021

Finance Acct#:

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

PROJECT DESCRIPTION: A Conditional Use Permit to establish a used car dealership with 18 automobile display spaces and 535 square feet of office space in conjunction with an existing industrial building (Akram Auto Electric) on 1.27 acres of land located at 1215 West Holt Boulevard and 1219 West Brooks Street, within the IP (Industrial Park) zoning district (APN 1011-121-27).

- 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.

Approved with conditions

Landscape Planning Division *JR* landscape Planner 1/15/20
 Department Signature Title Date

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

PRELIMINARY PLAN COMMENTS	
Sign Off	
	1/15/20
Jamie Richardson, Landscape Planner	Date

Reviewer's Name: Jamie Richardson, Landscape Planner	Phone: (909) 395-2615
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D.A.B. File No.: PCUP19-021	Related Files:	Case Planner: Lorena Mejia
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Project Name and Location:
 Akram Auto Electric
 1215 West Holt Blvd.. & 1219 W Brooks St.

Applicant/Representative:
 Syed Raza Associates
 12600 Central Avenue
 Chino, CA 91710

<input checked="" type="checkbox"/>	A site plan (dated 11/13/19) meets the Standard Conditions for New Development and has been approved with the consideration that the following conditions below be met.
<input type="checkbox"/>	A site plan (dated) has not been approved. Corrections noted below are required prior to DAB approval.

1. Provide an arborist report and 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. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall be equal to trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020.
2. Show on demo plans and landscape construction plans trees to be preserved, removed or mitigation measures for trees removed, such as:
 - a. New 15 gallon trees min 1" diameter trunk, in addition to trees required.
 - b. New 24" box trees min 1.5" diameter trunk, in addition to trees required.
 - c. Upsizing trees on the plan one size larger such as 15 gallon to 24" box, or 24" to 36" box size.
 - d. Monetary value of the trees removed as identified in the "Guide for Plant Appraisal", approved certified arborist plant appraiser, or may be equal to the value of the installation cost of planting, fertilizing, staking and irrigating 15 gallon trees, (100\$ each) to the City of Ontario Historic Preservation Fund for city tree planting or city approved combination of the above items.
3. Note landscapes shall be maintained by the property management association or maintenance personnel.
4. Contact property management to replace missing parking lot island trees: 1 at each parking island or row end. 24" box size trees type shall match existing or consider low water trees for this climate such as : Eucalyptus Microtheca – Coolibah Tree, Brachychiton populneus, Bottle Tree, or Quercus ilex, Holly Oak, Ulmus 'True Green' Elm, Pistachia chinensis or similar.

Provide, repair or replace tree irrigation tree bubblers such as Rainird 5HB on pop-ups with appropriate pressure compensating screen. Pop-ups shall be installed to provide consistent wetting to the rootball with overspray.

5. Landscape renovations shall include a weather based controller with weather sensor and system tune up to prevent any overspray or run off.
6. Repair or replace broken or leaking for existing irrigation components.
7. Existing trees shall be protected in place. If tree removal is requested a landscape plan and tree inventory shall be submitted to this department for review and approval.
8. Provide erosion control for "existing vacant pad"; hydroseed with irrigation.
9. Replace dead or missing groundcover damaged by construction or neglect.
10. Contact this department for inspection when construction is completed.
11. Landscape and irrigation shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>



CITY OF ONTARIO MEMORANDUM

ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

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

ZA MEETING DATE: February 3, 2020

PROJECT: PCUP19-021, a Conditional Use Permit to establish a used car dealership with 18 automobile display spaces and 535-square feet of office space on 1.27 acres of land.

APN: 1011-121-27

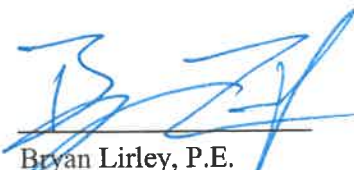
LOCATION: 1215 West Holt Boulevard and 1219 West Brooks Street

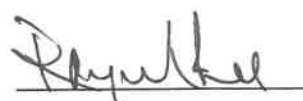
PROJECT ENGINEER: Eric Woosley, P.E., Assistant Engineer (909) 395-2134

PROJECT PLANNER: Lorena Mejia, Senior Associate Planner (909) 395-2276

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

1. Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below:


Bryan Lirley, P.E.
Principal Engineer
Date 12/12/19


Raymond Lee, P.E.
Assistant City Engineer
Date 12/12/19



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, City Engineer
 Jamie Richardson, Landscape Planning Division
 Ahmed Aly, Municipal Utility Company
 Emily Hernandez, Police Department
 Paul Ehrman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
celia Eric Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

antonio

FROM: Lorena Mejia, Senior Planner

DATE: September 30, 2019

SUBJECT: FILE #: PCUP19-021

Finance Acct#:

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

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

PROJECT DESCRIPTION: A Conditional Use Permit to establish a used car dealership with 18 car showcase spaces and 535 SF of office space within an existing warehouse building (Akram Auto Electric) on 1.27 acres of land located within the Industrial Park (IP) zoning district. APN 1011-121-27.

- 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.

png Department *Clara Coule* Signature *eng. asst.* Title *10/25/19* Date



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
 Charity Hernandez, Economic Development
 Kevin Shear, Building Official
 Khoi Do, City Engineer
 Jamie Richardson, Landscape Planning Division
 Ahmed Aly, Municipal Utility Company
 Emily Hernandez, Police Department
 Paul Ehman, Deputy Fire Chief/Fire Marshal
 Jay Bautista, T. E., Traffic/Transportation Manager
 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

Akram

FROM: Lorena Mejia, Senior Planner

DATE: September 30, 2019

SUBJECT: FILE #: PCUP19-021

Finance Acct#:

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

- Note:**
- Only DAB action is required
 - Both DAB and Planning Commission actions are required
 - Only Planning Commission action is required
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Engineering (Level)
Department

[Signature]
Signature

Assistant Engineer
Title

11/11/19
Date



CITY OF ONTARIO

MEMORANDUM

DEVELOPMENT PLAN REVIEW COMMENTS Engineering Department/Land Development Section

DATE: November 1st, 2019

PROJECT: PCUP19-021, a Conditional Use Permit to establish a used car dealership with 18 automobile display spaces and 535 square feet of office space in conjunction with an existing industrial building (Akram Auto Electric) on 1.27 acres of land located.

APN: 1011-121-27

LOCATION: 1219 West Brooks Street

PROJECT ENGINEER: Antonio Alejos, Assistant Engineer (909) 395-2384

PROJECT PLANNER: Lorena Mejia, Senior Planner (909) 395-2276

A. General Comments:

1. The applicant/developer shall respond to these comments as well as the comments provided by the Ontario Municipal Utilities Company (OMUC) prior to the next submittal.
2. Revise the preliminary site plan to show the existing site (accurately) and proposed on-site and off-site improvements.
 - a. The site is subject to additional improvements depending on what is going to be proposed.
3. No additional comments from the Traffic & Transportation Division, Information Technology & Management Services (Fiber Team) and Environmental Section. Final Engineering conditions of approval shall be provided after all Departments' comments/concerns have been addressed.

B. The following items will be incorporated in the Conditions of Approval Report prior to the Development Advisory Board and/or Zoning Administrator Hearing:

1. The applicant/developer shall sign Holt Boulevard "No Parking" along the project frontage.

C: Raymond Lee, P.E., Assistant City Engineer



CITY OF ONTARIO MEMORANDUM



DATE: October 16, 2019
TO: Antonio Alejos, Engineering
CC: Lorena Mejia, Planning
FROM: Peter Tran, Utilities Engineering
SUBJECT: DPR #1 - Utilities Comments (**#6335**)
PCUP19-021 (Establish a used care dealership with 18 car show case spaces and 535 office
PROJECT NO.: space in an existing warehouse)

BRIEF DESCRIPTION

A Conditional Use Permit to establish a used car dealership with 18 automobile display spaces and 535 square feet of office space in conjunction with an existing industrial building (Akram Auto Electric) on 1.27 acres of land located at 1215 West Holt Boulevard and 1219 West Brooks Street, within the IP (Industrial Park) zoning district (APN 1011-121-27).

THIS SUBMITTAL IS INCOMPLETE.

CORRECTION ITEMS: *In order to be considered for approval by the Ontario Municipal Utilities Company (OMUC) the applicant shall address all the correction items below and resubmit the application for further review. Please note that all Utility design shall meet the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

General Comments:

1. Utilities Annotation: **Show and label** all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, and points of connection.
2. Next Submittal: Submit this comment sheet on the next submittal.

Potable Water Comments:

3. Back Flow Device: A back flow is required for each domestic and irrigation service. Also, irrigation service is to be separated from the domestic service.

Solid Waste Comments:

4. Trash Enclosure (TE): Provide three 4-CY bins TE for this project site to meet with State Assembly Bill AB1826.



CITY OF ONTARIO

MEMORANDUM

TO: Scott Murphy, Development Director
Cathy Wahlstrom, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Kevin Shear, Building Official
Khoi Do, City Engineer
Jamie Richardson, Landscape Planning Division
Ahmed Aly, Municipal Utility Company
Emily Hernandez, Police Department
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Joe De Sousa, Code Enforcement (Copy of memo only)
Jimmy Chang, IT Department

FROM: Lorena Mejia, Senior Planner

DATE: September 30, 2019

SUBJECT: FILE #: PCUP19-021

Finance Acct#:

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ENGINEERING/TRAFFIC
Department


Signature

Title

10/21/2019
Date



CITY OF ONTARIO MEMORANDUM

Development Plan Review

Project: PCUP19-017

Date: October 21, 2019

Location: 1215 W. Holt Blvd.

By: Steven Latino

The following shall become conditions for the subject project.

Conditions:

1. The Applicant/Developer shall sign Holt Boulevard “No Parking” along the project frontage.

sal;

CITY OF ONTARIO

MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: October 30, 2019
SUBJECT: PCUP19-021

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

Conditions of Approval

1. Plans and Permits are required for all construction that is required for new tenant space.

KS:lr



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department

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

DATE: October 23, 2019

SUBJECT: PCUP19-021 A Conditional Use Permit to establish a used car dealership with 18 car showcase spaces and 535 SF of office space within an existing warehouse building (Akram Auto Electric) on 1.27 acres of land located within the Industrial Park (IP) zoning district. APN 1011-121-27.

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

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 forms.



CITY OF ONTARIO

MEMORANDUM

TO: Lorena Mejia, Planning Department

FROM: Emily Hernandez, Police Department

DATE: November 19, 2019

SUBJECT: **PCUP19-021: A CONDITIONAL USE PERMIT TO ESTABLISH A USED CAR DEALERSHIP WITH 18 AUTOMOBILE SPACES AND 535 SQUARE FEET OF OFFICE SPACE IN CONJUNCTION WITH AN EXISTING INDUSTRIAL BUILDING LOCATED AT 1215 WEST HOLT BOULEVARD AND 1219 WEST BROOKS STREET.**

The “Standard Conditions of Approval” contained in Resolution No. 2017-027 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, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings 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.
- First floor stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairwells.
- Vehicles shall not parked, stored, or otherwise kept on the public street in violation of any posted street sign or the Ontario Municipal Code.
- Graffiti abatement by the business owner/licensee or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the

property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.

- The applicant will be responsible for keeping the grounds of the business clean from debris and litter as much as possible.

The Applicant is invited to contact Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.



CITY OF ONTARIO MEMORANDUM

TO: Scott Murphy, Development Director
 Cathy Wahlstrom, Planning Director (Copy of memo only)
 Diane Ayala, Advanced Planning Division (Copy of memo only)
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 Lorena Mejia, Airport Planning
 Eric Woosley, Engineering/NPDES
 Joe De Sousa, Code Enforcement (Copy of memo only)
 Jimmy Chang, IT Department

FROM: Lorena Mejia, Senior Planner

DATE: September 30, 2019

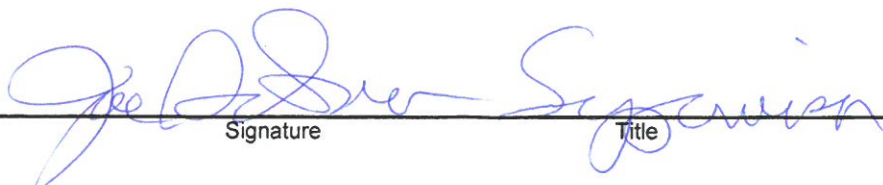
SUBJECT: FILE #: PCUP19-021 Finance Acct#:

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 Department: CI Signature: Joe De Sousa Title: Supervisor Date: 9/30/19

AIRPORT LAND USE COMPATIBILITY PLANNING

CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP19-021
 Address: 1215 West Holt Blvd
 APN: 1011-121-27
 Existing Land Use: Existing Commercial Building
 Proposed Land Use: CUP to establish a used car dealership
 Site Acreage: 1.27 acres Proposed Structure Height: Existing Building
 ONT-IAC Project Review: n/a
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia
 Contact Info: 909-395-2276
 Project Planner: Norma Lopez
 Date: 12/5/19
 CD No.: 2019-070
 PALU No.: n/a

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

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

Airport Planner Signature: _____