

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

February 28, 2017

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION MEETING**

MINUTES

February 28, 2017

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Willoughby at 6:30 PM

COMMISSIONERS

Present: Chairman Willoughby, DeDiemar, Delman, Gage, Gregorek, and Reyes

Absent: Vice-Chairman Downs

OTHERS PRESENT: Planning Director Murphy, City Attorney Rice, Senior Planner Noh, Senior Planner D. Ayala, Assistant Planner Antuna, Assistant City Engineer Do, and Planning Secretary Callejo

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reyes.

ANNOUNCEMENTS

Mr. Murphy stated that item F has been requested to be continued to the Planning Commission meeting of March 28, 2017.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Commissioner Gage requested item A-03 be pulled for separate discussion.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of January 24, 2017, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV16-052: A Development Plan (File No. PDEV16-052) to construct a 163-unit multi-family townhome and rowtown project consisting of 5 two-story 14-unit townhome complexes and 16 two-story rowtown complexes (fifteen 6-unit complexes and one 3-unit complex) on 14.62 acres of land located within the Medium Density Residential (MDR) and Low Density Residential (LDR) districts of Planning

Area 11 of The Avenue Specific Plan, located at the southwest corner of Ontario Ranch Road and New Haven Drive. The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-412-04); **submitted by Brookfield Residential.**

It was moved by DeDiemar, seconded by Delman, to approve the Planning Commission Minutes of January 24, 2017, as written. The motion was carried 5 to 0 for the Minutes, Commissioner Reyes Abstaining and File No. PDEV16-052 was approved with the motion of 6 to 0.

PUBLIC HEARING ITEMS

- A-03. ENVIRONMENTAL ASSESSMENT AND AGREEMENT FOR THE REMOVAL, RELOCATION, AND PLACEMENT OF BILLBOARD SIGNS (FILE NO. PSGN17-016):** An interagency billboard relocation agreement to remove six billboards and allowing the placement of a new billboard at 1550 N. Palmetto Avenue. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15662 (Class 32 - In-fill Development Projects). 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 ONT Airport Land Use Compatibility Plan (ALUCP). (APNs: 110-022-12, 110-131-19, 210-212-60, 1008-261-45, 1011-111-10, and 1011-182-10); **submitted by City of Ontario, San Bernardino County Transportation Authority, and Lamar Central Outdoor, LLC. City Council action is required.**

Planning Director, Scott Murphy, presented the staff report. Mr. Murphy stated that the Commission may remember a Development Code Amendment came forward in 2015 that would provide for a billboard relocation with the City of Ontario under certain circumstances. He said that those circumstances would be that a billboard would be removed with the relocation of a new billboard on a freeway frontage. He stated that in addition, the billboard could be placed in the City of Ontario if five additional billboards were removed within the community. Mr. Murphy gave some background on the billboard relocation and the roles of both San Bernardino County Transportation Authority and Lamar Central Outdoor. He stated that the proposed site would be just off the 10-FWY east of Mountain Avenue where discussions were made with the property owner. Since that time, an agreement has been brought forth with the locations of the five billboards to be removed. Mr. Murphy explained the relocation of the billboard at the I-10 and 215-FWY and named the five locations of the existing billboard within the City of Ontario which would be removed. He shared Lamar has discussed leasing the property, which is currently owned but a church, for the billboard which is located at the Palmetto address. He said the sign would be a double-faced LED sign which would be similar in size and look like the one off the 60-FWY next to the soccer complex. Mr. Murphy presented a photo simulation of the billboard sign coming onto the freeway ramp. He stated that staff is recommending the Planning Commission recommend City Council

approval of File No. PSGN17-016, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gage asked about the sign hanging over to different sides presented in two different images. He wanted to know which image is correct and will the billboard sign hang over the freeway.

Mr. Murphy stated that what is depicted in the photo simulation is how the billboard would be constructed. He said the simple fact is the sign cannot overhang into the Caltrans right of way. He stated the pole or structure would be located on private property and the sign would extend into the private property.

Mr. Gage confirmed the location of the sign, asking if it is before the on-ramp where the cars merge onto the freeway. He asked if there was any consideration if [the sign] would hinder drivers' vision or be a traffic nuisance to people going up the on-ramp and seeing the large sign and immediately having to merge.

Mr. Murphy said that when they looked at the location and LED lighting, they realized how quickly the images are changing. He said Caltrans has very specific requirements about the amount of time or how quickly the images can change through. He stated that where individuals actually merge onto the freeway, they are past the actual sign location.

Mr. Gage asked if there might be a hazard for the cars stopped waiting at the signal light at the end of the on-ramp to get onto the freeway.

Mr. Murphy said that where the signal light is located, it's just about equal to where the sign is. He said if anything, someone waiting may be distracted watching the sign, but there should be no problem getting onto the freeway. There really should be no issue.

Mr. Gage asked how tall the sign is compared to others along the 10-FWY, like the Mercedes or "Arena" signs.

Mr. Murphy said if he remembered correctly, it is 52-feet from grade up, but there's about 11-feet difference between the sign and grade level, so what you'll roughly see is 41-feet above freeway level. He said to put that into comparison, the sign for the Auto Dealer out on the 15-FWY and Jurupa Street is about 85-feet tall. He said he thought the Mercedes Dealership sign was 63-feet tall and he said he did not recall the Arena sign, but would guess it was probably in the neighborhood of about 70-feet.

Mr. Gage stated the 85-foot one was in a gully advertising Citrus Motors.

Mr. Murphy stated no, he was speaking of the one on the east side of the 15-FWY between Jurupa Street and the 10-FWY, the newer one that was put in for the Auto Center about five years ago.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Reyes said he would normally be against billboards anywhere, but being the fact they are removing five existing, pretty ugly billboards throughout the city, it's a fair trade. He said, he would say to staff, to look at length and depth, not so much the height compared to the rear of the church. He stated it looked tight back there with parking, facing the freeway and possibly a fire lane. He asked to make sure it all fits there that the building department looked at it to make sure it doesn't impede on any fire lane which would be on the church building, which would determine the ultimate size of the sign.

Mr. Willoughby asked when the five billboards are eliminated, how many would be left on city streets.

Mr. Murphy stated he thought at last count there were 13 billboards in the community, so there should be about 8.

Mr. Gage stated that he has concerns and that it might be a hazard at the on-ramp, looking up at it, being so large and so much light. He said he was glad to hear it wasn't overhanging the on-ramp. He said he wasn't against billboards either, but he was lukewarm to have one that far west in the city because the other billboards are in the industrial area. He said this one is in a more commercial area and residential is a little ways away, but it's a start. He stated it is a good trade-off to get five other ones down so overall he will be voting yes.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Reyes, to adopt a resolution to approve File No. PSGN17-016, an Interagency Billboard Relocation Agreement pursuant to facts and reasons contained in the staff report. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried with 6 to 0 votes.

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-010:** A Tentative Parcel Map (File No. PMTT16-010; PM 19725) to subdivide 40.10 acres of land into 4 numbered lots and 1 lettered lot within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southeast corner of Ontario Ranch Road and Mill Creek Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APNs: 0218-211-12 and 0218-211-25); **submitted by GDCI-RCCD2-L.P.**

C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT16-011:** A Tentative Parcel Map (File No. PMTT16-011; PM 19741) to subdivide 19.64 acres of land into 4 numbered lots within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located at the southwest corner of Ontario Ranch Road and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APN: 0218-211-25); **submitted by GDCI-RCCD2-L.P.**

D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FOR FILE NO. PDA16-003:** A Development Agreement between the City of Ontario and GDCI-RCC2-L.P., to establish the terms and conditions for the development of Tentative Parcel Maps 19725 (File No. PMTT16-010) and 19741 (File No. PMTT16-011) within the Regional Commercial/Mixed Use district (Planning Area 8A) of the Rich-Haven Specific Plan, located on the south side of Ontario Ranch Road, between Mill Creek Avenue and Hamner Avenue. The environmental impacts of this project were previously analyzed in an addendum to the Rich-Haven Specific Plan EIR (SCH# 2006051081) that was adopted by the City Council on March 15, 2016. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APNs: 0218-211-12 and 0218-211-25); **submitted by GDCI-RCCD2-L.P.**
City Council action is required

Senior Planner, Henry Noh presented the three staff reports. Mr. Noh began by giving background on the two tentative parcel maps, stating their location and pointing out their surrounding areas. He then pointed out the lettered lots for Parcel Map 19725 and explained the relocation of "Street A" further south and reconfiguration of the lot sizes. Mr. Noh shared highlights of Parcel Map 19741 to subdivide the parcel into four lots. In addition, he explained the Applicant has requested the approval of a Development Agreement with the City due to the financial commitments required to construct within the Ontario Ranch area are very substantial. He stated that this assists in assuring the rules and regulations will stay in place of the agreement while forecasting development and is required between the Applicant and the City. He explained some of the terms of the Development Agreement which include, a ten-year term with a five-year option, infrastructure improvements, mainly along Ontario Ranch Road, Mill Creek and Hamner; park requirements, public service funding, as well as, facility and school district fees. He stated staff is recommending the Planning Commission approve File Nos. PMTT16-010 and PMTT16-011, pursuant to the facts and reasons contained in the staff report and attached resolutions and subject to the conditions of approval. Also, staff is recommending the Planning Commission recommend City Council approval of File No. PDA16-003, pursuant to the facts and reasons contained in the staff report and attached resolution.

PUBLIC TESTIMONY

Jason Lee, the Applicant from GDCI-RCCD2-L.P. appeared and spoke. Mr. Lee said he wanted to thank staff for working with him and it was a relatively simple process to get the projects approved, except for the slight hiccup last week to get the street moved to facilitate the potential buyer. He said they were excited to get the project moving forward and the area developed. He said Eastvale was just across the street with residential and they wanted to get commercial developed. He stated he would answer any questions the Commission might have.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Gregorek, to adopt a resolution to approve the Tentative Parcel Maps, File Nos. PMTT16-010 and PMTT16-011, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

It was moved by Gage, seconded by Reyes, to recommend adoption of a resolution to approve the Development Agreement, File No. PDA16-003. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA16-004:** An Amendment to The Avenue Specific Plan (File No. PSPA16-004) to change the Land Use Designations for Planning Area 7 from Low Density Residential (2.1 to 5.0 DU/AC) to Low-Medium Density Residential (5.1 to 11.0 DU/AC) and to change Planning Area 11 from Medium Density Residential (11.1 to 25 DU/AC) to Low-Medium Density Residential (5.1 to 11.0 DU/AC) to allow for the transfer of 155 units from Planning Area 11 (225 DU) to Planning Area 7 (287 DU). The project sites are located at the northeast corner of Archibald Avenue and Ontario Ranch Road (Planning Area 7) and the southwest corner of Ontario Ranch Road and New Haven Drive (Planning Area 11). The environmental impacts of this project were previously analyzed in an addendum to The Avenue Specific Plan EIR (SCH# 2005071109) that was adopted by the City Council on June 17, 2014. All adopted mitigation measures of the addendum shall be a condition of approval for the project and are incorporated herein by reference. 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 Plans (ALUCP) for ONT Airport. (APNs: 0218-201-18; 0218-201-39; 0218-201-42 and 0218-201-43); **submitted by Brookcal Ontario, LLC. City Council Action is required.**

Senior Planner, Henry Noh, presented the staff report. Mr. Noh gave the project sites of the Specific Plan which are being amended for rezoning. He explained what each Planning Area was currently zoned at and what they were proposing to rezone to along with the proposed transfer of units where applicable to which Planning Area. Mr. Noh stated that the amendment to the Specific Plan would continue this development pattern and allow for higher density multi-family units along the north side of Ontario Ranch Road. In addition, the higher density residential provides a buffer and transition between Ontario Ranch Road and the existing SCE substation, located at the northeast corner of Ontario Ranch Road and Archibald Avenue. He said there is also a change to the land-use matrix for Planning Area 7 transferring 155 units to Planning Area 11 which will allow 225 units. He stated that staff is recommending the Planning Commission recommend approval to City Council File No. PSPA16-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Reyes asked about the buffer between Edison and the multi-family products. He wanted to know the width or depth.

Mr. Noh said he was going off of memory and the Applicant could correct him if he was wrong, but he thought it was a buffer of about 70-feet.

Mr. Reyes said that it's an important number to know so they have an idea if someone will be looking out their window at wires, some substation equipment or gear. He said knowing that distance is important and he hoped the Applicant would help out on the information.

PUBLIC TESTIMONY

Derek Barbour from Brookfield Residential, Brookcal Ontario appeared and spoke. He said it was a pleasure to be there and wanted to echo the sentiment of Jason [Lee] that the ease of the process of the specific plan amendment with staff, who have been a great help in getting them through it. He said New Haven being an active community, they react to the active environment and they see how things play out and moving the density over to Ontario Ranch Road made a lot of sense in the overall planning efforts. He stated in regards to Mr. Reyes question, they are equally concerned about the SCE substation and they are going to make sure that the buffer is going to be done very well to ensure that individuals will buy homes there. He said that being too close to it, or being on top of wires is something nobody wants and they will keep that in mind. He said the story for The Avenue amendment is the success of the entry level products like the Holiday and Solstice programs which are around the FHA limit that provide more affordability. He said he would entertain any questions from the Commission if they had any.

Mr. Reyes asked if they had projected setbacks for design and if they were two-story.

Mr. Barbour stated the concept is to continue with a two-story, single-family attached homes in a row-town product. He said they have been around these type of situations before with substation or electrical equipment and it's amazing what landscape can do, even if you only have a 30-foot buffer, which is not what is planned here, but one would be amazed how landscape can make things disappear.

Mr. Reyes asked if [the buffer] was around 30 feet.

Mr. Barbour stated it was more than 30-feet and the Commission would see the tentative map come in. He apologized he didn't have those stats, but would be prepared for them in the future.

Mr. Reyes said that was fine and that he has seen other projects in this area where that came about, whether it was towers or Edison, and they used landscape as a buffer. He shared a personal story about when he first moved to Ontario and lived next to a dairy farm.

Mr. Barbour said that SCE has their own standard for a buffer and they own the property outside of that area, so they should be able to screen it pretty well with their own property up against it. He said it might be tough to screen along Ontario Ranch Road and Archibald Avenue, but cars don't complain as much as people.

Mr. Reyes said, this comment may be addressed more towards staff, but they'll have to see about Edison and what kind of wall they might have. He said the concern is not only visual, but also that kids might be running towards that area and wanting to see what's over the fence. He said we'll want to make sure everything is safe and secure.

Mr. Barbour thanked Mr. Reyes for his comments.

Mr. Gage asked what the current FHA loan limits are.

Mr. Barbour stated \$379,000 and with 5% down, an individual can get up to about \$386,000. He said someone can get up to about \$420,000 on a conventional loan limit before the next range of financing. He said that's kind of the break point within their communities as well and things below that price point are selling twice as fast.

Mr. Willoughby stated that in other counties, like Riverside or Los Angeles, FHA's are a lot higher and that's unfortunate because it affects home sales.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

There was no Planning Commission deliberation.

PLANNING COMMISSION ACTION

It was moved by DeDiemar, seconded by Delman, to recommend adoption of a resolution to approve the Specific Plan Amendment, File No. PSPA16-004, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA16-007**: A Development Code Amendment revising provisions of Development Code Chapter 5.0 (Zoning and Land

Use) pertaining to Accessory Dwelling Units (formerly referred to as Second Dwellings), to incorporate recent changes in the State's Accessory Dwelling Unit laws (as prescribed in Senate Bill 1069, and Assembly Bills 2299 and 2406). The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines. The 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 set forth within the Ontario International Airport Land Use Compatibility Plan; **City Initiated. City Council action is required.**

The motion was carried 6 to 0 to continue the item to the March 28, 2017 Planning Commission Meeting with Downs absent.

HISTORIC PRESERVATION ITEMS

- G. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP16-020:** A Certificate of Appropriateness to construct a 641 square foot addition and exterior improvements to an existing 917 square foot single family residence, a Contributor to the Rosewood Court Historic District, located at 319 East Rosewood Court, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DUs/Acre). The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation). (APN: 1048-063-20); **submitted by Grant Mackay**

Assistant Planner, Elly Antuna, presented the staff report. Ms. Antuna gave background on the home, stating it was named the John W. Feeney House and shared the architectural style and significance. She explained a condition has been added to the project to replace the existing slider windows with hung windows and two fixed windows are to be replaced with divided casement windows to represent the original French Doors. She stated that the addition is to the rear of the residence and will increase the structure by 70% and would continue the same architecture and would be seamless. Ms. Antuna said the Historic Preservation Subcommittee reviewed the project on February 9 and recommended approval and along with staff is recommending the Planning Commission approve File No. PHP16-020, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage asked where the access to the new addition is from the existing structure.

Ms. Antuna explained that a hallway has been created to give access to the new area.

PUBLIC TESTIMONY

No one responded.

As there was no one else wishing to speak, Chairman Willoughby closed the public testimony

Mr. Gage wanted to compliment the homeowner and staff for working together to make it happen and to get that far. He said it was good to the historic districts and that they are adding onto their homes. He stated that they were adding onto their homes in the right way and going through the proper steps and process.

PLANNING /HISTORIC PRESERVATION COMMISSION ACTION

Acting as the Historic Preservation Commission, it was moved by Gage, seconded by Gregorek, to adopt a resolution to approve the Certificate of Appropriateness, File No. PHP16-020, subject to conditions of approval. Roll call vote: AYES, DeDietmar, Delman, Gage, Gregorek, Reyes, and Willoughby; NOES, none; RECUSE, none; ABSENT, Downs. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on Thursday, February 9, 2017.

- *Recommended approval for Certificate of Appropriate, File No. PHP16-020.*
- *Removed a single family residence from the Ontario Registry, File No. PHP17-001, located 1023 E. Sixth Street. This item was approved.*

Development Code Review (Ad-hoc): This subcommittee did not meet.

Zoning General Plan Consistency (Ad-hoc): This subcommittee did not meet.

New Business

Mr. Delman shared that Ontario Heritage will be having two great events. The first is a Walking Tour on Saturday, March 11 from 10 AM to noon in the Villa District from 'H' Street, starting at Euclid to Vine. He said they would share the history about the homes and who lived there, but not going into the homes. Also, they are having their 1st Annual St. Paddy's Day Golf Tournament on Friday, March 17th at Whispering Lakes with registration at 7:30 AM and tee-time at 8 AM. He said he had fliers for both events stating what the cost was for members and non-members. He encouraged everyone to take the information and share it with others.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

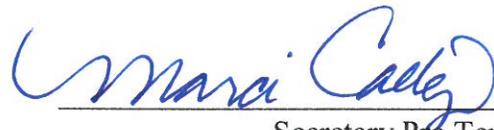
Mr. Murphy stated that the Historic Preservation staff came up with postcards to be mailed to the individuals within the historic districts. The hope of the postcards are one, to keep them and show them off because they give a lot of facts and information about the districts of what makes them different and unique. Second, they remind the homeowners that if they want to make improvements to their property, that there's a

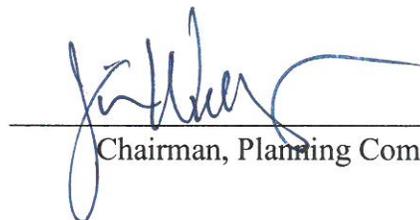
process that they have to go through. He said sometimes that slips through the cracks, especially if there is no building permit required, like changing out windows. This would still require review and approval from us [Planning Department]. He stated these cards are just a subtle reminder, as well as a way to provide information. It also continues the information about the historic program and the value it brings to the community. He stated the Commission may recall approving two homes for construction across from the Graber Olive House. He shared that one of the houses sold for \$485,000 and was just under 1,800 square feet. He said the value per square foot was more than in Ontario Ranch and it is a tribute to the historic preservation staff and the individuals who purchase with the district. He shared that homeowners help to maintain the properties within the historic district and maintain high property values within those districts.

Mr. Gage said the progressive homeowners in all the historic districts and Ontario Heritage, along with Petrina Delman as President, have done a great job, which has made Ontario great.

ADJOURNMENT

DeDiemar motioned to adjourn, seconded by Gage. The meeting was adjourned at 7:40 PM.


Secretary Pro Tempore


Chairman, Planning Commission