

City of Ontario Planning Department 2002 Annual Report



Ontario City Council

Gary C. Ovitt, Mayor
Gerald A. DuBois, Mayor Pro-Tem
Alan D. Wapner, Councilman
Paul S. Leon, Councilman
Deborah S. Acker, Councilmember

Greg Devereaux, City Manager



Ontario Planning Commission

Richard A. Gage, Chairman
Sheila Mautz, Vice-Chairman
Jason Anderson, Member
Gabriel Chavez, Member
Gabe DeRocili, Member (past)
Robert Gregorek, Member
Jerry Wiltsey, Member
Ron La Brucherie, Member

Otto Kroutil, Development Director
Jerry Blum, Planning Director




TABLE OF CONTENTS

MISSION STATEMENTS	3
ADVANCE PLANNING	
General & Specific Plan Status Report	4
Development Code	5
New Model Colony	6
Historic Preservation	7
CURRENT PLANNING	
Applications and Permits	10
Building Activity	12
ADMINISTRATION	
Hearing Bodies	13
Regional Planning	14
Personnel	15
PHOTO ALBUM	
Senior Center, Fast Food Restaurants	17
Telecommunications	18
Service Stations	19
Industrial size Buildings, Multi-family Dwellings	20
Library, Police Department	21

CITY AND DEPARTMENT MISSION STATEMENTS

The City of Ontario Mission Statement

Founded as a model colony, based on innovation, planned development, community service and family values, the City of Ontario has become the economic heart of the region. The City Council is committed to maintaining Ontario's leadership role in the Inland Empire by continuing to invest in the growth and evolution of the area's economy, while providing a balance of jobs, housing, and educational and recreational opportunities for our residents in a safe, well-maintained community.

Planning Department Mission Statement

The Planning Department works to provide the people of Ontario a quality urban environment that harmonizes with suburban life and accommodates new and diverse growth. Projects and programs are created to strengthen neighborhoods, preserve the city's architectural heritage and promote sound community design. The department's intent is to assist the public efficiently by maintaining a comprehensive data base and developing resources to promote excellence in professional performance. It will continue to study and observe development patterns and trends and recommend changes in land use policy and city codes in order to implement plans and to maintain pace with the city's growth.



**Development
and
Redevelopment**

**Effective
planning for
positive
change.**



ADVANCE PLANNING

GENERAL & SPECIFIC PLAN STATUS REPORT

General Plan Amendments

The report on the status of the General Plan of the City of Ontario was prepared in compliance with section 65400 of the California Government Code. It contains a list of General and Specific Plan Amendments that were approved from January 1, 2002, to December 31, 2002.

The 2000-2005 Housing Element can be accessed on the City's Web site www.ci.ontario.ca.us.

Housing Element Update

The 2000-2005 Housing Element is the culmination of a four-year effort by the City of Ontario to revise and gain state housing element certification. The City Council adopted the City's 2000-2005 Housing Element in December of 2001. In March 2002, the Housing and Community Development Department certified that the City's 2000-2005 Housing Element is in substantial compliance with state housing element law.

The Housing Element of the Ontario General Plan identifies and establishes the City's policies with respect to meeting the needs of existing and future residents of Ontario. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals in the next five years.

File No. PGPA02-001

A request to amend the General Plan to change the land use designation from Shopping Center Commercial to Medium Density Residential for the development of 81 condominiums, located at the northeast corner of Vineyard Avenue and Fourth Street.

File PGPA02-003

A request to amend the City of Ontario Sphere of Influence General Plan Amendment to provide for the relocation of the 145-acre Waterfowl and Raptor Conservation Area (WRCA) proposed within the New Model Colony to off-site locations within the Chino/El Prado Basin area.

Specific Plan Amendments

File No. PSPA01-005

A request to amend the Ontario Center Specific Plan to modify the project identification sign requirements, sign locations, and number of signs and to delete the Development Standards Committee.

File No. PSPA02-003 - An amendment to the California Commerce Center Specific Plan, changing the land use designation on a 3.84 acre property located at the southwest corner of Milliken and Airport Avenues from Commercial/Food/Hotel to Light Industrial.

DEVELOPMENT CODE

Code Revision

File No. PDCA01-001

A Development Code Amendment to Section 9-1.1305 A ("Adult Businesses"), modifying current provisions pertaining to "massage establishments."

File No. PDCA02-001

Revision to various chapters of the Zoning Regulations of the Development Code (Chapter 1 of Title 9)

File No. PDCA02-02

A revision to the Ontario Development Code, revising the Subdivision regulations (Chapter 2 of Title 9).

File No. PDCA02-004

Amendment to Chapter 1 (Zoning), Article 31 of the Ontario Development Code (Title 9) relating to billboard signs.

Development Code

The Annual update of the Development Code was approved by the City Council in April.

Four general changes were proposed. The most apparent change is a new single column format, instead of two-columns, making it easier to read and providing greater flexibility in placing graphics.

A section list was added at the beginning of each Article making it more efficient to access information. More graphic illustrations were added and the language in the code and the tables were simplified by replacing planning jargon with common terminology.

The code also received several additions, the most noticeable are further requirements and provisions for nonconforming structures, more extensive residential design guidelines, and descriptions and graphics of architectural styles.

The changes to the "nonconforming section" allows the City to address additions to homes built with nonconforming side yard setbacks, conversion of homes in industrial areas, and nonconforming lots.

A number of new residential design guidelines and examples were added to address how subdivisions and neighborhoods are designed and how they work. Many traditional neighborhood design features that are part of the New Model Colony General Plan, were included to address infill development and good design.

In the Historic Preservation Regulations of the Development Code, a section on architectural styles commonly found in Ontario was added. Each style lists common character defining features, examples of the style, typical types of windows and doors found in the style, and how buildings were typically painted. This proved effective not only for historic buildings, but also for new construction such as the Craftsman style used for the Mountain View Senior Apartments. The architectural styles section helps ensure that the design of the project has the features typically found on a Craftsman style house.

After five long years of work, new Subdivision Regulations were adopted in July. These regulations brought the City into compliance with the Subdivision Map Act and will be especially needed during the development of the New Model Colony.



NEW MODEL COLONY

MASTER PLANS

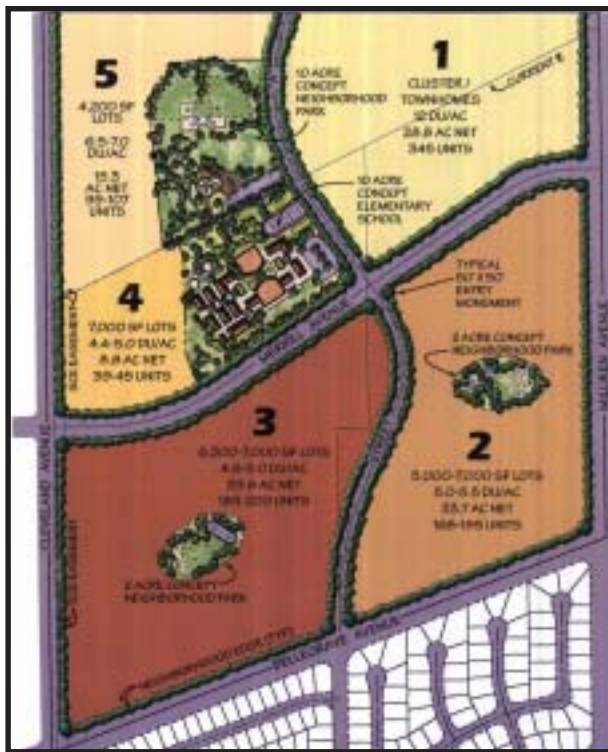
To facilitate the urbanization of the agricultural land within the southern portion of the City, the City Council commissioned the preparation of several “Master Plans” for the New Model Colony. The master plans prepared include: The Master Plan of Drainage for the New Model Colony; The New Model Colony Transportation Implementation Plan; The City of Ontario Water Master Plan; The New Model Colony Sewer Master Plan; The City of Ontario Sphere of Influence Parks, Recreation, and Biological Resources Implementation Plan; and The Parks and Open Space Master Plan.

The Master Plans identify the backbone infrastructure necessary to serve the City of Ontario over the build-out of the New Model Colony. The Master Plans include the general location and sizing of infrastructure. The precise location will be determined during the Specific Plan review of each planning subarea within the New Model Colony.

The completion of these Master Plans was culminated by the City Councils approval of the master plans on September 10, 2002.

DEVELOPMENT IMPACT FEES

In conjunction with the Master Plans preparation, a cost analysis was conducted to estimate the cost of the infrastructure installation. Based on the draft report, infrastructure for the New Model Colony will exceed \$680 million. The City Council previously committed that the New Model Colony must “stand on its own.” As a result, development impact fees are being considered for the New Model Colony that will result in new development paying its “fair share” of the impacts within the New Model Colony.



Legacy Specific Plan

NEW DEVELOPMENT

This past year saw the submittal of the second Specific Plan for development within the New Model Colony. The Legacy Specific Plan was submitted by Empire Companies for the development of 185 acres of land at the northwest corner of Milliken Avenue and Bellegrave Avenue (southeast corner of the City). The draft plan calls for the construction of 882 residential units, an elementary school, a neighborhood park, and two mini-parks. An Environmental Impact Report is currently being prepared to address the potential impacts associated with the development. Once completed, the Environmental Impact Report and Specific Plan will be scheduled for public hearings before the Planning Commission and City Council.

HISTORIC PRESERVATION

MODEL COLONY AWARDS

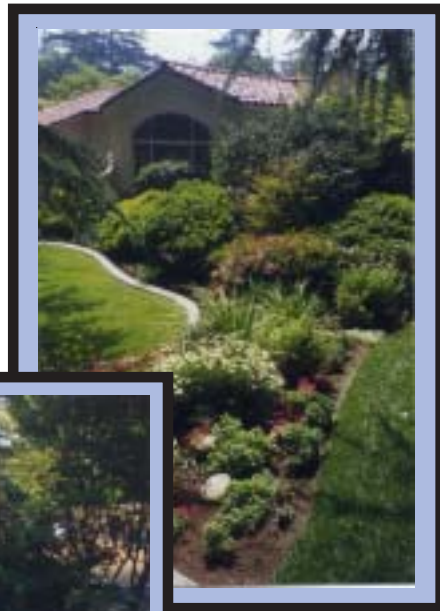
The awards program consists of four categories; restoration, rehabilitation, landscaping, and long-term preservation. This year three of the categories were employed as follows:

Restoration Award - *for achievement in the total restoration of an historic property*

Gerad and Maria Rawle, The William B. Hamlin House. *Located within the Rosewood Court Historic District, it was restored after severe damage by fire two years ago. The entire kitchen and laundry/utility room had been destroyed and the rest of the house had major fire and water damage. Restoration included extensive landscaping and exposing the front facade of the house.*

John S. Armstrong Landscape Award - *for the restoration or preservation of landscaping of an historic property.*

Richard and Shirley Lee, Grace Fisher Nichols house. *The design at the front of the house was set off by replacing inappropriate plants with landscaping more compliant with the Mediterranean Revival style of the house. This home has been restored over the years and a Mediterranean garden was created in the backyard, contributing to the ambiance of the home.*



Award of Merit - *for achievement in the long-term and ongoing preservation of an historic property.*

Ontario-Montclair School District, Euclid Elementary School. *Restoration of the exterior of Euclid El-*

ementary School began approximately 10 years ago. It is one of Ontario's few remaining historic schools and is a classic example of the Mediterranean Revival Style of architecture adapted to school construction.

Ella Delman, Herbert C. Oakley house. *One of Ontario's oldest and most architecturally significant homes, the preservation of this historic landmark continues to be an example to other homeowners interested in preserving their historic home.*



Guasti Winery



Survey Activities

The City has been utilizing the survey completed in the mid-1980's in its designation of local landmarks and districts and the review of properties that have lost their significance and are, therefore, no longer historic. In 2002, the City received a Certified Local Government grant from the State to conduct surveys of 500 structures, of which 200 surveys will be very detailed. The focus of these surveys is to update the City's historic resource inventory for the downtown area.

In 2002 the Historic Preservation Subcommittee determined that 97 properties previously identified as potentially historic had lost their architectural integrity due to alterations to the property and were removed from the historic eligibility list.

Designations

This year, Ontario designated 5 structures as local historic landmarks, bringing the total to 72 local historic landmarks. All 5 are residential properties capturing various aspects of Ontario's development from an agricultural colony to a City.

Ontario's fifth historic district, El Morado Court with 77 properties, was designated as an historic district on October 2, 2002. To date, there are 284 contributing structures located within our five historic districts.

Local Incentives

In 2002, 7 Mills Act contracts were approved, bringing the total to 11 contracts. These contracts will result in improvements to the structures and/or sites valued at \$520,405.52 being completed over the next ten years.

Reviews

The Historic Preservation Commission streamlined the review process for projects that keep the historic character of the property. The Planning Department reviewed and approved approximately 100 permit applications for home improvement of historic properties and, working with the Ontario Housing Agency, reviewed, commented, and completed determinations on 25 housing rehabilitation projects.

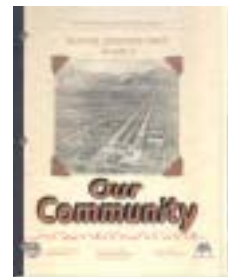
National Register Nominations

This year the Planning Department prepared and submitted an application for placing Euclid Avenue on the National Register. The Avenue has been an important historic and community landmark since its construction in 1882. It was the centerpiece of the Ontario Irrigation Colony (which became the two cities of Ontario and Upland in 1906). Ontario was designated in 1903 by an act of the United States Congress as the model for all irrigation and agricultural colonies developed in and by the United States. As we approach the one-hundredth anniversary of this designation, Euclid Avenue is still the most significant visible link to the history of our two cities (Ontario and Upland) and the legacy of the Chaffey Brothers.

Community Involvement

The Ontario-Montclair School District received department assistance this year in their preparation and adoption of a curriculum for teaching local history; a state requirement for third grades. The unit was presented to third grade teachers in October 2002.

The Planning Department is actively involved with Ontario Heritage and sits as an ex-officio member on its Board of Directors. This includes participa-



**Elementary School
Local History Book**

tion in their Annual Model Colony Day; a tour of six historic homes and a street fair consisting of companies that specialize in historic home improvement and preservation.



**Guasti Mansion Entrance
2002 Ontario Heritage Gala**

This year's Ontario Heritage annual gala, entitled "Celebrating our Heritage", took place at the Historic Guasti Mansion. The Guasti Winery at one time was the largest winery in the world. Dr. Knox Mellon, the State Historic Preservation Officer, and his wife were present. As part of the event, the Guasti Worker Village Restoration project was unveiled. The partnership between Ontario Heritage and Guasti Plaza will restore the village and help provide for the restoration of the entire winery.

Construction of a new interface for Ontario's web site began in 2002. It is scheduled to be launched in mid 2003 and will provide public access to all of the City's historic resources on a continuous basis.

Good Neighbors

Staff assisted with the creation of Upland's first Historic District and provided valuable input to their historic preservation ordinance to help facilitate the creation of future Historic Districts. Through these activities and the nomination of Euclid Avenue to the National Register of Historic Places, Ontario has developed a working relationship with Upland that will further preservation efforts in both communities.

Training

The Historic Preservation Subcommittee attended the Historic Preservation Symposium at Cal Poly Pomona and members of the Commission attended the State Historic Resources Commission Meeting in Riverside.

Cathy Wahlstrom and Geoff Starns of the Planning Department also attended several events this year, including the State Historic Preservation Conference in Santa Rosa, and the Historic Preservation Symposium at Cal Poly Pomona. They also attended Office of Historic Preservation meetings in Downtown Los Angeles in April and August to discuss Certified Local Government and federal tax credits.

Preservation Laws

In May 2002, Ontario amended the Development Code to include a provision for the development of Conservation Plans; include a section on architectural styles within the Design Guidelines; and, amend provisions for Mills Act contracts consistent with State law.



**Dr. Knox Mellon, the
State Historic Preservation Officer, and his
wife at the Ontario
Heritage annual gala.**

SPECIAL PROJECTS

CURRENT PLANNING

ENTITLEMENTS

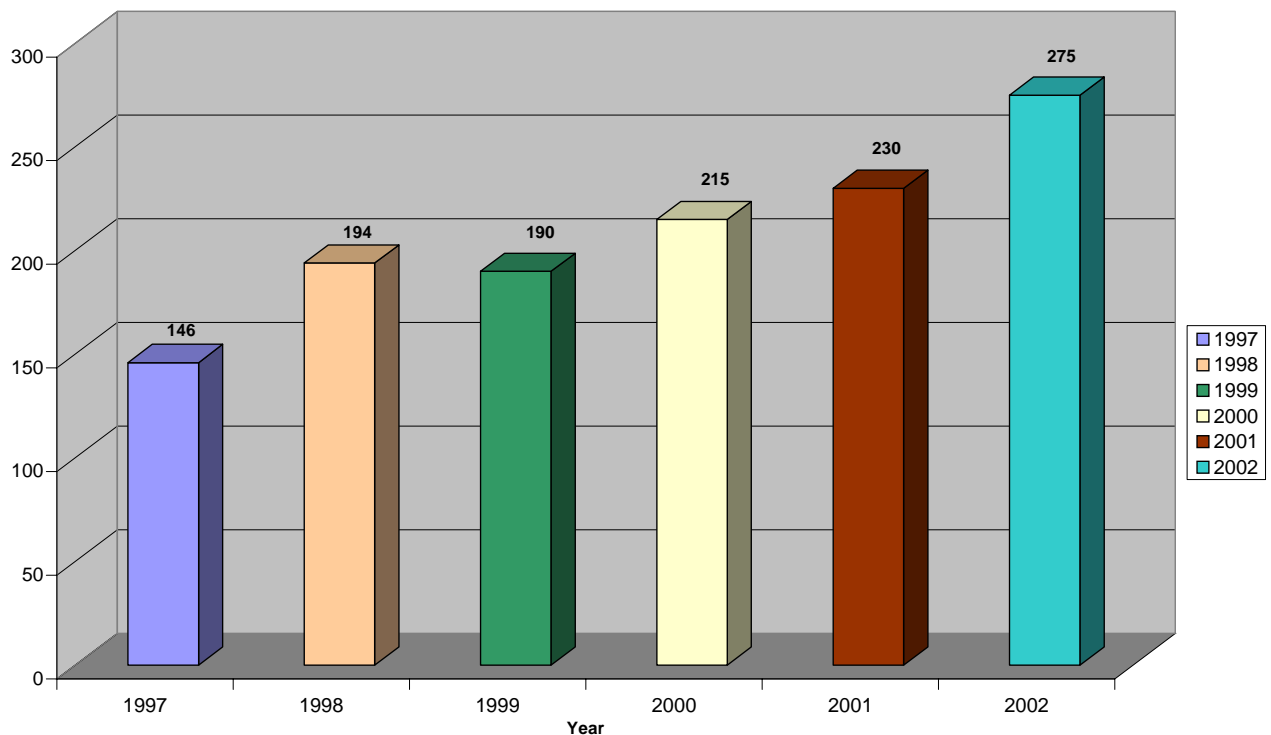
Development Plans, Conditional Use Permits, Variance Tentative Tract, Parcel Map

Applications

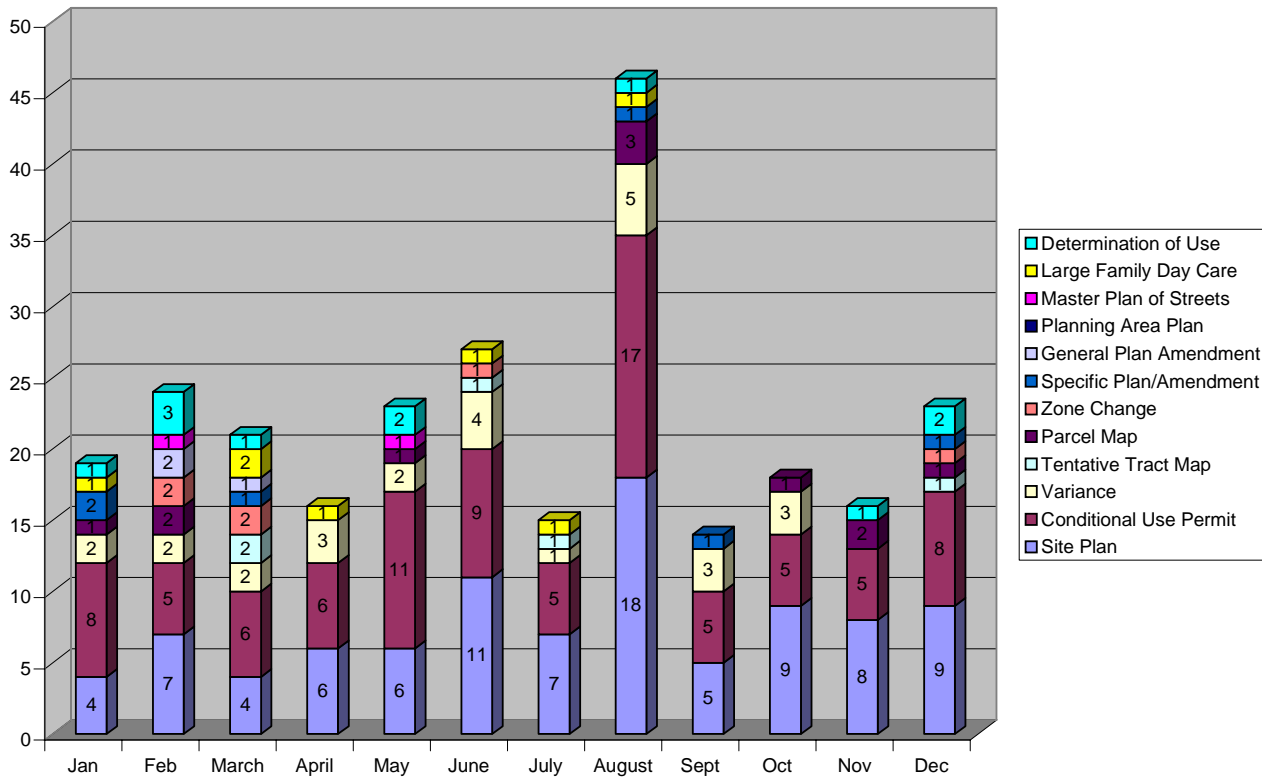
On an annual basis, the total number of applications received by the City continues to rise sharply. The previous record of 230 application submittals received in 2001 was shattered by 275 application submittals in 2002, an increase of almost 20 percent. Since 1997, application submittals have increased by an incredible 88 percent.

The year 2002 had high activity levels in August setting a new record for number of applications submitted in one month. In August, 48 applications were submitted, breaking the prior record of 30 applications set in May 2001. Further, 2002 showed a five percent increase in Development Plan application submittals over 2001.

Application Comparisons



2002 DEVELOPMENT APPLICATIONS



PERMITTING

Temporary Use Permits

Temporary Use Permits are applications required for special events typically conducted outside of existing buildings, such as circuses, parades, parking lot sales, etc. As with other applications, Temporary Use Permit applications continued at a high submittal rate, nearly matching last year's submittals of 91 applications with 87 submittals in 2002.

Signs, Business Licenses

New businesses continue to Ontario as evidenced by the number of new sign and business license applications received each year. In 2001, the City received 1,004 sign and business license applications. This year saw a modest increase of 6% in the submittals (1,062 total), lead by business license submittals with an increase of over 7% to 884 licenses.

PUBLIC INFORMATION

Telephone Communications and Visits

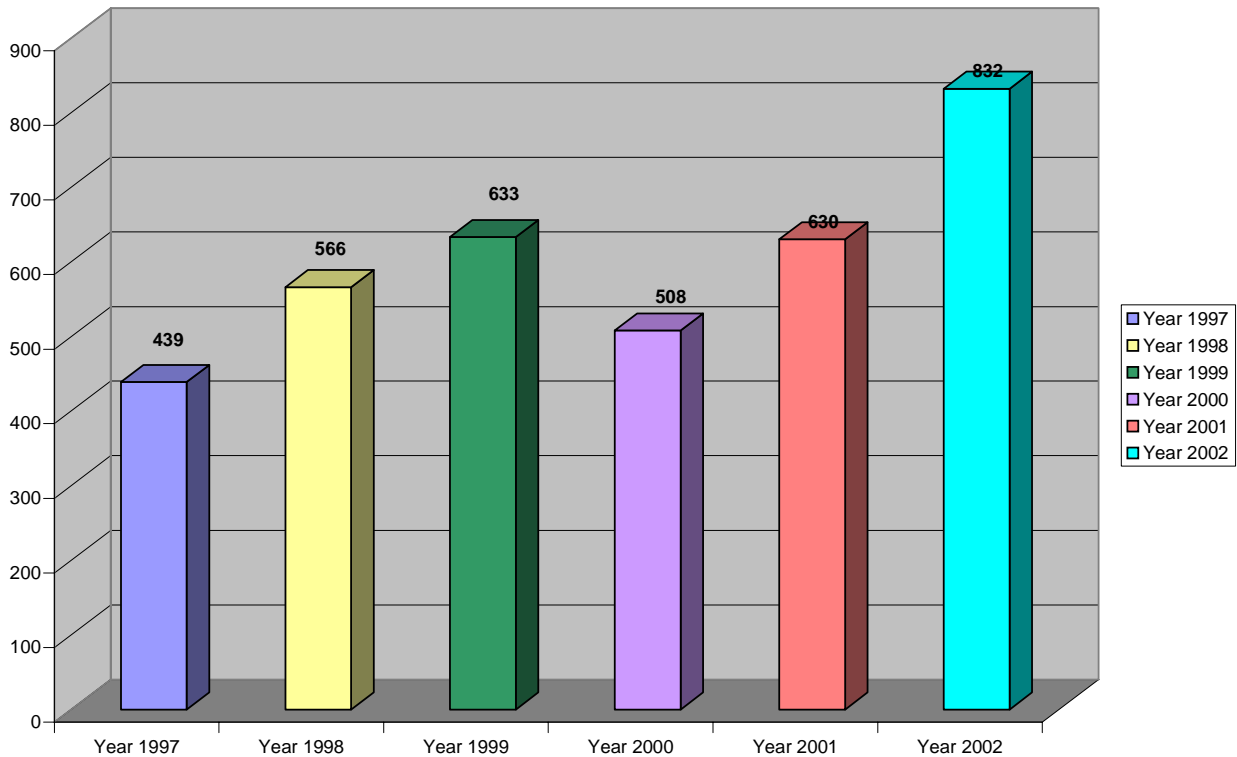
The public information staff handled 8680 counter visits and 3328 phone calls

BUILDING ACTIVITY

Plan Check

In addition to the increase in applications, the Planning Department has also had an explosion in the number of plan checks processed. The number of plan checks went from 508 in 2000, to 630 in 2001, and climbed to 832 for 2002, an amazing 32 percent increase in just one year.

Plan Check Comparisons



2002 Major Projects:

Residential

- Pelican Homes condominium project (72 units at 4th/vineyard)
- Pelican Homes single-family project (71 units at S/s D Street, between Imperial and Corona)*
- Senior Housing Project (138 units at N/s D Street, between Imperial and Corona)

Commercial

- Airport Parking Structure (1.3 million SF; 3200 CARS—SWC Guasti and Archibald)
- Olive Garden*
- Red Lobster*
- Hooters*
- Outback Steak House*
- Staples*
- 53,000 square foot Office/Retail Complex at the NWC Haven/Concours
- Ferrari Corporate Center (3 office buildings totaling 71,710 SF at Concours/Ferrari)
- The Village at Ontario Center shopping center (Kohl's, 4 restaurant pads and one retail pad)*
- Kaiser (master plan & 4 buildings in Phase 1)*
- Lexus Dealership (47,000 SF) and auto storage area*
- VW Dealership (27,219 SF)

Industrial

- Waxie Industrial Building
- 267,000 SF of industrial space at Milliken/Airport (Panattoni Development)

ADMINISTRATION

HEARING BODIES

Zoning Administrator

The Zoning Administrator position was established in 1999 to streamline the review procedure for various applications, some of which previously required Planning Commission review and approval.

During the year 2002, the Zoning Administrator reviewed and decided upon 56 applications. There were 47 public hearings covering 37 Conditional Use Permits, 5 Large Family Daycare Facilities, and 5 Variances. After each hearing a decision was prepared indicating facts and reasons supporting the decision and conditions of approval. In addition there were decisions on 4 Large Family Daycare Facilities, 3 Determine of Uses, 1 Sign, 1 Extension of Time and 1 site plan that did not require a public hearing.

The Zoning Administrator meetings are held the first and third Monday of each month at 2:00 p.m. in the City Council chambers.

Development Advisory Board

The Development Advisory Board (DAB) consists of the Directors of the various City Departments involved with development in the City of Ontario. In 2002, the Development Advisory Board reviewed approximately 109 different projects. They were the final decision making body for the majority of the projects they reviewed. Only some of the projects were taken before the Planning Commission. The Development Advisory Board meets the first and third Monday of each month at 1:30 p.m. in the City Council Chambers.

Planning Commission

Year in Review – 2002

In January 2002, the Planning Commissioners included Jason Anderson, Gabriel Chavez, Gabe DeRocili, Rick Gage, Bob Gregorek, Sheila Mautz, and Jerry Wiltsey. Throughout the year, they considered and acted upon 91 applications. Over 1,911,800 square feet of industrial and commercial building space was approved. The Planning Commission reviewed a total of 22 Site Plans, 4 zone changes, 12 parcel maps, 3 tentative tract maps, 10 variances, 21 conditional use permits, 5 determinations of use, 5 general plan amendments, 2 specific plan amendments, 1 master plan of streets, 9 ordinances/amendments, 1 freeway sign, and 17 items relating to Historic Preservation.

March

Commissioners Gage, Gregorek, Mautz, and Wiltsey and Planning Director Blum attended the League of California Cities Planners Institute in Monterey. This conference is held each year and offers briefings and seminars on a wide array of currently relevant planning topics. The Commissioners benefit by learning about the most recent laws and litigation effecting planning. They have the opportunity to network with other Commissioners and professionals to share ideas and solutions to make their job easier. They gain solid and practical orientation to local land use planning and clarify how current and future trends can affect the City.



April

The Elections of Officers was held with Commissioner Rick Gage being elected Chairman and Sheila Mautz being elected Vice-Chairman. Bob Gregorek was honored as the outgoing Chairman and Rick Gage was honored as the outgoing vice-chairman.

Sub-Committees were appointed as follows:

Historic Preservation Sub-Committee: Gage, Gregorek, and Mautz

Sign Sub-Committee: Anderson, Gage, and Wiltsey

General Plan Sub-Committee: Chavez, Gregorek, and Mautz

July

Jim Morris replaced Marco Martinez as the City Attorney to the Planning Commission.

August

Commissioner DeRocili resigned from the Planning Commission due to his busy work schedule. He was recognized at the November meeting for his work on the Commission.

September

A joint City Council/Planning Commission meeting was held on September 10 regarding matters related to development of the New Model Colony. A resolution was adopted approving Master Plans for the Transportation, Drainage, Water, and Sewer as well as the Parks, Recreation and Biological Resources Implementation Plan and the Parks and Open Space Master Plan. A General Plan Amendment was also approved for the relocation of the 145-acre Waterfowl and Raptor Conservation Area.

October

The Planning Commission voted to present a Special Recognition Award for “Outstanding Architecture” to IDS Development and Hill Pinkert Architects. The building is located on the north side of the 60 Freeway, east of Haven Avenue.

A telecommunications sub-committee was appointed consisting of Commissioners Gregorek and Wiltsey to review the use of a stealth monopine wireless communication facility at Westwind Park. Staff and the sub-committee worked with Verizon Wireless to come up with an acceptable stealth flagpole and an alternate location in the park. The sub-committee was sunset in November; however it was re-established in December to work on a similar project at Munoz Park.

December

Commissioners Gage, Gregorek, and Mautz were reappointed by the City Council to another 4-year term ending 2006. Ron LaBrucherie was newly appointed to a 4-year term. He is a farmer/dairyman located in the New Model Colony.

Commissioners Mautz and Gregorek attended the Santa Ana River Watershed Group Meeting in early December.

REGIONAL PLANNING

SCAG 2004 Regional Transportation Implementation Plan

Southern California Association of Governments (SCAG) is in the process of developing the socioeconomic trend projections for the 2004 Regional Transportation Plan (RTP). These projections assist policy makers plan for growth on a regional level. The 2000 Census data is used as a benchmark for population, households and employment for each city within the six-county area (Los Angeles, Ventura, Orange, Riverside, San Bernardino and Imperial).

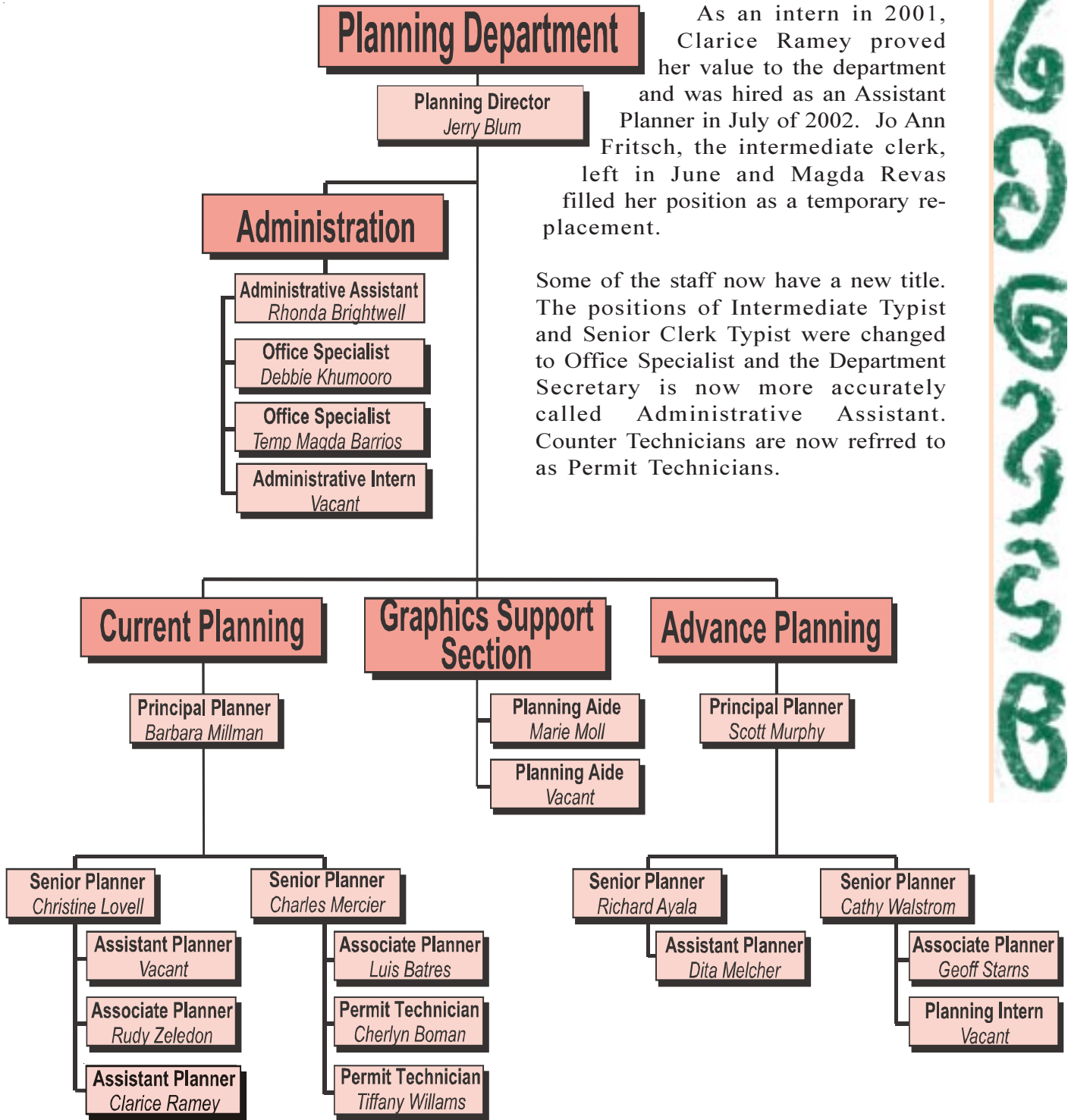
Part of this process includes an opportunity for local government input. The City of Ontario, along with other cities within the San Bernardino Association of Governments (SANBAG) Subregion, analyzed the potential for growth. This input will be used to develop a regional growth projection through 2030.

Preliminary findings project a 35% increase in population, 46% increase in the number of households, and a 39% increase in the number of jobs between 2000 and 2030 for the SCAG region. Ontario's preliminary findings project a similar 30-year growth but a slower rate from 2000 to 2020 and slightly higher rate from 2020 to 2030.

Information on the 2004 RTIP can be found in the spring edition of SCAG's newsletter, *Regional Vision* at www.scag.ca.gov/publications/pdf/1251sprvis.pdf.

Building support for change

PERSONNEL

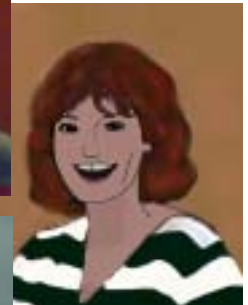


As an intern in 2001, Clarice Ramey proved her value to the department and was hired as an Assistant Planner in July of 2002. Jo Ann Fritsch, the intermediate clerk, left in June and Magda Revas filled her position as a temporary replacement.

Some of the staff now have a new title. The positions of Intermediate Typist and Senior Clerk Typist were changed to Office Specialist and the Department Secretary is now more accurately called Administrative Assistant. Counter Technicians are now referred to as Permit Technicians.

Flow chart indicating personnel at end of year

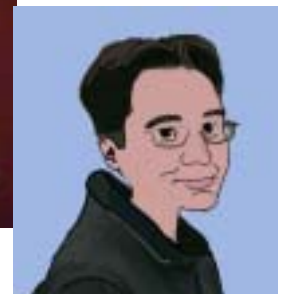
City of Ontario Planning Department...



creative



innovative



modern

determined



...Cast of Characters

Where we've been; where we're growing.

Comparisons of fast-food restaurants, industrial buildings, service stations, community buildings, and communication poles from our past and into our future.



Senior Center Before

Senior Center After



Fast-food Restaurants



Sure it's quaint but, where
would you rather eat?



How long ago was this picture taken?
Well let's just point out the steak
sandwich or a malted milk for 10 Cents.
A malted milk?



Either of these beautiful
restaurants should
satisfy anyone's taste
for good design.

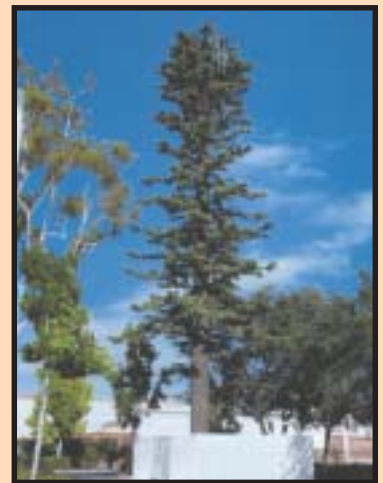


Outdated communication systems when a pole was just a pole.

New communication designs where a pole might be a...



pine tree...



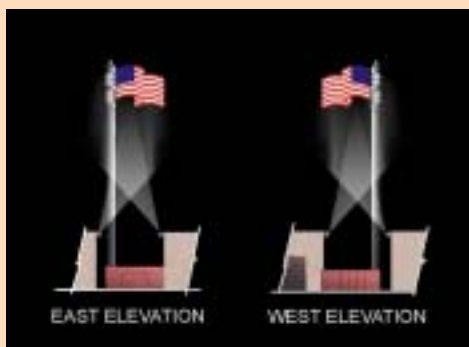
a bigger pine tree...



a sign...



Before



a flagpole...



or a church steeple.

Service Stations
then...



and now.



Arco Station on Milliken Ave.



76 Station

Ontario General Tire store
before...



Old tire storage
then...

...and now.



Industrial then and now. Wow!



Large Buildings built decades ago.



rKz Building



Waxie Building



**Award winning
Haven Gateway Building**



Just kidding!



**Apartments at Dahlia and
Elderberry Before**

**Coming of Age for
an established
community.**



Area at Dahlia and Elderberry Now.



Police Station in the 1940's



Current Police Department
on Cherry Ave.

Initiating the change process



Artist's conception for consideration of
new Police Headquarters



Computer generated rendering of latest
Police Headquarter architecture.

Blending old comfort with new age energy.



City Library in old
Carnegie Building

Current
Library at
Lemon Ave.



Rendering of City Library Renovation