

# YEAR 2001 ANNUAL REPORT

## The Ontario Planning Department





August 27, 2002

Honorable Chairman and Members of the Planning Commission:

I am pleased to present the Planning Department's Annual Report for 2001. The year was marked by another record setting number of applications being processed before the various hearing bodies. The year also changed the composition and nature of the Planning Department as three retirements and seven staff positions (all four Senior Planners) left the Department. These positions, with the exception of the Planning Aide which was frozen in the budget, have been refilled with a very energetic, highly capable, and professional staff who picked up waiting projects and completed them in such a way that few people really knew of the staff turnover. With the resignation of Jim Ragsdale, Principal Planner, who lead the New Model Colony effort for five productive years, the Department was reorganized back into two divisions. Barbara Millman continues her duties as manager of the Current Planning Division while Scott Murphy, Project Manager II, moved into the Principal Planner position to head the Advance/ Long Range Division. These changes, although disruptive at times, have resulted in a stronger Department overall.

This years report provides the reader with a wealth of information about the status of development related projects throughout the City. From a relatively new but very aggressive Historical Preservation Program which received the Certified Local Government designation for the City this year, to a Council adopted Housing Element, a new improved Development Code update, a settlement with the Sierra Club over the NMC, to new beautiful commercial and industrial projects being approved and being built, to the remodel of the Department's front counter.

Next year we are looking forward to the opening of the New Model Colony to increased development interest with the approval of infrastructure master plans and a fee program, continued development activity for the Ontario Center area, the planning for new revitalization efforts for downtown, a review and update of the sign ordinance, completion of a land use study of Holt Blvd., and the scoping of a program to define and outline a major effort to update the City's General Plan.

All in all, this has been an incredible year filled with changes, challenges, heavy workloads, and many successes. Next year promises to be more of the same. I would like to take this opportunity to express my appreciation to the staff of the Planning Department for their tireless efforts and support of the Department's programs and projects during the past year. It is through their dedication to a high level of personal and

professional standards that enables the City to achieve the quality and diversity of projects we enjoy.

On behalf of the entire Planning Department staff, I would like to express our gratitude to the Planning Commission for their guidance and support during the past year and we look forward to working cooperatively with you to build a better community for Ontario.

Respectfully submitted,

A handwritten signature in blue ink, reading "Jerry L. Blum". The signature is fluid and cursive, with the first name "Jerry" being more prominent and the last name "Blum" following in a similar style.

Jerry L. Blum  
Planning Director



## department profile

The department is organized to guide and shape growth and change in Ontario, maintaining congruity in the aesthetics of structural design. It seeks to improve the condition of urban and suburban life and well-being through the sensible arrangement of land uses. The department encourages and subscribes to the code of ethics adopted by the American Planning Association.

If there was only one word to use in describing the events of the past year it would be “revamp”. Most of the recent vacancies in the department have been filled with new faces and there is also new procedures, office arrangements and methods of providing quality information to the public.

Many of our new staff members were initiated into the department during the ground floor renovation of City Hall. The renovation involved several days of moving, cleaning, disassembling, and assembling, all in an effort to provide a new and improved public service counter. The net result being a better environment for both the public and the Planning staff.

Redesigning the department also included the creation of new filing systems. Both electronic and paper files came under the surgical knife and now has a more practical and simple method of storing files.



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Communications



New Model  
Colony



Historic Preservation



Developments

planning

# Department

## 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.

advance planning

# Programs

## historic preservation

### designations

Ontario's Historic Preservation Program continued to grow in 2001. The year started off with a significant event. On January 17, 2001, Euclid Avenue, arguably Ontario's most significant historic resource, was designated as Ontario's 67<sup>th</sup> Historic Landmark. The Rosewood Court Historic District was designated on October 2, 2001, making it Ontario's fourth historic district. 86 homes were included as part of the district, bringing the total number of designated structures to 274.

### awards

The first annual Model Colony Awards for Historic Preservation were presented during Historic Preservation Week in May. The Museum of History and Art received the Restoration Award for their restoration of the Old Council Chambers and Rick

Kaufmann also received the award for restoration of the Carriage House. C.C. Graber Company received the John S. Armstrong Landscape Award for the preservation of the landscaping at Graber's Olive House.

The Award of Merit, which goes to the long term preservation of historic properties, was awarded to the Chaffey Joint Union High School District for Chaffey High School, Bethel Congregational Church for Bethel Church, Sydney and Sharon Garrett for

the W.P. Arden House and Edward and Mary Rivas for the Avenue Boarding House. The George Chaffey Memorial Award, which is presented for distinguished leadership in the preservation of Ontario's history and historic resources, was presented to the Ontario City Library - Model Colony Room, for their efforts in the collection and preservation of historical documents, which are instrumental in preserving Ontario's historic properties.



*Resource Lost - Ontario lost the Fallis Building when it was determined to be dangerous and not repairable and was demolished.*

## events

In May, members of the Ontario Planning Commission and Historic Preservation staff attended the State Historic Preservation Conference in San Diego. It provided the opportunity to see how historic preservation worked throughout the state.

The Historic Preservation Program has also been involved with the

newly reorganized Ontario Heritage, the local historical society, as an ex-officio board member. Ontario Heritage is dedicated to protecting, preserving, and promoting the historical environment and cultural heritage of the Model Colony.

## MODEL COLONY DAY

As part of their activities, the Historic Preservation staff helped organize the First Annual "Model Colony" Day, which included a tour of six historical homes, closing down of Harvard Place in the College Park Historical District for ven-



**The Grace Fisher Nichols House**

*Built in 1924, the Grace Fisher Nichols House is an excellent example of the Mediterranean Revival style.*

dors, and a reception at Graber's Olive House. The event drew approximately 250 people. Ontario Heritage hopes that the event will

develop into an annual weekend event promoting Ontario's History.

At that event, the Planning Department showed off the design for the entry signage for the historic districts. These signs will be placed along the streets as you enter a historic district. The signs should be installed in 2002.

## clg program



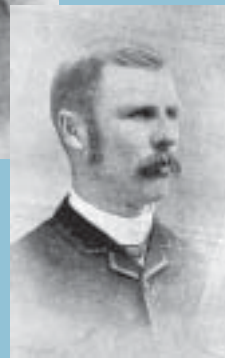
**The Esther Anderson House**

*Karl W. and Helen L. Kaiser built the house in 1937, having owned the lot since 1926. Esther Anderson, a teacher at Chaffey High, bought the house in 1943.*

In 1997, three members of Ontario's Planning Commission were appointed to serve on the City's Historic Preservation Subcommittee to guide the City's historic preservation efforts. Since its inception, the Subcommittee has guided the development and implementation of an award-winning historic preservation program. In November 2001, Ontario became California's 46<sup>th</sup> Certified Local Government (CLG) and the first to receive this status without having a separate Historic Preservation Commission.



George Chafey



W. B. Chafey

The CLG program certifies local governments that develop and implement local historic preservation programs that meet federal and state historic preservation standards. The CLG Program provides advantages to local governments by providing tools, technical training and leadership in the preservation of cultural heritage.



## general plan status reports

## general plan amendments

This report on the status of the General Plan of the City of Ontario has been prepared in compliance with section 65400 of the California Government Code. This report contains a list of General and Specific Plan Amendments that were approved from January 1, 2001 to December 31, 2001.

### **GPA00-002**      **02/06/2001**

An amendment to change land use designation on approximately 1.2 acres of land, from Public Facility to Vintage Industrial Park. The subject site is located on the south side of Jurupa Street, east of Vintage Avenue and west of the San Bernardino County Flood Control Channel.

### **GPA00-001**      **03/06/2001**

An amendment to change land use designation from Low Density Residential to Rural Residential, for 51 acres of land generally located between Elm Street, Fern Avenue, San Antonio Avenue and Francis Street.

### **GPA01-001**      **07/03/2001**

An amendment to change land use designation on approxi-

mately 29.15 acres of land, from Specific Plan to General Industrial. Generally located along Guasti Road, east of Miliken Avenue.

### **GPA01-003**      **11/20/2001**

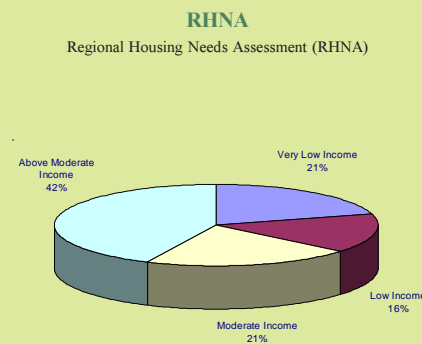
An amendment to change the land use designation of a parcel located on Fern Avenue, from Recreational Open Space/Park to Low Density Residential.

### **GPA01-004**      **11/20/2001**

An amendment to change the land use designation of a parcel located on Belmont Street, from Low Density Residential to Recreational Open Space/Park.

### **GPA01-005**      **12/04/2001**

Update to the Housing Element of the Ontario General Plan.



The City of Ontario's 2000-2005 Housing Element was approved by the City Council on December 4, 2001. The element is pending State of California Department of Housing and Community Development (HCD) certification which is expected by April 1, 2002.



## specific plan amendments

### **SPA00-004**      **03/20/2001**

An amendment to the Grove Avenue Specific Plan to conditionally permit self-storage facilities within the Commercial designation and to modify certain development standards.

### **SPA01-002**      **08/21/2001**

An amendment to the Mountain Village Specific Plan, to modify development standards within the Residential District.

### **SPA01-003**      **09/18/2001**

An amendment to the monument sign criteria of the Ontario Center Specific Plan.

### **SPA99-006**      **10/16/2001**

An amendment to the Milliken Industrial Park Specific Plan, to change the land use designation from Commercial to Garden Industrial for 7.25 acres located at the southwest corner of Milliken and Greystone.



## housing element

In December, the City Council approved Ontario's 2000-2005 Housing Element. The Housing Element addresses how the city will house its current and future residents. Ontario has adequate housing opportunities to meet its 2000 -2005 Regional Housing Needs Assessment (RHNA) of 2,401 additional dwelling units.

During the 2000 - 2005 planning period, the City projects 4,228 units will be constructed, 525 existing units will be rehabilitated and 75 existing units will be acquired through the City's down payment assistance pro-

gram. The Housing Element is one of seven General Plan Elements mandated by the State of California and the only element required to be updated every five years.

The City has worked diligently with the State Department of Housing and Community Development (HCD) for the last four years to develop a housing element that meets state housing element law. The 2000-2005 Housing Element is currently undergoing state certification.



*Typical housing development construction site*

## development code

### code revision

The revision to the Land Use Table, started in 2000, was approved in March. The Planning Department began a revision to the commercial, industrial, residential and parking sections of the Development Code. The intent of the revision is to maintain the code in an up-to-date contemporary standard, and to make the code easier to read.



*Yards*

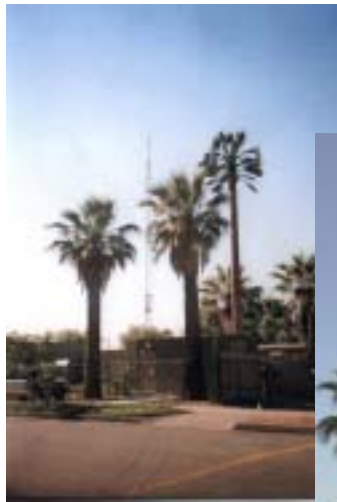


*Accessory Structure Setbacks*

The Code has been changed to a single column format, the design guidelines were reorganized, and many more graphics have been added. In addition, the revision of the Subdivision Ordinance was continued to 2002.

## tele-communications

During 2001, the department completed a major overhaul of the wireless telecommunications section of the Development Code. The wireless telecommunications industry has experienced explosive growth over the last few years. Ten years ago there were only two telecommunications facilities in the city and now there are close to fifty. In an effort to keep up with this changing industry, many new standards and guidelines were added to the Development Code. Provisions dealing with issues related to height, design, location, and level of review were all revamped. The aims were to streamline the ap-



*Before*



*After*

*This monopalm was altered with an extension, raising it from 50 feet to 67 feet.*



*Monopine - This pine tree is actually a tele-communication facility.*

proval process, encourage a variety of stealth designs and encourage the location of facilities

in less visually prominent industrial zones.

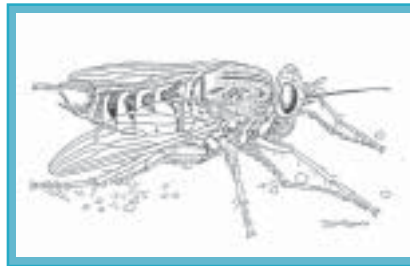
The new provisions of the code accomplish these aims. Building-mounted facility designs can now be reviewed through the Building Department plan check review process. Stealth designs are required in residential and commercial zones, with a variety of examples of acceptable stealth designs given in the code. Height is limited in residential and commercial zones but additional height is allowed in industrial zones with even more height allowed for co-location in industrial zones.

In developing new standards for telecommunications facilities in the city, the views of industry representatives were reviewed as well as staff analysis of the needs of our city. The result is a code

which will guide quality development of telecommunication facilities in the City of Ontario now and into the future.

and around the Chino Valley/Prado Basin. A portion of the funds may be used for the recovery of the Delhi Sands Flower-Loving Fly.

## open spaces and parks



*Delhi Sands Flower-Loving Fly*

## New Model Colony

### environmental

On November 29, 2001, the City of Ontario settled a lawsuit brought by two environmental groups shortly after the City approved the General Plan for the New Model Colony area. In 1999 the City succeeded in having the lawsuit dismissed in the Superior Court, but that ruling was appealed by the plaintiffs and the parties have since been negotiating a settlement.

The settlement calls for the City to acquire open space and habitat for endangered and other species, which may be impacted by residential and other development in the New Model Colony area. Funds will be collected from development in the New Model Colony and be made available for acquisition and for restoration of suitable habitat in

The Endangered Habitats League, Tri-County Conservation League and Pomona Valley Audubon Society have also committed to support the City in the event any future challenges to development in the New Model Colony area occur. Another important point of the settlement, is the agreement of the Sierra Club and Endangered Habitats League to dismiss their lawsuit with prejudice.

The New Model Colony Implementation Program formed in 1999, lays the groundwork to sustain and nurture the unique biological and environmental habitat of Ontario. The area is called the *New Model Colony* referring to the original downtown area called the *Model Colony*. Originally the city was modeled on irrigation and agriculture, but gradually took on more urbanized characteristics. Now it has returned to its original intent of providing a more natural environment with open spaces and parks.

This program won an award in May 2000 from the American Planning Association for Outstanding Planning, Comprehensive Planning of a large jurisdiction.



*Example of a neighborhood with open space integration.*



current planning

# Projects

## developments

### workload

Many projects carried over from last year, then January added to the list. By February there were 75 projects in progress; 38 approved projects for plan check; 35 developments under construction, and two applications awaiting approval.

### civic center

Educational, recreational and professional activity abounds around the civic center. A new law school (University of La Verne) renovated and then set up residence in the old San Bernardino County Offices early this year. Construction began on the Senior Citizen's Center, Plans were created for expansion of the city library, and a new location for the police department was determined.

Although not visible from the outside, the city hall itself went through some extensive renovations. The City Hall building was designed by Architects John Carl Warnecke and Associates and Daniel L. Dworsky



*Construction began on the Senior Citizens Center in August of 2001 and should be completed in the summer of 2002.*

and Associates and was built in 1979 by Berry Construction Inc.. In the year 2000, renovation of the City Council Chambers was the first of a series of interior overhauls.

The need for more space at the counter area was satisfied by pushing the counter 10 feet into the lobby area. Old mismatched partitions were replaced by a curved wall accented with a border that compliments the new desk cubicles. The curved window wall in the lobby was brought



*A new conference room was added to the lobby area and a security system was installed to prevent access to the executive offices upstairs and other non-public areas.*



to life with tall ficus trees in large pots bordered with low padded benches. Patrons now have a convenient and pleasant place to wait.



*Tall ficus trees in the lobby gives a feeling of being outside*

All these dimensional changes created a need to modify the cubicles within the various departments. Staff began sorting through files and miscellaneous articles in February and in March they were moving partitions, desks, shelves and equipment into their new locations.



*Geoff Starns, Frank Visovsky and Scott Murphy during moving day*

The Senior Citizen's Center was designed by the HMC Group of Architects in 1979. The facility is being expanded to include a large multi purpose room, an exercise room, several offices and a game room. A southern entrance will improve the access to the center and make it more visible. The integrity of the original design has been preserved but the building will have a new look and be ready for activities by spring.

Design plans are underway for expansion and renovation of the City Library. The entrance will face towards Euclid Avenue creating better access and visibility. The new building will harbor a community room; snack/coffee bar and kitchen; a children's library, story time room with outdoor patio; a

The Police Department's current residence will remain at the Civic



Center as a satellite facility, while the new location functions will include: traffic, records, detention, dispatch and administration. It will accommodate special storage rooms, exercise training rooms, a shooting range, and additional space for future expansion and offices.

Although not located in the Civic Center, another community project



*Artistic Rendering of City's Library Expansion and Renovation*

cyber-cafe with outdoor patios, a public plaza and many other amenities.

Not only a new look, but a new reason for living. That's what's in store for the former Fedco building near the 60 freeway. It will soon become the new headquarters for the City of Ontario's Police Department. The facility will include a 170,000 square foot main building and 11,200 square foot auto/helicopter building.

is the development of a 45-acre soccer complex. This facility located at Hellman Avenue and Philadelphia Street will consist of a covered multiuse court/rink, 10 full-size soccer fields, picnic areas, a playground and a concession stand. There will be four lighted fields and one of them will also have bleachers. A jogging path will circle the complex.

## downtown

The Center Ice skating center, located at 201 South Plum Avenue, was opened this year as was the University of La Verne Law School, located next to City Hall. McDonald's received approval for a new restaurant on the 300 Block of East Holt Boulevard. The restaurant will feature a 50's style architecture, reminiscent of the original McDonald's Restaurants. The location is expected to open in April of 2002.

## restaurants

There were plenty of restaurants approved in 2001 to satisfy our taste for a variety of foods. Some of the most familiar restaurants are spread throughout the city. McDonalds was approved in September for a 3,325 square foot building with a 1,432 square foot play area. Others that have been approved and some that have been built include: Dairy Queen, Kentucky Fried Chicken, Baja Fresh, Wendy's, Pat and Oscars, Outback, Starbucks, Jack-in-the-Box and Farmer Boy's.

There is also a new Denny's and Hooters in the near future for those shopping at the new Ontario Home Center on Milliken near the Ontario Mills Mall. (See retail)



*This Wendy's location was given a special Recognition award by the Planning Commission in appreciation for outstanding architecture*



## retail

While changing the scenery in the Ontario Mills area, the new Home Center



**Home Center**

adds a unique and convenient way for Ontario patrons to shop for furniture. The design is lively and festive yet harmonizes with the Sam's Club architecture that went up last year. Some of the tenants include; Levitz, Furniture Club, Arizona Leather, Lamps Plus, Krause, Oak Etc., and Thomasville.



**A 102,600 Sq Ft industrial warehouse at**



**7 Eleven at Jurupa and Haven**



**Arco AM/PM at Philadelphia and Haven**



**150 room Holiday Inn Express at Haven and 60 Freeway**



**Ontario Mitsubishi at Ontario Auto Center**

No pictures to show, but important to Ontario is Kaiser's Medical Center Master Plan for a 55,000 sq. ft. Surgery Center, 60,000 sq. ft. Call Center, 127,000 sq. ft. Medical Office Building and 10,200 sq. ft. Information Technology and Mechanical Plants in Phase I and a total ultimate development size of 882,250 dw. ft. on 28 acres at Vineyard and 60 Freeway.



# industrial



*Working on the  
Big Buildings.*



**IDS Development**  
*Almost there...*



*Done!*



**Walgreens**



*Behind the buildings where you can hide a truck...*



*... or a train.*





133,000 sq. ft. warehouse  
distributon buildings at Guasti  
Road.

**Davis Partners**



**Ridge Realty**

Three buildings totaling  
over one million sq. ft.  
in Haven/Gateway Spec-  
ific Plan.



**VW/Audi**



**Ridge Realty**



**Panattoni Development  
Haven/Mission**

**Forecast  
Development  
Corporate  
Office**



**Thoroughbred Business Park**

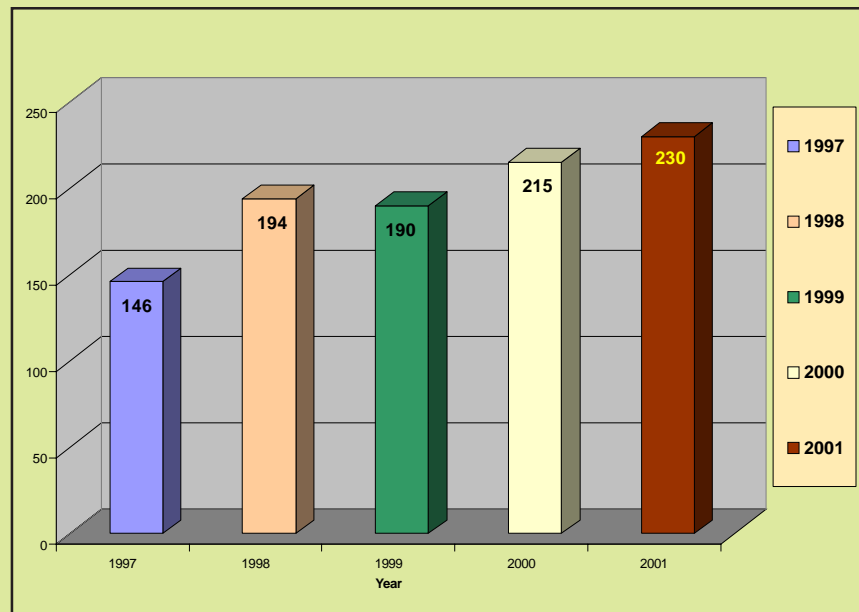


**Jurupa Business Park  
Bedford Properties**

## counter activity

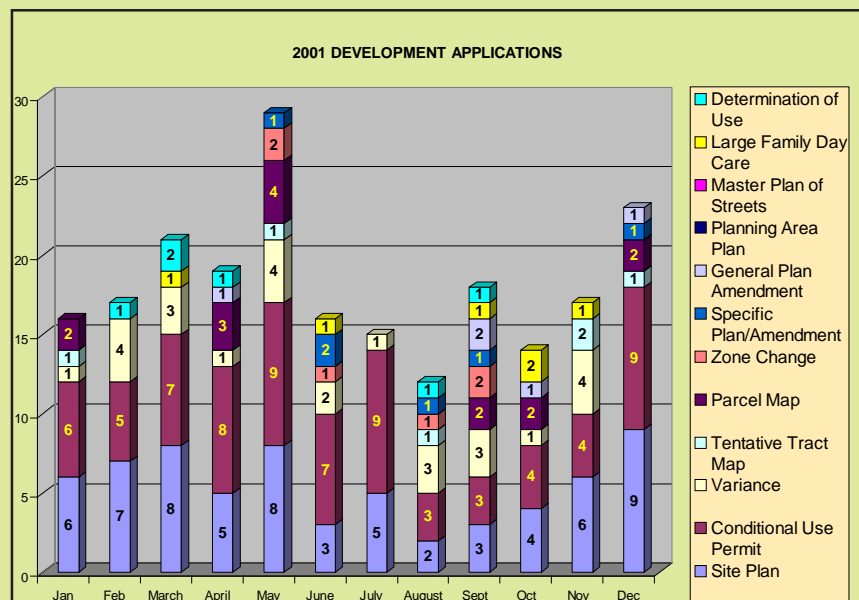
### applications

Tracking the applications has never been easier, thanks to the computerized permit tracking system. Training of staff and program awareness helped deliver our commitment to complete the integration of the permit tracking system into our operations. It is still being refined as new ideas for improvement arises and should position us to achieve renewed success in the future.



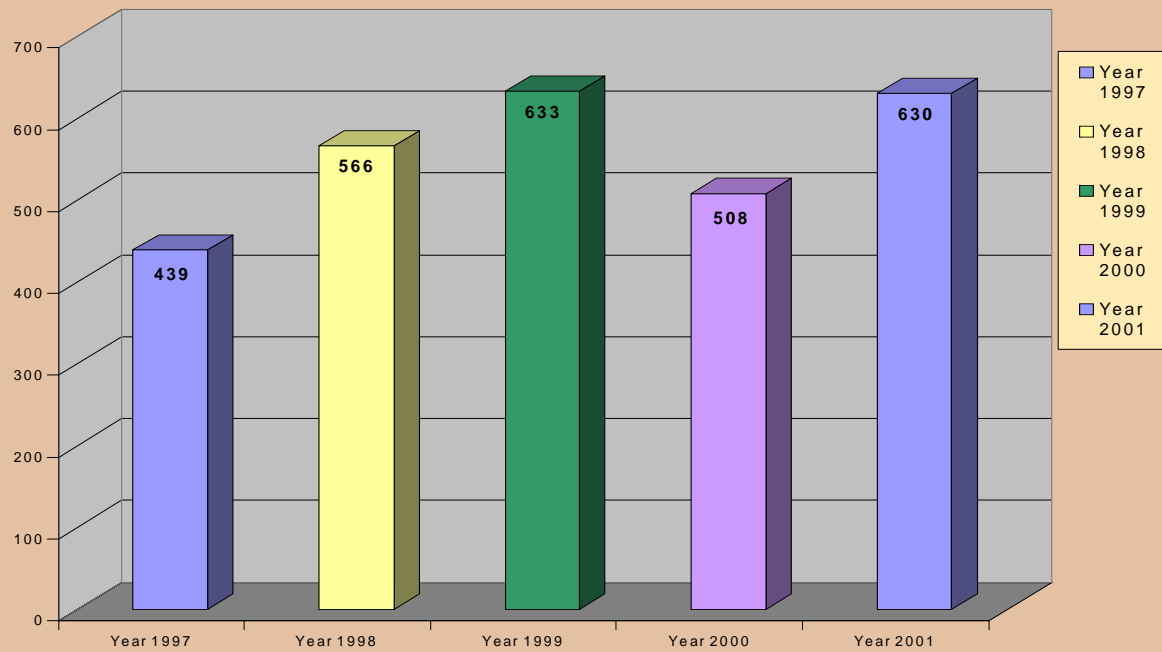
Application Comparison

The year 2001 had high activity with May producing 30 applications, a record breaking figure. The rest of the year also had an upward trend. The total applications for 2001 was 230, well above the figure for 2000 of 215.



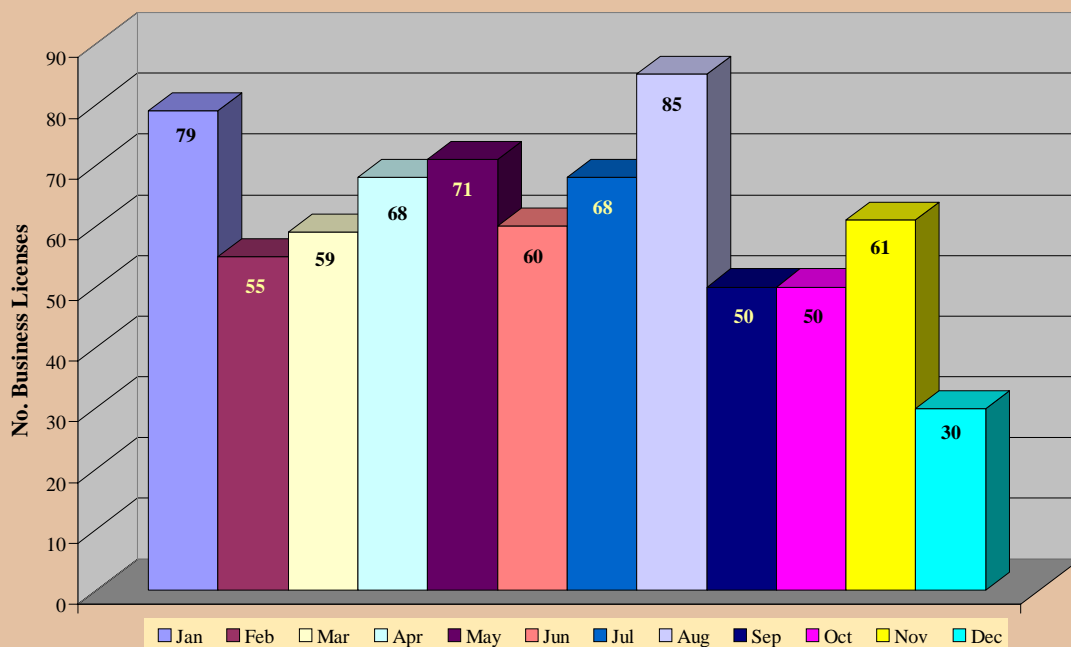
Application Types

## plan checks



Plan Check Comparison

## Business Licenses



Total Business Licenses Issued

department

# Administration

## administrative

### data collection *taming the files*

February's staff meeting brought on a discussion of purging the files and creating a Data Collection Committee. The committee consisted of Jerry Blum, Rhonda Brightwell, Scott Murphy, Barbara Millman, Chuck Mercier, Geoff Starns, and Marie Moll.

The committee was primarily interested in solving electronic filing issues. In September a plan was prepared for storing photographs and graphics.

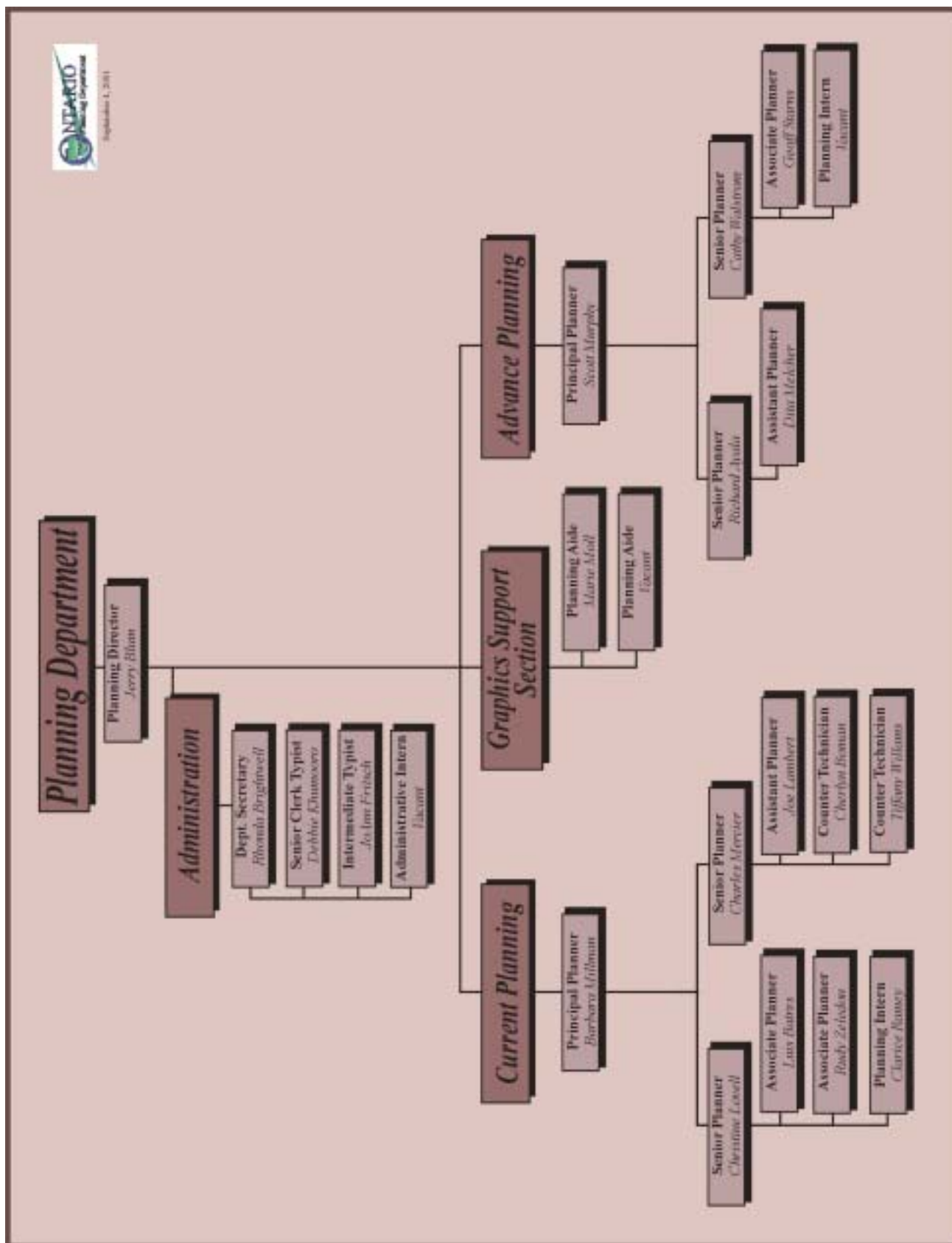
Two separate categories were outlined, one for developments and the other for studies or projects. It was determined that planners would use the Permits Plus program and copy all digital images to the file with a development name, the date, and an address if applicable.



*Taming the Files*

In addition to creating a filing system for projects, a new method was also created for filing administrative documents in an organized and consistent process.





Department Organization at end of year

## department staff

### musical chairs

Okay! Pay attention now because it gets a little confusing sorting out who went, who came, who stayed and who changed titles. Blink your eyes and you just might miss someone passing through.



*New staff members of 2001*

As the year 2000 came to a close it took out three planners, Albert Cruse, Roland Ferrer and Rick Fisher. A partial and temporary solution for current planning was to hire the firm of Civic Solutions who supplied two contract planners, Matt Bassi Senior Planner and Bill Dehlo, Assistant Planner. In January Pat Kelly pulled up stakes and headed for a Principle planner opening in Modesto. Geoff Starns, Associate Planner was temporarily reassigned to the current planning division, assuming a caseload of development related applications and assisting counter staff. Geoff also continued to work on Advance Planning projects.

A new division, Community Planning, was added to the department and in February 2001, Scott Murphy accepted the title of Project Manager II, in this new division. Scott held that title until September and then gave it up to become the Principle Planner of Advance Planning when Jim Ragsdale resigned (August) to take a position with Davis Evans and Associates. The Community Planning division was moved into Advance Planning and no replacement was necessary for the Project Manager II.

March started stirring things up. Richard Ayala, Senior Planner, filled Pat's position, Christine Lovell, and Chuck Mercier stepped in as Senior Planners in Current Planning. Planning Intern Nick Ligouri left Advance Planning in March and Geoff went back to Advance Planning full time from Current Planning. April brought the arrivals of Luis Batres and Rudy Zeledon who assumed their roles as Associate Planners. So we said good-bye to Matt and Bill.

Administrative intern Jimmy Newsome was hired in January as a temp, but he stayed more temporarily than we expected. He left in February. Marla Garrison and Shelly Wilcox were then hired for a similar capacity but both resigned in April.

It isn't over yet. Keep reading.

Frank Visovsky retired in July and in August a new arrangement was made for Graphics. Frank's position was unfilled and his duties were assigned to Advance Planning Aide, Marie Moll. A section called Graphics Support Section was cre-

ated and wedged in-between Current and Advance Planning, making graphic operations more integrated between the divisions. Merging the two planning aide positions into one generated a "take a number" operation. It also necessitated enforcing graphic requirements from developers and enlisted the cooperation of all staff involved in Planning Commission packets and presentations.

Remember Bill Webb? Well, he left in 2000, and his replacement, Senior Planner Cathy Wahlstrom, came on board in September of 2001.

The biggest surprise came from counter technician Sylvia Cavanaugh. Sylvia transferred to the Building Department in August and then left City Hall altogether when she and her husband adopted three small children. Tiffany Williams has assumed her duties and brings to us a passion for organizing.

Included in the restructuring of the department is a somewhat consolidation of all divisions and a net headcount reduction of five. Throughout the upheaval of shifting and empty positions, the remaining staff shouldered new responsibilities and rearranged schedules to maintain the departments commitment of fast, efficient and high quality service.

Two members of the department received recognition awards from the Planning Commission. Matt Bassi of Civic Solutions received a Certificate of Appreciation for his outstanding work in the department and Marie Moll, Planning Department Aide, received a Certificate of Special Recognition for the design of last year's annual report.

# City of Ontario

## Planning

## Department...

**efficient**

**focused**

**innovative**

**creative**

# ...family of professionals

