

**CITY OF ONTARIO**  
**CITY COUNCIL AND HOUSING AUTHORITY**  
**AGENDA**  
**MAY 2, 2017**

**Paul S. Leon**  
Mayor

**Debra Dorst-Porada**  
Mayor pro Tem

**Alan D. Wapner**  
Council Member

**Jim W. Bowman**  
Council Member

**Ruben Valencia**  
Council Member



**Al C. Boling**  
City Manager

**John E. Brown**  
City Attorney

**Sheila Mautz**  
City Clerk

**James R. Milhiser**  
Treasurer

**WELCOME to a meeting of the Ontario City Council.**

- All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.
- Anyone wishing to speak during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time.
- Comments will be limited to 3 minutes. Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.
- In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

**ORDER OF BUSINESS** The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

**(EQUIPMENT FOR THE HEARING IMPAIRED AVAILABLE IN THE RECORDS MANAGEMENT OFFICE)**

**CALL TO ORDER (*OPEN SESSION*)**

**6:00 p.m.**

***ROLL CALL***

Dorst-Porada, Wapner, Bowman, Valencia, Mayor/Chairman Leon

**CLOSED SESSION PUBLIC COMMENT** The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during and at the end of the meeting.

***CLOSED SESSION***

- GC 54956.9 (d)(2), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:  
*One (1) case.*

In attendance: Dorst-Porada, Wapner, Bowman, Valencia, Mayor/Chairman Leon

***PLEDGE OF ALLEGIANCE***

Mayor pro Tem Dorst-Porada

***INVOCATION***

Pastor Hugh Hairston, Loveland Worship Center

***REPORT ON CLOSED SESSION***

City Attorney

**PUBLIC COMMENTS**

**6:30 p.m.**

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes with each speaker given a maximum of 3 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

**AGENDA REVIEW/ANNOUNCEMENTS** The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

**SPECIAL CEREMONIES**

**SEVENTEENTH ANNUAL MODEL COLONY AWARDS**

That the City Council Present the 2017 “Model Colony” Awards for Historic Preservation.

**CONSENT CALENDAR**

All matters listed under **CONSENT CALENDAR** will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

**1. APPROVAL OF MINUTES**

Minutes for the regular meeting of the City Council and Housing Authority of April 4, 2017, approving same as on file in the Records Management Department.

**2. BILLS/PAYROLL**

**Bills** March 19, 2017 through April 1, 2017 and **Payroll** March 19, 2017 through April 1, 2017, when audited by the Finance Committee.

**3. AGREEMENTS BETWEEN THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY AND THE CITY OF ONTARIO FOR POLICE, FIRE PROTECTION AND RELATED DISPATCH SERVICES**

That City Council authorize the City Manager to approve three Cooperative Agreements for the City of Ontario to provide police, fire protection and related dispatch services to the Ontario International Airport Authority.

**4. A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS**

That the City Council adopt a resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations, and placing special assessments on the San Bernardino County Tax Rolls.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

**5. A CONSTRUCTION CONTRACT FOR THE HOLT/MELROSE STREET IMPROVEMENT PROJECT/GENTRY BROTHERS, INC.**

That the City Council approve the plans and specifications, and award a construction contract (on file with the Records Management Department) to Gentry Brothers, Inc. of Irwindale, CA, for the Holt/Melrose Street Improvement Project (ST1101) for the bid amount of \$1,046,196 plus a 15% contingency in the amount of \$156,929 for a total authorized amount of \$1,203,125; and authorize the City Manager to execute said contract and related documents and file a Notice of Completion at the conclusion of the construction activities.

**6. COOPERATIVE AGREEMENT FOR THE WEST VALLEY CONNECTOR SAFE ROUTES TO TRANSIT PROJECT/OMNITRANS**

That the City Council approve a Cooperative Agreement (on file with the Records Management Department) with Omnitrans for the West Valley Connector Safe Routes to Transit Project and authorize the City Manager to execute said agreement and future amendments within the City Council approved budget.

**7. A JOINT USE AGREEMENT WITH SOUTHERN CALIFORNIA GAS COMPANY FOR THE RIGHT-OF-WAY ALONG THE WEST SIDE OF HAVEN AVENUE FROM ONTARIO RANCH ROAD TO BELLEGRAVE AVENUE**

That the City Council approve and authorize the City Manager to execute a Joint Use Agreement (on file with Records Management Department) with Southern California Gas Company for the right-of-way along the west side of Haven Avenue from Ontario Ranch Road to Bellgrave Avenue.

**8. A ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”), HOME INVESTMENT PARTNERSHIPS (“HOME”), AND EMERGENCY SOLUTIONS GRANT (“ESG”) PROGRAMS FOR FISCAL YEAR 2017-18**

That the City Council:

- (A) Approve the One-Year Action Plan for Fiscal Year 2017-18 for the Community Development Block Grant (“CDBG”), HOME Investment Partnerships (“HOME”), and Emergency Solutions Grant (“ESG”) Programs (on file in the Records Management Department);
- (B) Direct staff to prepare and transmit the final documents to U.S. Department of Housing and Urban Development (“HUD”); and
- (C) Authorize the City Manager, or his designee, to take all actions necessary or desirable to implement the One-Year Action Plan for Fiscal Year 2017-18 and Subrecipient Agreements.

**9. RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO**

That the City Council proclaim the month of May 2017 as “Historic Preservation Month” in the City of Ontario.

**10. A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA16-007, REVISING PROVISIONS OF DEVELOPMENT CODE CHAPTER 5.0 (ZONING AND LAND USE) PERTAINING TO ACCESSORY DWELLINGS (FORMERLY REFERRED TO AS SECOND DWELLINGS), TO INCORPORATE RECENT CHANGES IN THE STATE'S ACCESSORY DWELLING UNIT LAWS (SB 1069, AB 2299 & AB 2406)**

That the City Council consider and adopt an ordinance approving File No. PDCA16-007, a Development Code Amendment revising the City’s land use and development regulations pertaining to Accessory Dwellings, to incorporate recent changes in the State’s Accessory Dwelling Unit laws.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA16-007, A DEVELOPMENT CODE AMENDMENT REVISING VARIOUS PROVISIONS OF DEVELOPMENT CODE CHAPTER 5.0 (ZONING AND LAND USE) AND CHAPTER 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS) PERTAINING TO ACCESSORY DWELLING UNITS (FORMERLY REFERRED TO AS SECOND DWELLINGS), INCORPORATING RECENT CHANGES IN THE STATE'S ACCESSORY DWELLING UNIT LAWS (AS PRESCRIBED BY SENATE BILL 1069, AND ASSEMBLY BILLS 2299 AND 2406), AND MAKING FINDINGS IN SUPPORT THEREOF.

**II. HOUSING ELEMENT ANNUAL REPORT FOR CALENDAR YEAR 2016  
(FILE NO.: PADV17-002)**

That the City Council receive the 2016 Housing Element Annual Progress Report.

**STAFF MATTERS**

City Manager Boling

**COUNCIL MATTERS**

Mayor Leon  
Mayor pro Tem Dorst-Porada  
Council Member Wapner  
Council Member Bowman  
Council Member Valencia

**ADJOURNMENT**

**CITY OF ONTARIO**  
**CLOSED SESSION REPORT**  
City Council // Housing Authority // Other // (GC 54957.1)  
**May 2, 2017**

**ROLL CALL:** Dorst-Porada \_\_, Wapner \_\_, Bowman \_\_, Valencia \_\_, Mayor / Chairman Leon \_\_.

**STAFF:** City Manager / Executive Director \_\_, City Attorney \_\_

In attendance: Dorst-Porada \_\_, Wapner \_\_, Bowman \_\_, Valencia \_\_, Mayor / Chairman Leon \_\_

- GC 54956.9 (d)(2), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:  
*One (1) case*

No Reportable Action	Continue	Approved
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Disposition: \_\_\_\_\_

Reported by: \_\_\_\_\_  
City Attorney / City Manager / Executive Director

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
SPECIAL CEREMONIES

**SUBJECT: SEVENTEENTH ANNUAL MODEL COLONY AWARDS**

**RECOMMENDATION:** That the City Council Present the 2017 “Model Colony” Awards for Historic Preservation.

**COUNCIL GOALS:** Focus Resources in Ontario's Commercial and Residential Neighborhoods Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

**FISCAL IMPACT:** None.

**BACKGROUND:** The Planning Commission, acting as the Historic Preservation Commission, developed the “Model Colony” Awards program to recognize outstanding achievement in the preservation of Ontario’s historic properties.

The “Model Colony” Awards are presented by the City Council each spring to coincide with National Preservation Month. Five awards will be presented in the categories of preservation. On March 28, 2017, the Planning Commission considered each category and chose the following recipients:

**George Chaffey Memorial Award:** For distinguished leadership in the preservation of Ontario’s cultural heritage.

**Recipient:** Bellevue Memorial Park  
Bellevue Board of Directors

**Award of Merit:** For achievement in the ongoing preservation of a historic resource.

**Recipient:** 127 East Fourth Street  
Angela Scott

**STAFF MEMBER PRESENTING:** Scott Murphy, Planning Director

Prepared by: Elly Antuna  
Department: Planning

City Manager Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_



**Award of Merit:** For achieving an architecturally compatible design.

***Recipient:*** 326 and 330 East Fourth Street  
Kirk Wallace

**Award of Merit:** For achievement in the ongoing preservation of a historic resource.

***Recipient:*** 214 East Fourth Street  
Carolyn Sue Damaske

**Rehabilitation Award:** For achievement in the rehabilitation of a historic resource.

***Recipient:*** Sunkist Water Tower  
Majestic Realty Co.

# PLANNING / HISTORIC PRESERVATION COMMISSION STAFF REPORT



**DATE:** March 28, 2017  
**FILE NO:** PHP17-005  
**SUBJECT:** 2017 "Model Colony" Awards  
**LOCATION:** Citywide  
**APPLICANT:** City Initiated  
**PROPERTY OWNER:** N/A

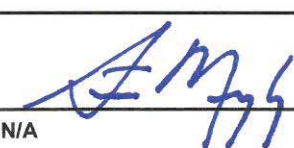
## RECOMMENDATION:

That the Planning/Historic Preservation Commission approve the 2017 "Model Colony" Awards.

## BACKGROUND:

In 2000, the City Council adopted the Model Colony Awards to recognize outstanding efforts to restore, rehabilitate, and preserve Ontario's historic places. This is the seventeenth consecutive year that the City has conducted the awards program. The award categories include: Restoration, Rehabilitation, John S. Armstrong Landscape, Founder's Heritage Award, George Chaffey Memorial, and Merit. Past Model Colony Award recipients included Ontario's schools, churches, single-family residences, historic multi-family properties, and joint public/private preservation projects.

There are five nominations this year which include two single-family residences, one neighborhood district infill project, a cemetery and a water tower. On March 9, 2017, the Historic Preservation Subcommittee (HPSC) reviewed the nominations and recommended approval to the Planning/Historic Preservation Commission. The nominees represent excellence in preservation of the community's heritage. The 2017 Model Colony Awards will be presented to award recipients by the City Council during a special ceremony and reception on May 2, 2017.

Case Planner:	Elly Antuna, Assistant Planner	Hearing Body	Date	Decision	Action
Planning Director Approval:		HPSC:	03/09/2017	Approved	Recommend
Submittal Date:	N/A	PC / HPC:	03/28/2017	Approved	Final
Hearing Deadline:	N/A	CC:	05/02/2017		Presentation

### **2017 AWARD NOMINEES:**

For their outstanding efforts in the field of historic preservation, the candidates are:

**George Chaffey Memorial Award:** Bellevue Memorial Park  
**Award Recipient:** René Biane, Bellevue Board of Directors

Bellevue Memorial Park was established in 1892 and is celebrating its 125<sup>th</sup> anniversary this year. In 1891, the townspeople of Ontario set aside 10 acres of land at the northwest corner of Mountain Avenue and G Street for the cemetery. The original Bellevue Mausoleum, constructed in 1915 contained 300 crypts. It has since expanded to its current size of 22,000 crypts. Many of Ontario's early history-makers are laid to rest at Bellevue, including Archie Mitchell, the man deemed responsible for bringing the international airport to Ontario; Helen Line, a documentary film editor; George Chaffey, one of the founders of the original township of Ontario; and, many other locally significant people.



The non-sectarian cemetery is a significant historic cultural resource that consists of 80 acres of beautifully manicured grounds and almost 600 trees, all irrigated using reclaimed water. Since 2013, Bellevue has utilized a major solar power system with 16 large panels on the mausoleum roof, significantly reducing electrical costs. The reclaimed water irrigation and solar power systems are great examples of utilizing modern technology to increase energy efficiency in historic places. Bellevue Memorial Park operates as a non-profit organization, has a staff and crew of 17 and is managed by a 5-member board of directors from local communities.

Bellevue Memorial Park has continuously supported the local community and heritage through a variety of activities and sponsorships. Bellevue Memorial Park partners with Ontario Heritage, a non-profit preservation advocacy group, to host the Annual Cemetery Tour where actors portray famous people interred at Bellevue. Bellevue staff has even participated in the Cemetery Tour as actors. In January 2017, Bellevue hosted the first Marker Cleaning project. The event was organized by a local Boy Scout troop as an Eagle Scout project. More than 50 upright markers that were more than 75 years old were cleaned by over 40 participants from the troop. Bellevue has also hosted a special Memorial Day celebration, open houses and a holiday remembrance celebration.

Bellevue Memorial Park remains an integral part of the community and, through their continuing community involvement, has proven to be a distinguished leader in the preservation of Ontario's cultural heritage.

**Award of Merit:** 127 East Fourth Street  
**Award Recipient:** Angela Scott

The Harry W. Fredrickson House was built in 1928 and is an excellent example of the Tudor Revival architectural style. Fredrickson was a local optometrist and lived in the house until at least 1951. The house is irregular in plan with an impressive high-pitched, wood shake, multi-gabled roof. The home features exposed eaves, stucco siding, and half-timbering decoration. The home retains all of the original multi-paned wood windows, including an exceptional multi-paned arched window on the primary facade. Cement steps lead to a small uncovered cement porch and to a deeply recessed arched entry door surrounded by a unique concrete trim.



The current property owner purchased the Harry W. Fredrickson House in 2007 and inherited the Mills Act contract that was recorded on the property in 2004. Work listed on the improvement schedule included exterior painting, landscaping, fencing, front yard porch gates, refinishing of the homes hardwood floors and repair of exterior windows and screens. All of the Mills Act improvements were completed in 2016. Additionally, the home has had the HVAC system replaced, new rain gutters installed, and the plumbing replaced.

The property owner has worked to keep the character of this residence by preserving and maintaining many of the homes unique features. Through the property owner's outstanding stewardship, this home remains as an excellent example of the Tudor Revival architectural style and a significant Contributor to the College Park Historic District.

**Award of Merit:** 326 and 330 East Fourth Street  
**Award Recipient:** Kirk Wallace

The College Park Historic District is a well-established, single-family neighborhood that consists of many styles of homes, including Mediterranean, Craftsman Bungalow, Ranch, and French Eclectic Revival. The lots at 326 and 330 East Fourth Street originally contained irrigation standpipes, a remnant of the irrigation system for the orchards that the Graber family once installed and maintained. Clifford "CC" Graber moved to Ontario for health reasons in 1892. CC Graber and his brother Charles purchased land in Ontario and began cultivating olives, establishing the Graber Olive House in 1894. The Graber Olive House still operates to this day in the College Park Historic District.



In January 2016, the property owner applied for a Certificate of Appropriateness to allow for the infill construction of two single-family residences on vacant lots at 326 and 330 East Fourth Street. The Secretary of the Interior's Standards for Rehabilitation provide guidelines for additions to historic resources - the residential infill project in the Historic District meets or exceeds those guidelines. The property owner had to address several lot constraints, including the removal of the existing irrigation standpipes and vacation of an existing dedication along the north sides of the properties. The property owner took special care throughout the project to ensure that the residential infill was appropriate in scale, massing, architecture and design to ensure the new construction was compatible with the historic context of the existing neighborhood.

The two single-family residences were constructed in the Mediterranean and French Eclectic Revival architectural styles, both of which are represented in the District. Additionally, the residences were constructed with features and materials authentic to the respective architectural styles. The Mediterranean Revival residence features a cement s-shaped tile roof, true divided-lite recessed windows, stucco siding and a small porch with a low pony wall. The French Eclectic Revival residence features a steeply pitched roof covered in composition shingles, smooth stucco siding, and recessed true divided-lite windows with wood trim. Both residences were constructed with raised foundations and detached garages accessed via Hollywood style driveways.

The successful infill project is an excellent example of appropriate infill in a Historic District and ensures that the College Park Historic District remains one of the City's premier neighborhoods.

**Award of Merit for:** 214 East Fourth Street  
**Award Recipient:** Carolyn Sue Damaske

The S. Earl Blakeslee House was built in 1925 and is an excellent example of the Mediterranean Revival bungalow architectural style. S. Earl Blakeslee was the longtime head of the Music Department at Chaffey High School and Chaffey College. The house is U-shaped in plan and features a cross gabled, low-pitch roof with raked eaves that is covered with red clay tiles. The S. Earl Blakeslee House is clad in stucco and features an arcade entry way that leads

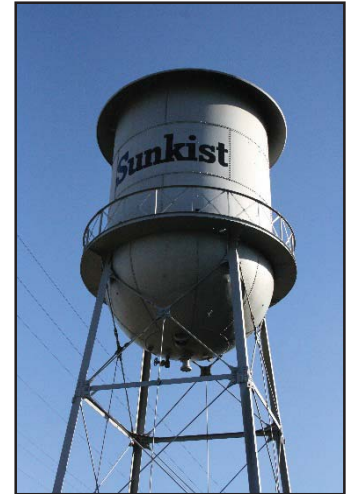


to a small front porch with a low pony wall. The front yard is landscaped with a well-manicured lawn, succulents, decorative boulders and a curved brick walkway. The interior of the home contains many original features including the original hardwood floors and a fireplace with Batchelder tiles. Additionally, the home still has the unique barrel ceiling that Mr. Blakeslee built specifically for the acoustic properties.

The current property owner purchased this home in 1996 and in 2002 entered into a Mills Act contract with the City. The completed work listed on the Mills Act improvement schedule includes restoration of original windows that had damaged trim and sills, landscaping of the front and rear yards, painting, reroofing and repair of the lath and plaster ceiling. The last of the Mills Act improvements were completed by the property owner in 2016. In addition to the Mills Act improvements, the property owner has replaced the plumbing, electrical and HVAC systems and has repaired the chimney. The property owner has worked diligently to restore the home to its original condition.

**Rehabilitation Award:** Sunkist Water Tower  
**Award Recipient:** Majestic Realty

The former Sunkist Growers processing plant was constructed in 1926 and was the largest packing plant in Ontario. The facility, at one point, covered 22 acres and employed nearly 1,000 workers at its peak production. In October 2008, the City entered into an Agreement with Sunkist Growers, Inc. for the acquisition of the remaining 11.09 acre site. At the close of escrow in October 2012, the iconic Sunkist nonoperational water tower was the only remaining remnant of the Sunkist Growers plant. The Sunkist Water Tower is a familiar focal point and an iconic symbol to the local community of an agricultural business and industry that was an integral component to the early years of development and the success of Ontario.



In 2013, the City issued a Request for Proposal for the redevelopment of the former Sunkist site and Majestic Realty Co. was identified as the preferred developer. In late 2015, a Certificate of Appropriateness, along with a Development Plan, was approved to facilitate the relocation of the water tower to accommodate the construction of a 239,400 square foot industrial building. The 110-foot tall steel water tower was relocated approximately 120 feet northeast to the corner of the site from its original location. In February 2016, a modification to the Certificate of Appropriateness was approved to allow for a reduction in height of the water tower and tank from 110 feet to 62 feet in order to meet Federal Aviation Administration (FAA) regulations.

As part of the relocation project, Majestic Realty Co. fully documented and catalogued the water tower, preserved the shape, size, and design of the tower and preserved the Sunkist logo signs. In July 2016, a comprehensive analysis of the Sunkist Water Tank logos was completed to allow for an authentic restoration. Stencils were made of the existing 'Sunkist' logo to assist in the repainting. The new 'Exchange X' logo was created by combining a ghost logo discovered on the tower, a historic nighttime photo, an orange crate label, and a trademark registration logo found online. An analysis of the paint was completed that determined the original paint colors of the tower and logos, resulting in an authentic restoration of the original water tank logos. To convey the historic significance of the site, an interpretive sign program is being installed on the site adjacent to the water tower. The interpretive signage will follow National Park Service standards and will describe the history of the citrus industry in Ontario. As part of the relocation project, the area adjacent to the water tower was landscaped in a design featuring citrus trees that helps to create a meaningful connection to the citrus industry and the Sunkist processing plant. The relocation and rehabilitation of the tower ensures that this iconic structure and the history it represents remains for future generations to enjoy.

## **COMPLIANCE WITH THE ONTARIO PLAN:**

The Model Colony Awards Program is consistent with the principles, goals and policies contained in the following components of The Ontario Plan (TOP), including: (1) Vision, (2) Governance, and (3) Policy Plan (General Plan):

### [1] City Council Priorities

#### **Goals:**

- Invest in the Growth and Evolution of the City's Economy
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.

### [2] Vision

#### **Distinctive Development**

- Development Quality: A community that is so well maintained and litter-free that its properties uniformly convey a sense of prosperity that is readily apparent and a symbol of community pride.

#### **Dynamic Balance**

- An appreciation for the “personality and charm” of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

### [3] Governance

#### **Governance – Decision Making**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices
  - G1-1 Consistency with Policies. We require that staff recommendations to the City Council be consistent with adopted City Council Priorities (Goals and Objectives) and the Policy Plan.
  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

### [4] Policy Plan (General Plan)



### **Community Design – Image & Identity**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses
  - CD1-3: Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

### **Community Design – Historic Preservation**

- Goal CD4: Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.
  - CD4-6: Promotion of Public Involvement in Preservation. We engage in programs to publicize and promote the City's and the public's involvement in preservation efforts.
  - CD4-7: Public Outreach. We provide opportunities for our residents to research and learn about the history of Ontario through the Planning Department, Museum of History and Art, Ontario and the Robert E. Ellingwood Model Colony History Room.

### **Community Design – Protection of Investment**

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.
  - CD5-4: Neighborhood Involvement. We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: AGREEMENTS BETWEEN THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY AND THE CITY OF ONTARIO FOR POLICE, FIRE PROTECTION AND RELATED DISPATCH SERVICES**

**RECOMMENDATION:** That City Council authorize the City Manager to approve three Cooperative Agreements for the City of Ontario to provide police, fire protection and related dispatch services to the Ontario International Airport Authority.

**COUNCIL GOALS:** Maintain the Current High Level of Public Safety

**FISCAL IMPACT:** Police services, fire protection and related dispatch services will be provided to ONT on a cost reimbursement basis, review annually in conjunction with the City's annual budget, and mutually agreed upon by both parties. The City will keep records of and invoice the Authority for services, plus the cost of all materials, equipment, vehicles, and training necessary to provide said services on behalf of the OIAA through the duration of the agreements. At present, the estimated cost for Fiscal Year 2017-18 is \$15.2 million for airport law enforcement operations, fire protection operations, and related dispatch services. Future costs will be adjusted commensurate with changes in staffing levels determined necessary by the governing federal agencies (such as the FAA, TSA and Homeland Security) to ensure the safety of the travelling public, ONT employees, and businesses serving the airport.

**BACKGROUND:** Ownership and operations of the Ontario International Airport has been transferred to the Ontario International Airport Authority. This transition began on November 1, 2016 and includes a 21 month transition from LAWA operations to OIAA operations. OIAA does not currently have its own police, fire protection or dispatch staff. OIAA desires that the City of Ontario provide such services.

The Ontario Police Department and Ontario Fire Department have expertise in administering full service law enforcement, fire protection and related dispatch services within the City of Ontario. The Ontario

**STAFF MEMBER PRESENTING:** Brad Kaylor, Police Chief  
Rob Elwell, Fire Chief

Prepared by: Scott Melendrez/Anthony Coletta  
Department: Police/Fire

City Manager  
Approval: \_\_\_\_\_



Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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Airport has similar law enforcement, fire protection and related dispatch concerns that must continually be addressed. During LAWA's past operation of ONT, the Ontario Police Department and Ontario Fire Department regularly provided supplemental law enforcement, fire protection and related dispatch services to LAWA at ONT. These proposed agreements are intended to facilitate the provision of all such services by the City and allow for the transition out of LAWA public safety staff. Ontario Police and Ontario Fire command staff are currently working closely with the Authority team on transition issues, assessing staffing demands and on recommended solutions and strategies for operations. The terms of these agreements are 10 years with automatic renewal and opt-out provisions.

The law enforcement services agreement replaces the previous law enforcement services agreement approved by the City Council on November 1, 2016.

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS**

**RECOMMENDATION:** That the City Council adopt a resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations, and placing special assessments on the San Bernardino County Tax Rolls.

**COUNCIL GOALS:** Operate in a Businesslike Manner

**FISCAL IMPACT:** The levy of special assessments will result in the recovery of \$33,217 in costs that the City has expended for inspection or abatement of property violations, as well as the collection of \$11,100 associated with civil penalties and/or fines for continued violations, for a total of \$44,317 to 89 parcels. When received, reimbursement of \$35,815 will be made to the General Fund and \$8,502 to the Dangerous Building Fund.

**BACKGROUND:** The City has established revolving funds to cover City costs for abatement of property and dangerous building violations, as a result of code enforcement activities as well as the generation of fines associated with administrative citations for property maintenance violations and fees and penalties associated with the Systematic Health and Safety Inspection Program, Abandoned and Distressed Property Program and Weed and Refuse Abatement Program. These costs, fines, fees and penalties are recovered through placement of special tax assessments upon the properties. The placement of special assessments and collection of revenue is done under Ordinance 3046, Property Appearance (Title 5, Chapter 22 of the Ontario Municipal Code); Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings; Ordinance 2920 for civil penalties for continued violations of the Ontario Municipal Code and fines associated with administrative citations (Title 1, Chapters 2 and 5 of the Ontario Municipal Code). The City and County currently have a contractual agreement regarding implementation of special assessments; however, a resolution authorizing the placement of the specific assessments is required.

**STAFF MEMBER PRESENTING:** Robert Gluck, Code Enforcement Director

Prepared by: Erin Bonett  
Department: Code Enforcement

City Manager  
Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

4

This assessment cycle, the Code Enforcement Department has billed property owners for the abatement of violations, the issuance of fines associated with administrative citations, the issuance of fees and penalties associated with the Systematic Health and Safety Inspection Program, the issuance of registration fees and civil penalties associated with the Abandoned and Distressed Property Program, and the issuance of notice and re-inspection fees as well as civil penalties for the Weed and Refuse Abatement Program on 191 parcels. Of this, there are remaining amounts due on 89 parcels. Attached are itemized accounts of: (1) costs associated with inspection or abatement as shown in Exhibit A of the resolution; (2) civil penalties and/or fines for continued violations as shown in Exhibit B of the resolution; and (3) total amounts per parcel as shown in Exhibit C of the resolution. The expenditure list, with any necessary corrections and adjustments, will be submitted to the County prior to August 2017 for its 2017-2018 tax rolls.

All affected property owners were given notice of the imposition of the special assessments via certified mail as provided in Ontario Municipal Code Section 1-4.05(a), and either have not requested an appeal or have exhausted the appellate procedure in Ontario Municipal Code Section 1-4.05(b).

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

WHEREAS, Ordinance No. 3046, Property Appearance (Title 5, Chapter 22, of the Ontario Municipal Code) and Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings provide for the abatement of property nuisances by repair, rehabilitation, demolition or removal; and

WHEREAS, under Resolution 94-112, Resolution ORA-499, and the Cooperation and Reimbursement Agreement entered into on the 15<sup>th</sup> day of November, 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of One Hundred Fifty Thousand Dollars (\$150,000) to repair or abate dangerous buildings and properties throughout the City; and

WHEREAS, under a first amendment to the Cooperation and Reimbursement Agreement entered into on the 16<sup>th</sup> day of July 1996, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made an additional advance to the City of One Hundred Thousand Dollars (\$100,000) to continue to repair or abate dangerous buildings and properties throughout the City; and

WHEREAS, under Resolution 94-113, Resolution ORA-500, and the Cooperation and Reimbursement Agreement entered into on the 15<sup>th</sup> day of November 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of Thirty Thousand Dollars (\$30,000) to repair or abate dangerous buildings and properties in the 6<sup>th</sup> and Grove area; and

WHEREAS, under Resolution 94-12, Resolution ORA-464, and the Cooperation and Reimbursement Agreement entered into on the 22<sup>nd</sup> day of February 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of One Hundred Fifty Thousand Dollars (\$150,000) to repair or demolish dangerous buildings throughout the City; and

WHEREAS, Ordinance No. 2894, Systematic Health and Safety Inspection Program (Title 8, Chapter 17, of the Ontario Municipal Code), provides for the collection of unpaid service fees, plus any penalties and accrued interest by Special Assessment; and

WHEREAS, Ordinance No. 2920, provides for the assessment of civil penalties for continued violations of the Ontario Municipal Code (Title 1, Chapter 2 of the Ontario Municipal Code), and for fines associated with administrative citations to be collected by Special Assessment (Title 1, Chapter 5 of the Ontario Municipal Code), and establishes a uniform procedure before imposing such Special Assessments (Title 1, Chapter 4 of the Ontario Municipal Code); and

WHEREAS, the above said ordinances, resolutions and agreements provide for recovery of costs incurred in the abatement of violations by means of a Special Assessment placed on the tax rolls; and

WHEREAS, the City has incurred costs involved in the abatement of violations under the Ontario Municipal Code and Uniform Code for the Abatement of Dangerous Buildings, issuing Notices of Violation, and administering the Systematic Health and Safety Program and wishes to recover said costs; and

WHEREAS, the owners of all parcels listed in Exhibit A, B, and C were given notice of imposition of such Special Assessment as provided in Ontario Municipal Code Section 1-4.05(a), and either have not requested an appeal, or have exhausted the appellate procedure provided in Ontario Municipal Code Section 1-4.05(b); and

WHEREAS, the City has an executed contract with the San Bernardino County Board of Supervisors for collection of said assessments;

NOW, THEREFORE, BE IT RESOLVED that the City Council:

1. Confirmed the costs associated with inspection or abatement on the properties as set forth in the report in Exhibit A; and
2. Confirmed the civil penalties and/or fines for continued violations on the properties as set forth in the report in Exhibit B; and
3. Confirmed that Exhibit C contains the total amount assessed for both confirmed costs and confirmed civil penalties and/or fines for each of the properties; and
4. Found and determined that the report, and Exhibits contained therein are true and accurate; and
5. Adopts the above said report and finds that the costs of inspection or abatement on the properties listed are the costs set forth in Exhibit A, the civil penalties and/or fines for continued violations are the penalties and/or fines as set forth in Exhibit B, and the same are hereby charged and placed as special assessments upon the respective properties; and
6. Directs Exhibit C shall be sent to the Auditor-Controller of San Bernardino County and shall be collected on the County tax roll.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 2<sup>nd</sup> day of May 2017.

\_\_\_\_\_  
PAUL S. LEON, MAYOR

ATTEST:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
BEST BEST & KRIEGER LLP  
CITY ATTORNEY



STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-     was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held May 2, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:         COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-     duly passed and adopted by the Ontario City Council at their regular meeting held May 2, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

**City of Ontario  
Code Enforcement Department  
2017/2018 Tax Roll Year Special Assessments  
Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	74.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	285.00
0110-152-22	761 N AMADOR AV, Ontario, CA 91764	55.00
0110-153-01	1231 E G ST, Ontario, CA 91764	364.28
0110-153-14	816 N AMADOR AV, Ontario, CA 91764	729.25
0110-202-32	1005 N GLENN AV, Ontario, CA 91764	154.95
0110-203-12	1018 N GLENN AV, Ontario, CA 91764	120.05
0113-551-17	2809 E DORAL CT, Ontario, CA 91761	1,243.59
0113-641-05	2133 S GREEN PRIVADO, Ontario, CA 91761	947.92
0210-321-02	2051 E FIFTH ST, Ontario, CA 91764	55.00
0210-352-07	1912 E YALE ST, Unit:B, Ontario, CA 91764	15.49
0211-262-07	0 S BUSINESS PW, Ontario, CA 91761	855.00
0216-361-51	1476 E FAIRFIELD CT, Ontario, CA 91761	15.53
0216-481-73	1491 E DEERFIELD ST, Ontario, CA 91761	319.27
1008-281-46	1556 N FUCHSIA AV, Ontario, CA 91762	120.22
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	129.35
1008-572-24	1504 W FOURTH ST, Ontario, CA 91762	138.55
1010-121-38	1148 W I ST, Ontario, CA 91762	867.74
1010-132-05	1129 W FOURTH ST, Ontario, CA 91762	310.00
1010-421-16	1538 W FAWN ST, Ontario, CA 91762	120.05
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	185.25
1010-472-03	951 W F ST, Ontario, CA 91762	1,111.03
1011-111-05	1409 HOLT BL, Building:1, Ontario, CA 91762	85.79
1011-112-17	1413 W BROOKS ST, Unit:8, Ontario, CA 91762	1,970.43
1011-112-44	0 W BROOKS ST, Ontario, CA 91762	1,225.00
1011-553-11	1031 S PALMETTO AV, Building:V, Unit:8, Ontario, CA 91762	62.10
1014-571-13	2041 S BENSON AV, Ontario, CA 91762	112.24
1014-571-14	2031 S BENSON AV, Ontario, CA 91762	1,296.88
1015-121-22	1241 W MONTICELLO ST, Ontario, CA 91762	62.10
1047-481-13	1241 N COUNCIL AV, Ontario, CA 91764	516.55
1047-543-29	407 E FOURTH ST, Ontario, CA 91764	980.39
1048-064-18	329 E J ST, Ontario, CA 91764	2,354.37
1048-091-03	520 E FOURTH ST, Ontario, CA 91764	1,206.05
1048-131-27	1027 N CUCAMONGA AV, Ontario, CA 91764	1,522.30
1048-131-28	1023 N CUCAMONGA AV, Ontario, CA 91764	149.53
1048-221-15	614 E I ST, Ontario, CA 91764	286.55
1048-252-05	132 E GRANADA CT, Ontario, CA 91764	30.98
1048-373-13	416 N PLUM AV, Ontario, CA 91764	13.72
1048-376-08	615 N SULTANA AV, Ontario, CA 91764	15.49
1048-412-08	734 E F ST, Ontario, CA 91764	229.35
1048-534-18	643 E NOCTA ST, Ontario, CA 91761	13.72
1048-534-19	222 N MIRAMONTE AV, Ontario, CA 91761	54.87
1049-011-10	765 W BROOKS ST, Ontario, CA 91762	1,182.58
1049-059-03	413 W EMPORIA ST, Ontario, CA 91762	1,814.65
1049-121-28	221 S BON VIEW AV, Ontario, CA 91761	435.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	50.00
1049-245-01	421 S PLUM AV, Ontario, CA 91761	160.00
1049-254-05	708 S PLUM AV, Ontario, CA 91761	15.49
1049-261-02	425 W SUNKIST ST, Ontario, CA 91762	656.25
1049-271-11	420 W PARK ST, Ontario, CA 91762	247.80

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-302-07	741 W PARK ST, Ontario, CA 91762	31.05
1049-302-08	735 W PARK ST, Ontario, CA 91762	31.05
1049-333-04	209 W CARLTON ST, Unit:A, Ontario, CA 91762	157.05
1049-411-01	1383 S CUCAMONGA AV, Ontario, CA 91761	880.00
1049-582-18	740 W BELMONT ST, Ontario, CA 91762	240.05
1050-081-14	207 E BUDD ST, Ontario, CA 91761	1,376.21
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	1,566.55
1050-261-20	1613 S EUCLID AV, Ontario, CA 91761	770.25
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	480.35
1051-191-73	2426 S TAYLOR PL, Ontario, CA 91761	62.10
1051-301-54	2556 S CALDWELL PL, Ontario, CA 91761	2,530.59
1051-311-32	2532 S GOLDCREST PL, Ontario, CA 91761	15.53
1083-141-53	3121 E CRYSTAL LAKE RD, Ontario, CA 91761	110.00
		<b>33,217.48</b>

**City of Ontario  
Code Enforcement Department  
2017/2018 Tax Roll Year Special Assessments  
Exhibit B - Civil Penalties and/or Fines for Continued Violations**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-412-07	1747 N EL DORADO AV, Ontario, CA 91764	420.00
0108-493-37	1521 N MARIPOSA AV, Ontario, CA 91764	120.00
0113-461-09	1401 E CEDAR ST, Building:1, Unit:D, Ontario, CA 91761	420.00
0209-371-55	1651 N SOLANO AV, Ontario, CA 91764	120.00
0210-331-56	1306 N DEL RIO WY, Ontario, CA 91764	760.00
0218-781-24	2742 E BLACK HORSE DR, Ontario, CA 91761	120.00
0218-911-01	2943 E THOROUGHbred ST, Ontario, CA 91761	120.00
0238-241-17	451 S KETTERING DR, Ontario, CA 91761	640.00
1008-571-01	1549 W PRINCETON ST, Ontario, CA 91762	120.00
1010-154-06	939 W BERKELEY CT, Ontario, CA 91762	120.00
1010-182-39	730 N MOUNTAIN AV, Building:1, Ontario, CA 91762	120.00
1011-582-03	1329 W PHILLIPS ST, Ontario, CA 91762	840.00
1048-093-17	1019 N CAMPUS AV, Ontario, CA 91764	1,000.00
1048-233-10	656 E H ST, Ontario, CA 91764	120.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	500.00
1049-232-17	546 E PARK ST, Ontario, CA 91761	420.00
1049-245-01	421 S PLUM AV, Ontario, CA 91761	500.00
1049-461-04	824 E BELMONT ST, Ontario, CA 91761	840.00
1049-511-15	1024 S PLUM AV, Ontario, CA 91761	520.00
1049-571-16	1028 S OAKLAND AV, Ontario, CA 91762	320.00
1049-582-11	1106 S SAN ANTONIO AV, Ontario, CA 91762	490.00
1050-092-04	1549 S PLEASANT AV, Ontario, CA 91761	20.00
1050-331-30	1920 S REDWOOD AV, Ontario, CA 91762	170.00
1050-582-32	2020 S CHERRY AV, Ontario, CA 91761	340.00
1050-582-34	2034 S CHERRY AV, Ontario, CA 91761	340.00
1050-582-36	2050 S CHERRY AV, Ontario, CA 91761	420.00
1050-583-02	2057 S CONCORD AV, Ontario, CA 91761	120.00
1050-583-05	2033 S CONCORD AV, Ontario, CA 91761	640.00
1083-111-15	2443 S NORTH SHORES PL, Ontario, CA 91761	420.00
		<b>11,100.00</b>

**City of Ontario  
Code Enforcement Department  
2017/2018 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-412-07	1747 N EL DORADO AV, Ontario, CA 91764	420.00
0108-493-37	1521 N MARIPOSA AV, Ontario, CA 91764	120.00
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	74.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	285.00
0110-152-22	761 N AMADOR AV, Ontario, CA 91764	55.00
0110-153-01	1231 E G ST, Ontario, CA 91764	364.28
0110-153-14	816 N AMADOR AV, Ontario, CA 91764	729.25
0110-202-32	1005 N GLENN AV, Ontario, CA 91764	154.95
0110-203-12	1018 N GLENN AV, Ontario, CA 91764	120.05
0113-461-09	1401 E CEDAR ST, Building:1, Unit:D, Ontario, CA 91761	420.00
0113-551-17	2809 E DORAL CT, Ontario, CA 91761	1,243.59
0113-641-05	2133 S GREEN PRIVADO, Ontario, CA 91761	947.92
0209-371-55	1651 N SOLANO AV, Ontario, CA 91764	120.00
0210-321-02	2051 E FIFTH ST, Ontario, CA 91764	55.00
0210-331-56	1306 N DEL RIO WY, Ontario, CA 91764	760.00
0210-352-07	1912 E YALE ST, Unit:B, Ontario, CA 91764	15.49
0211-262-07	0 S BUSINESS PW, Ontario, CA 91761	855.00
0216-361-51	1476 E FAIRFIELD CT, Ontario, CA 91761	15.53
0216-481-73	1491 E DEERFIELD ST, Ontario, CA 91761	319.27
0218-781-24	2742 E BLACK HORSE DR, Ontario, CA 91761	120.00
0218-911-01	2943 E THOROUGHbred ST, Ontario, CA 91761	120.00
0238-241-17	451 S KETTERING DR, Ontario, CA 91761	640.00
1008-281-46	1556 N FUCHSIA AV, Ontario, CA 91762	120.22
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	129.35
1008-571-01	1549 W PRINCETON ST, Ontario, CA 91762	120.00
1008-572-24	1504 W FOURTH ST, Ontario, CA 91762	138.55
1010-121-38	1148 W I ST, Ontario, CA 91762	867.74
1010-132-05	1129 W FOURTH ST, Ontario, CA 91762	310.00
1010-154-06	939 W BERKELEY CT, Ontario, CA 91762	120.00
1010-182-39	730 N MOUNTAIN AV, Building:1, Ontario, CA 91762	120.00
1010-421-16	1538 W FAWN ST, Ontario, CA 91762	120.05
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	185.25
1010-472-03	951 W F ST, Ontario, CA 91762	1,111.03
1011-111-05	1409 HOLT BL, Building:1, Ontario, CA 91762	85.79
1011-112-17	1413 W BROOKS ST, Unit:8, Ontario, CA 91762	1,970.43
1011-112-44	0 W BROOKS ST, Ontario, CA 91762	1,225.00
1011-553-11	1031 S PALMETTO AV, Building:V, Unit:8, Ontario, CA 91762	62.10
1011-582-03	1329 W PHILLIPS ST, Ontario, CA 91762	840.00
1014-571-13	2041 S BENSON AV, Ontario, CA 91762	1,408.92
1015-121-22	1241 W MONTICELLO ST, Ontario, CA 91762	62.10
1047-481-13	1241 N COUNCIL AV, Ontario, CA 91764	516.55
1047-543-29	407 E FOURTH ST, Ontario, CA 91764	980.39
1048-064-18	329 E J ST, Ontario, CA 91764	2,354.37
1048-091-03	520 E FOURTH ST, Ontario, CA 91764	1,206.05
1048-093-17	1019 N CAMPUS AV, Ontario, CA 91764	1,000.00

*City of Ontario  
Code Enforcement Department  
2017/2018 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel*

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-131-27	1027 N CUCAMONGA AV, Ontario, CA 91764	1,522.30
1048-131-28	1023 N CUCAMONGA AV, Ontario, CA 91764	149.53
1048-221-15	614 E I ST, Ontario, CA 91764	286.55
1048-233-10	656 E H ST, Ontario, CA 91764	120.00
1048-252-05	132 E GRANADA CT, Ontario, CA 91764	30.98
1048-373-13	416 N PLUM AV, Ontario, CA 91764	13.72
1048-376-08	615 N SULTANA AV, Ontario, CA 91764	15.49
1048-412-08	734 E F ST, Ontario, CA 91764	229.35
1048-534-18	643 E NOCTA ST, Ontario, CA 91761	13.72
1048-534-19	222 N MIRAMONTE AV, Ontario, CA 91761	54.87
1049-011-10	765 W BROOKS ST, Ontario, CA 91762	1,182.58
1049-059-03	413 W EMPORIA ST, Ontario, CA 91762	1,814.65
1049-121-28	221 S BON VIEW AV, Ontario, CA 91761	435.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	550.00
1049-232-17	546 E PARK ST, Ontario, CA 91761	420.00
1049-245-01	421 S PLUM AV, Ontario, CA 91761	660.00
1049-254-05	708 S PLUM AV, Ontario, CA 91761	15.49
1049-261-02	425 W SUNKIST ST, Ontario, CA 91762	656.25
1049-271-11	420 W PARK ST, Ontario, CA 91762	247.80
1049-302-07	741 W PARK ST, Ontario, CA 91762	31.05
1049-302-08	735 W PARK ST, Ontario, CA 91762	31.05
1049-333-04	209 W CARLTON ST, Unit:A, Ontario, CA 91762	157.05
1049-411-01	1383 S CUCAMONGA AV, Ontario, CA 91761	880.00
1049-461-04	824 E BELMONT ST, Ontario, CA 91761	840.00
1049-511-15	1024 S PLUM AV, Ontario, CA 91761	520.00
1049-571-16	1028 S OAKLAND AV, Ontario, CA 91762	320.00
1049-582-11	1106 S SAN ANTONIO AV, Ontario, CA 91762	490.00
1049-582-18	740 W BELMONT ST, Ontario, CA 91762	240.05
1050-081-14	207 E BUDD ST, Ontario, CA 91761	1,376.21
1050-092-04	1549 S PLEASANT AV, Ontario, CA 91761	20.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	1,566.55
1050-261-20	1613 S EUCLID AV, Ontario, CA 91761	770.25
1050-331-30	1920 S REDWOOD AV, Ontario, CA 91762	170.00
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	480.35
1050-582-32	2020 S CHERRY AV, Ontario, CA 91761	340.00
1050-582-34	2034 S CHERRY AV, Ontario, CA 91761	340.00
1050-582-36	2050 S CHERRY AV, Ontario, CA 91761	420.00
1050-583-02	2057 S CONCORD AV, Ontario, CA 91761	120.00
1050-583-05	2033 S CONCORD AV, Ontario, CA 91761	640.00
1051-191-73	2426 S TAYLOR PL, Ontario, CA 91761	62.10
1051-301-54	2556 S CALDWELL PL, Ontario, CA 91761	2,530.59
1051-311-32	2532 S GOLDCREST PL, Ontario, CA 91761	15.53
1083-111-15	2443 S NORTH SHORES PL, Ontario, CA 91761	420.00
1083-141-53	3121 E CRYSTAL LAKE RD, Ontario, CA 91761	110.00
		<b>44,317.28</b>

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A CONSTRUCTION CONTRACT FOR THE HOLT/MELROSE STREET IMPROVEMENT PROJECT**

**RECOMMENDATION:** That the City Council approve the plans and specifications, and award a construction contract (on file with the Records Management Department) to Gentry Brothers, Inc. of Irwindale, CA, for the Holt/Melrose Street Improvement Project (ST1101) for the bid amount of \$1,046,196 plus a 15% contingency in the amount of \$156,929 for a total authorized amount of \$1,203,125; and authorize the City Manager to execute said contract and related documents and file a Notice of Completion at the conclusion of the construction activities.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** The Adopted FY 2016-17 Budget includes appropriations for the construction of the Holt/Melrose Street Improvement Project. The 15% contingency is recommended due to possible unforeseen conditions during construction of the project.

**BACKGROUND:** The Holt/Melrose Street Improvement Project is a mid-block capital improvement project that supports the City's long-term vision for the East Holt Boulevard Corridor and will be an investment aimed at fostering future in-fill development opportunities.

The project site is bounded by Holt Boulevard to the north, Melrose Avenue to the east, Emporia Street to the south, and Pleasant Avenue to the west. The proposed public improvement project will include: street widening along Holt Boulevard, water improvements, sewer and storm drain upgrades, asphalt pavement and asphalt overlay, curb, gutter, sidewalk, driveways, handicap access ramps, installation of street lights and fiber optic conduits, and placement of traffic signage, striping and markings.

**STAFF MEMBER PRESENTING:** John P. Andrews, Economic Development Director

Prepared by: Charity Hernandez  
Department: Economic Development

City Manager  
Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

5

The City solicited bids for this project; and on March 27, 2017, 11 bids were received as summarized below:

<b>COMPANY</b>	<b>LOCATION</b>	<b>TOTAL BID AMOUNT</b>
Gentry Brothers, Inc.	Irwindale, CA	\$1,046,196
California Landscape and Design, Inc.	Upland, CA	\$1,094,940
GCI Construction, Inc.	San Clemente, CA	\$1,261,320
Downing Construction, Inc.	Redlands, CA	\$1,269,469
Vido Samarzich, Inc.	Alta Loma, CA	\$1,278,981
Sully-Miller Contraction Company	Brea, CA	\$1,317,000
Hillcrest Contracting, Inc.	Corona, CA	\$1,326,978
H&H General Contractors, Inc.	Highland, CA	\$1,358,759
All American Asphalt	Corona, CA	\$1,427,896
Vance Corporation	Rialto, CA	\$1,596,391
Lee & Strides, Inc.	Ontario, CA	\$1,780,375

Gentry Brothers, Inc. submitted the lowest responsive bid and has successfully completed numerous public works projects similar in scope and size.

Staff recommends awarding the construction contract for the Holt/Melrose Street Improvement Project (ST1101) to Gentry Brothers, Inc.



# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: COOPERATIVE AGREEMENT FOR THE WEST VALLEY CONNECTOR SAFE ROUTES TO TRANSIT PROJECT**

**RECOMMENDATION:** That the City Council approve a Cooperative Agreement (on file with the Records Management Department) with Omnitrans for the West Valley Connector Safe Routes to Transit Project and authorize the City Manager to execute said agreement and future amendments within the City Council approved budget.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Pursue City's Goals and Objectives by Working with Other Governmental Agencies  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** None. Omnitrans is the lead agency implementing the Federal Active Transportation Program grant funds for this project and all costs associated with the West Valley Connector Safe Routes to Transit Project will be paid for by grant funds.

**BACKGROUND:** In 2014, the California Transportation Commission awarded Omnitrans a \$3.5 million ATP Cycle 1 grant for the design and construction of pedestrian improvements within a half mile of West Valley Connector future stations within the cities of Ontario, Fontana, Montclair, Pomona and Rancho Cucamonga. The pedestrian improvements include sidewalk repair or replacement, curb ramp replacement, crosswalk striping, and installation of bike racks at 94 locations in Ontario near future stations. See Exhibits A-1 through A-4 for project locations.

The subject agreement grants Omnitrans the right and responsibility to provide pedestrian improvements within the City of Ontario.

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Jaime Maciel-Carrera  
Department: Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

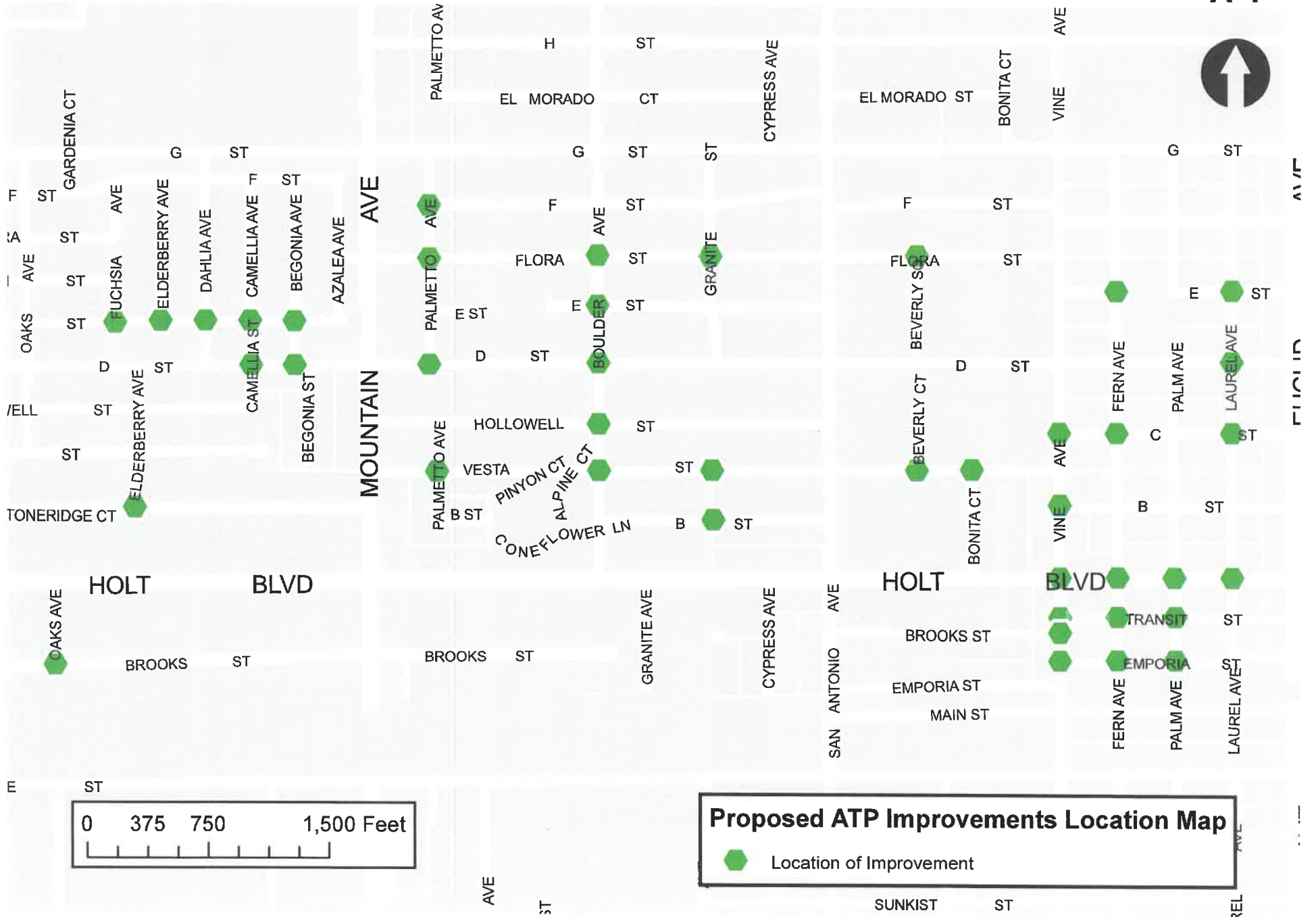
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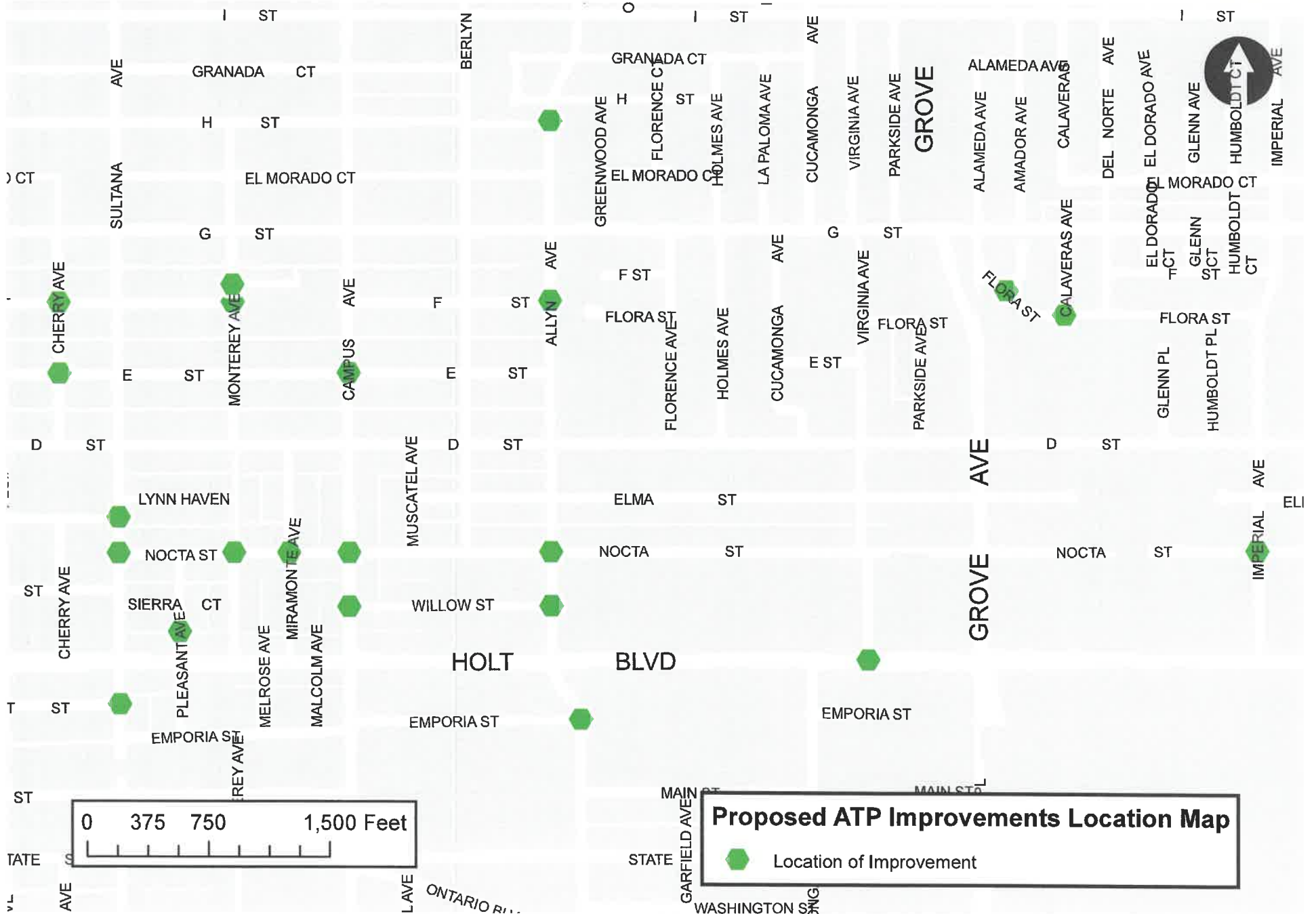
# WEST VALLEY CONNECTOR CORRIDOR SAFE ROUTES TO TRANSIT PROJECT

## EXHIBIT A-1



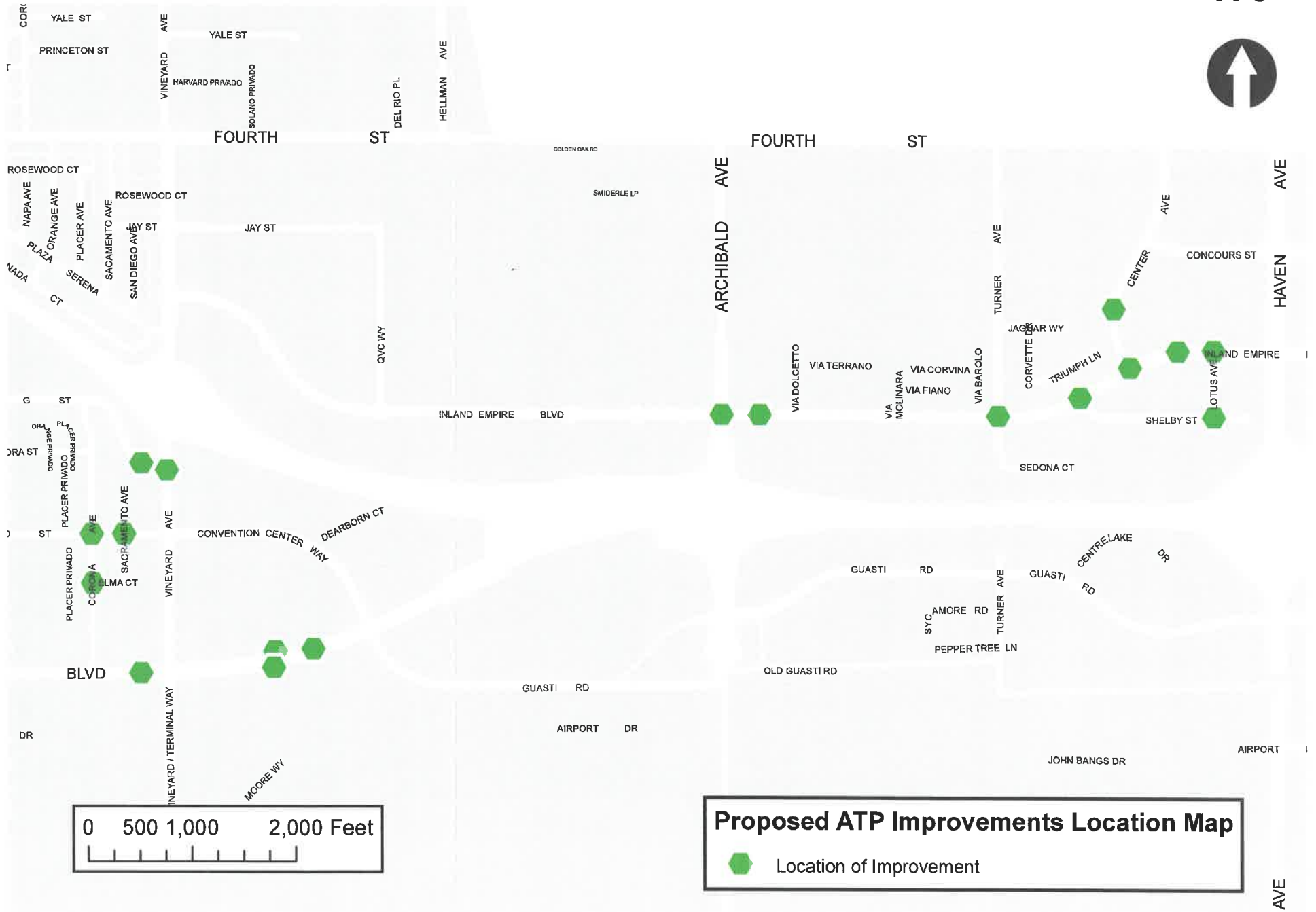
# WEST VALLEY CONNECTOR CORRIDOR SAFE ROUTES TO TRANSIT PROJECT

## EXHIBIT A-2



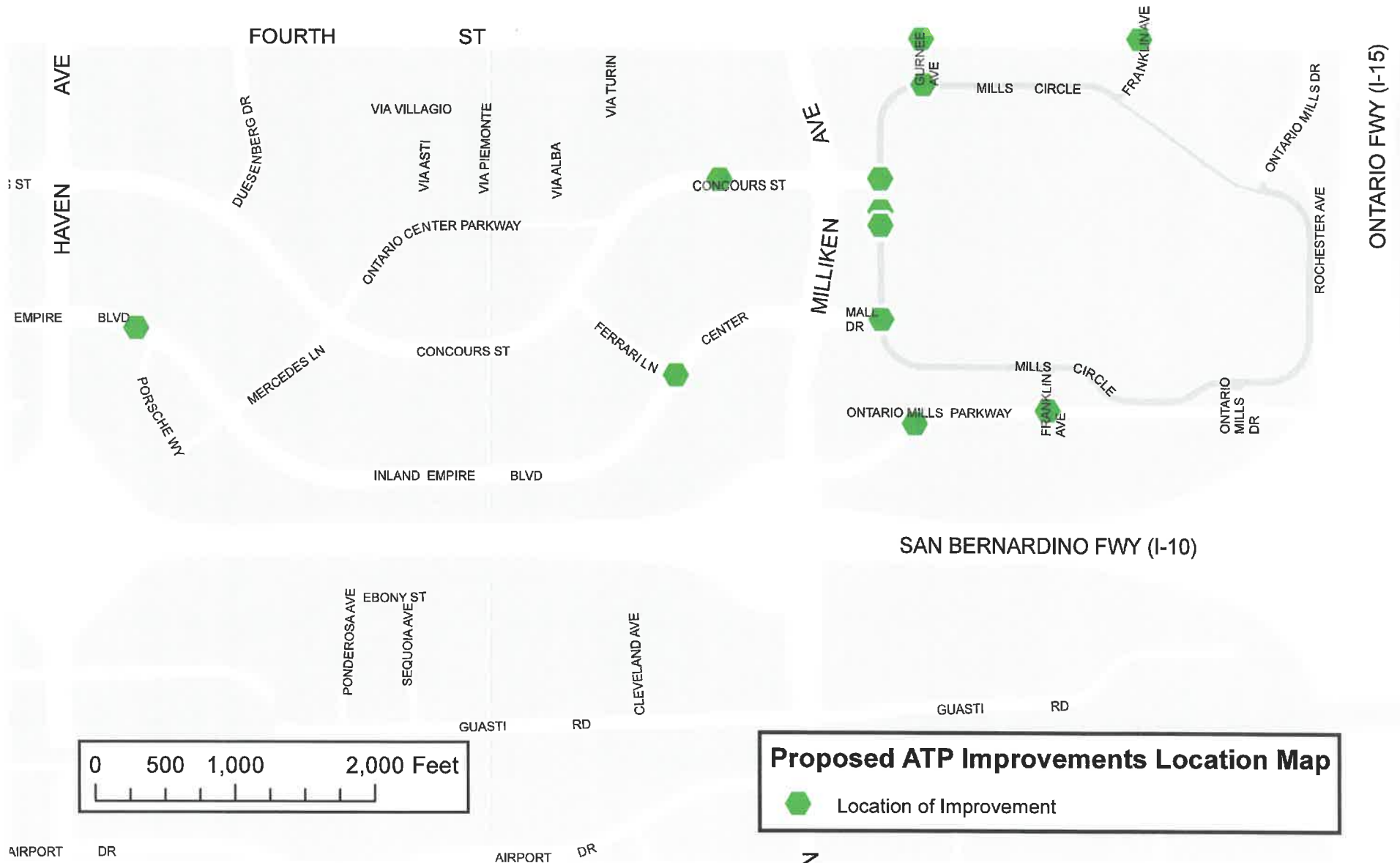
# WEST VALLEY CONNECTOR CORRIDOR SAFE ROUTES TO TRANSIT PROJECT

EXHIBIT  
A-3



# WEST VALLEY CONNECTOR CORRIDOR SAFE ROUTES TO TRANSIT PROJECT

EXHIBIT  
A-4



# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A JOINT USE AGREEMENT WITH SOUTHERN CALIFORNIA GAS COMPANY FOR THE RIGHT-OF-WAY ALONG THE WEST SIDE OF HAVEN AVENUE FROM ONTARIO RANCH ROAD TO BELLEGRAVE AVENUE**

**RECOMMENDATION:** That the City Council approve and authorize the City Manager to execute a Joint Use Agreement (on file with Records Management Department) with Southern California Gas Company for the right-of-way along the west side of Haven Avenue from Ontario Ranch Road to Bellegrave Avenue.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Pursue City's Goals and Objectives by Working with Other Governmental Agencies  
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

**FISCAL IMPACT:** None.

**BACKGROUND:** As part of the Haven Avenue Sewer and Storm Drain Backbone Improvement project in Ontario Ranch, the City has requested that Southern California Gas Company relocate their existing gas line that interferes with this project. Southern California Gas Company's gas line will have to be relocated along the west side of Haven Avenue from Ontario Ranch Road to Bellegrave Avenue. The current gas line is located within an exclusive Southern California Gas Company easement, prior to the street being dedicated as a Public Right-of-Way. As part of the gas line relocation along the west side of Haven Avenue, as shown on the attached Exhibit 1, Southern California Gas Company is requiring the City to reserve their prior rights by entering into a Joint Use Agreement to guarantee those rights.

The agreement has been reviewed and approved as to form by the City Attorney.

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Naiim Khoury  
Department: Engineering

City Manager  
Approval: 

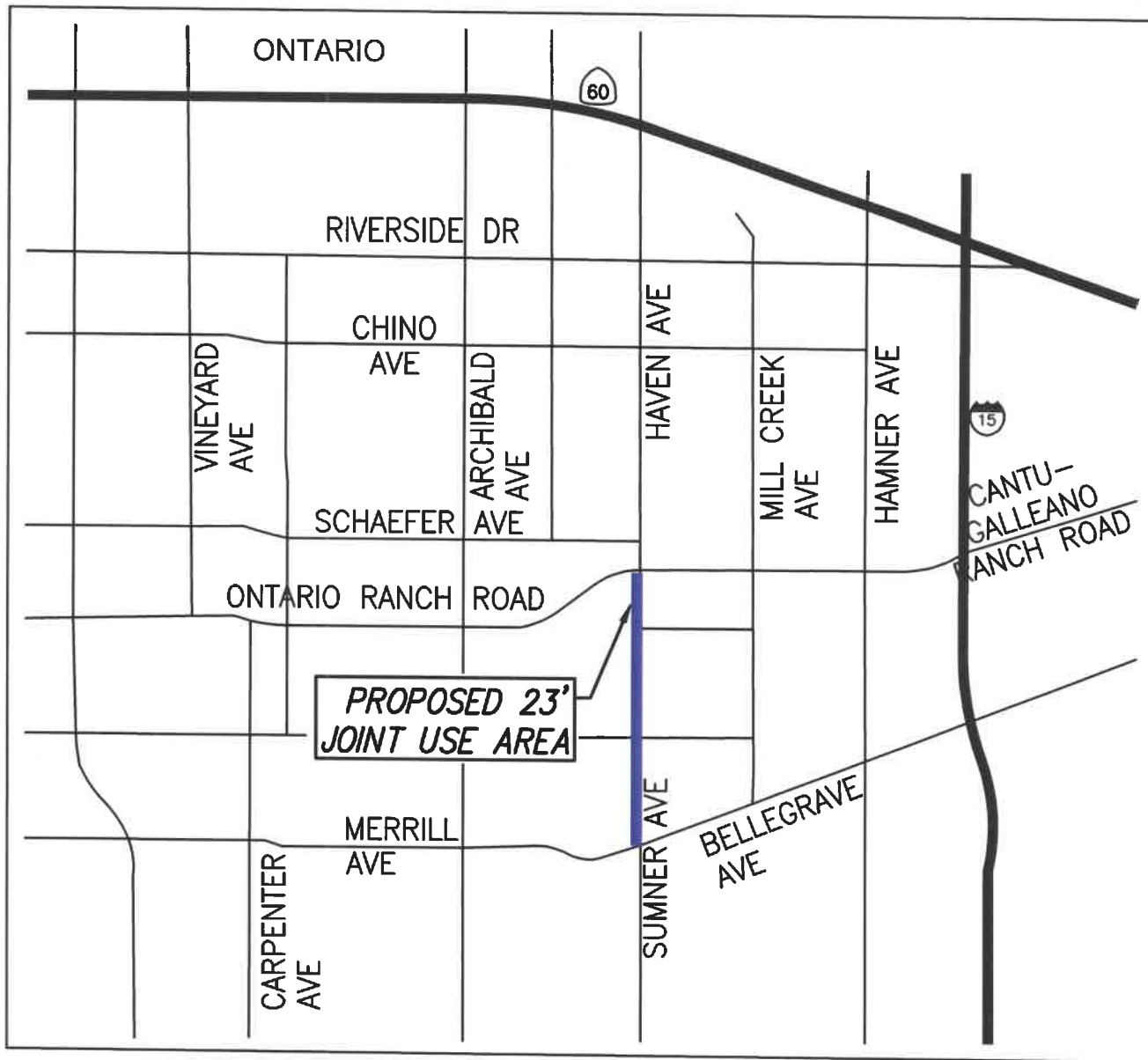
Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

EXHIBIT 1



**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Irvine  
2603 Main Street, Suite 400, Irvine, CA 92614  
Phone (949) 988-5815 Fax (949) 988-5820

VICINITY MAP  
FOR  
AREA OF JOINT USE

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”), HOME INVESTMENT PARTNERSHIPS (“HOME”), AND EMERGENCY SOLUTIONS GRANT (“ESG”) PROGRAMS FOR FISCAL YEAR 2017-18**

**RECOMMENDATION:** That the City Council:

- (A) Approve the One-Year Action Plan for Fiscal Year 2017-18 for the Community Development Block Grant (“CDBG”), HOME Investment Partnerships (“HOME”), and Emergency Solutions Grant (“ESG”) Programs (on file in the Records Management Department);
- (B) Direct staff to prepare and transmit the final documents to U.S. Department of Housing and Urban Development (“HUD”); and
- (C) Authorize the City Manager, or his designee, to take all actions necessary or desirable to implement the One-Year Action Plan for Fiscal Year 2017-18 and Subrecipient Agreements.

**COUNCIL GOALS:** Operate in a Businesslike Manner  
Pursue City’s Goals and Objectives by Working with Other Governmental Agencies  
Invest in the City’s Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** In the next fiscal year, the City will receive approximately \$1,750,893 in CDBG funds and \$557,350 in prior year unallocated CDBG funds, \$467,481 in HOME funds, and \$160,932 in ESG funds from HUD.

**BACKGROUND:** HUD requires that cities prepare and adopt an annual Action Plan for each year of the Five-Year Consolidated Plan which provides for the expenditure of CDBG, HOME, and ESG funds. The Fiscal Year 2017-18 One-Year Action Plan is the third plan prepared as part of the 2015-19 Five-Year Consolidated Plan.

**STAFF MEMBER PRESENTING:** Brent D. Schultz, Housing and Municipal Services Director

Prepared by: Katryna Gonzalez  
Department: Housing and Municipal Services

City Manager  
Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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A community forum/public meeting was held on January 26, 2017 and March 30, 2017, to solicit public participation in the development of the One-Year Action Plan. On March 31, 2017, the City advertised the availability of the draft Action Plan for public review. The draft One-Year Action Plan was available for public review from March 31, 2017 through May 1, 2017.

The City’s estimated CDBG, HOME, and ESG allocations from HUD for Fiscal Year 2017-18, as compared to last year’s allocations are illustrated below:

	<b>Fiscal Year 2016-17</b>	<b>Fiscal Year 2017-18</b>	<b>Difference</b>
CDBG	\$1,750,893	\$1,750,893	\$0
Available CDBG Contingency (Roll over from Prior Years)	\$522,922	\$557,350	\$34,428
HOME	\$467,481	\$467,481	\$0
ESG	\$160,932	\$160,932	\$0
<b>TOTAL</b>	<b>\$2,902,228</b>	<b>\$2,936,656</b>	<b>\$34,428</b>

HUD has not yet released the allocations for Fiscal Year 2017-18. At this time, staff is estimating funding levels will remain the same as last year. Should the HUD allocations be substantially different from the current estimates, a revised Fiscal Year 2017-18 One-Year Action Plan will be developed with additional time for public review and City Council approval.

The One-Year Action Plan allocates funds to programs designed to support strategies identified in the Consolidated Plan. The detailed Fiscal Year 2017-18 proposed funding allocations are provided in Exhibit A. The City solicited applications for funding from public service providers and for CDBG capital improvement projects from external agencies for Fiscal Year 2017-18. The City solicits for applications from outside entities every two years. Details of applications received and funding recommendations for these projects can be found in Exhibit B.

Subsequent to City Council approval and the release of the actual allocations from HUD, the Fiscal Year 2017-18 One-Year Action Plan will be submitted to the U.S. Department of Housing and Urban Development prior to the required deadline.

## EXHIBIT A

### FISCAL YEAR 2017-18 FUNDING ALLOCATION SUMMARY

#### RECOMMENDED CDBG FUNDING

<u>Proposed Programs</u>	<u>Implementing Agency</u>	<u>Amount</u>
Administration	City of Ontario Housing & Municipal Services	\$ 317,978
Fair Housing	Inland Fair Housing and Mediation Board	\$ 22,000
Housing Mediation	Inland Fair Housing and Mediation Board	\$ 10,200
Senior Services	Inland Fair Housing and Mediation Board	\$ 10,000
Mercy House Continuum of Care	Mercy House	\$ 52,249
Community Improvement Team (CIT)	City of Ontario Code Enforcement	\$ 100,000
CIT Homeowner Occupied Loan Program	City of Ontario Housing & Municipal Services	\$ 100,000
Emergency Grant Program	City of Ontario Housing & Municipal Services	\$ 140,000
Assisi House Renovation	City of Ontario Housing & Municipal Services	\$ 50,000
LED Street Light Conversion Project	City of Ontario Engineering	\$ 94,160
Pervious Concrete Gutter Project	City of Ontario Engineering	\$ 55,200
Alley Pavement Rehabilitation	City of Ontario Engineering	\$ 180,000
Rubber-Polymer Modified Slurry Seal (RPMSS) Project	City of Ontario Engineering	\$ 301,072
Wheelchair Ramp Installation	City of Ontario Community & Public Services	\$ 175,000
Park Improvements Project	City of Ontario Community & Public Services	\$ 500,000
COPS Program	Ontario Police Department	\$ 178,384
Child Care Subsidies	Ontario-Montclair YMCA	\$ 22,000
	<b>TOTAL</b>	<b>\$ 2,308,243</b>

#### RECOMMENDED HOME FUNDING

<u>Proposed Programs</u>	<u>Implementing Agency</u>	<u>Amount</u>
Tenant Based Rental Assistance Program	City of Ontario Housing & Municipal Services	\$ 175,305
Single-Family/Multi-Family Housing Rehabilitation and New Construction	City of Ontario Housing & Municipal Services	\$ 175,305
Community Housing Development Organizations (CHDOs) Housing Program	CHDOs	\$ 70,123
Administration	City of Ontario Housing & Municipal Services	\$ 46,748
	<b>TOTAL</b>	<b>\$ 467,481</b>

#### RECOMMENDED ESG FUNDING

<u>Proposed Programs</u>	<u>Implementing Agency</u>	<u>Amount</u>
Administration	City of Ontario Housing & Municipal Services	\$ 5,443
Administration	Mercy House	\$ 6,626
Stepping Stones Program	Foothill Family Shelter	\$ 6,122
Family Stabilization at SOVA Program Center	Inland Valley Hope Partners	\$ 18,410
Services for Battered Women and Children	House of Ruth	\$ 12,600
Mercy House Continuum of Care	Mercy House	\$ 111,731
	<b>TOTAL</b>	<b>\$ 160,932</b>

**EXHIBIT B**

**FISCAL YEAR 2017-18 SUMMARY OF APPLICATIONS RECEIVED  
FROM NON-CITY APPLICANTS**

**CDBG CAPITAL IMPROVEMENT PROJECTS**

<u>Project Name</u>	<u>Agency Submitting Application</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
SOVA Program Center Building Upgrade	Inland Valley Hope Partners	\$5,000	\$0
Healthy Homes Grant	Neighborhood Partnership Housing Services	\$40,000	\$0
	<b>Total</b>	<b>\$45,000</b>	<b>\$0</b>

**CDBG PUBLIC SERVICE PROJECTS**

<u>Project Name</u>	<u>Agency Submitting Application</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
Senior Support Services	Inland Fair Housing and Mediation Board	\$10,000	\$10,000
Landlord/Tenant Mediation Program	Inland Fair Housing and Mediation Board	\$13,000	\$10,200
Fair Housing Program	Inland Fair Housing and Mediation Board	\$26,000	\$22,000
Ontario Continuum of Care	Mercy House Living Centers	\$52,249	\$52,249
Child Care, Family, and Youth Subsidies	Ontario-Montclair YMCA	\$22,000	\$22,000
Road to Success: Workplace Mentoring	Big Brothers Big Sisters of the Inland Empire	\$25,547	\$0
	<b>Total</b>	<b>\$148,796</b>	<b>\$116,449</b>

**ESG PROJECTS**

<u>Project Name</u>	<u>Agency Submitting Application</u>	<u>Amount Requested</u>	<u>Amount Recommended</u>
Ontario Continuum of Care	Mercy House Living Centers	\$118,117	\$118,357
Family Stabilization at SOVA Program Center	Inland Valley Hope Partners	\$36,500	\$18,410
Services for Battered Women and Children	House of Ruth	\$18,000	\$12,600
Stepping Stones Program	Foothill Family Shelter	\$10,500	\$6,122
	<b>Total</b>	<b>\$183,117</b>	<b>\$155,489</b>

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: RECOGNITION OF “HISTORIC PRESERVATION MONTH” IN THE CITY OF ONTARIO**

**RECOMMENDATION:** That the City Council proclaim the month of May 2017 as “Historic Preservation Month” in the City of Ontario.

**COUNCIL GOALS:** Focus Resources in Ontario's Commercial and Residential Neighborhoods Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

**FISCAL IMPACT:** None.

**BACKGROUND:** Since 1971, the National Trust for Historic Preservation has conducted nationwide campaigns to celebrate historical places and showcase preservation activities. In 2005, the National Trust began designating the month of May as Historic Preservation Month. The goals of Historic Preservation Month are to promote historical places for the purpose of instilling national and community pride, promoting heritage tourism, and showcasing the social and economic benefits of historic preservation. This year, the City is celebrating historic preservation month by continuing the “Model Colony” Awards program, presentation and reception.

The 2017 Ontario Historic Preservation Month and Model Colony Awards program theme, “Redefining Preservation,” is intended to recognize those members of the community that may not consider themselves traditional preservationist, but through their efforts, contribute to the preservation of Ontario’s cultural heritage. “Redefining Preservation” provides an opportunity to acknowledge and engage those members of the community who appreciate the value of older resources, as well as the people and stories behind the resources.

Unintentional preservationists can include a residential property owner who continuously maintains their historic home or a developer that constructs an appropriate infill project within an historic district. It can also include a local cemetery’s community partnerships to bring Ontario’s past to life, and a developer’s

**STAFF MEMBER PRESENTING:** Scott Murphy, Planning Director

Prepared by: Elly Antuna  
Department: Planning

City Manager Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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sensitive relocation of an historic water tower. We can “Redefine Preservation” by not only acknowledging the importance of preserving the physical environment (buildings, sites and structures) but by also celebrating the cultures, histories and stories behind the resources. In doing this, we can create opportunities for a wider range of individuals and organizations to participate in historic preservation.

## ***PROCLAMATION***

**WHEREAS**, "*Redefining Preservation*" is the theme for Historic Preservation Month 2017, sponsored by the City of Ontario; and

**WHEREAS**, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an Act of the Congress of the United States in 1903 and presented at the St. Louis World's Fair in 1904; and

**WHEREAS**, the City's historical foundation should be preserved and promoted in order to foster an understanding of the City's past, and provide future generations the opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

**WHEREAS**, historic preservation is an effective tool for managing smart growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

**WHEREAS**, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

**WHEREAS**, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

**WHEREAS**, historic preservation provides an opportunity for the citizens of Ontario to be involved in the community and participate in the revitalization of the City; and

**WHEREAS**, HISTORIC PRESERVATION MONTH provides an opportunity to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

**WHEREAS**, May 2017, has been proclaimed HISTORIC PRESERVATION MONTH in the United States; and

**NOW, THEREFORE**, the City of Ontario, its City Council and staff members do declare the month of May 2017 as

### **HISTORIC PRESERVATION MONTH**

Given this 2nd day of May, 2017, by the Ontario City Council

Paul S. Leon, Mayor  
Debra Dorst-Porada, Mayor Pro Tem  
Alan D. Wapner  
Jim W. Bowman  
Ruben Valencia  
Council Members

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT:** A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA16-007, REVISING PROVISIONS OF DEVELOPMENT CODE CHAPTER 5.0 (ZONING AND LAND USE) PERTAINING TO ACCESSORY DWELLINGS (FORMERLY REFERRED TO AS SECOND DWELLINGS), TO INCORPORATE RECENT CHANGES IN THE STATE'S ACCESSORY DWELLING UNIT LAWS (SB 1069, AB 2299 & AB 2406)

**RECOMMENDATION:** That the City Council consider and adopt an ordinance approving File No. PDCA16-007, a Development Code Amendment revising the City's land use and development regulations pertaining to Accessory Dwellings, to incorporate recent changes in the State's Accessory Dwelling Unit laws.

**COUNCIL GOALS:** Maintain the Current High Level of Public Safety  
Operate in a Businesslike Manner  
Focus Resources in Ontario's Commercial and Residential Neighborhoods

**FISCAL IMPACT:** Adoption of the proposed ordinance will have no direct fiscal impact.

**BACKGROUND:** On April 18, 2017, the City Council introduced an ordinance approving the Development Code Amendment. In response to recent changes in State law prescribed by SB 1069, AB 2299 and AB 2406, the Planning Department has initiated a Development Code Amendment which proposes revisions to certain provisions of Development Code Chapter 5.0 (Zoning and Land Use) pertaining to Accessory Dwellings (formerly referred to as Second Dwellings). Proposed is the restructure of the "Accessory Residential Structures" land use category of Development Code Table 5.02-1 (Land Use Matrix), adding the "Accessory Dwellings" land use subcategory and allowing Accessory Dwelling Units (ADUs) in conjunction with single-family dwellings, as permitted land uses within all residential zoning districts.

Furthermore, the Ordinance will delete the current "Second Dwellings" provisions contained in Development Code Section 5.03.355, leaving the section to be designated "Reserved." New "Accessory Dwellings" development standards will be established within existing Development Code Section

**STAFF MEMBER PRESENTING:** Scott Murphy, Planning Director

Prepared by: Charles Mercier  
Department: Planning

City Manager  
Approval: 

Submitted to Council/O.H.A. 05/02/2017

Approved: \_\_\_\_\_

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Denied: \_\_\_\_\_

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5.03.010 (Accessory Residential Structures), and provisions governing ADUs will be added. The proposed Development Code revisions, as prescribed by SB 1069, AB 2299, and AB 2406, are summarized below:

[1] The following definitions have been added:

[a] **Accessory Dwelling Unit (ADU)** means attached or detached dwelling units with complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot in which an existing principal single-family dwelling is situated. ADUs also include Efficiency Dwelling Units and Manufactured Homes. The classifications of ADU are as follows:

- [i] **Standard ADU** means an ADU that is an independent unit and is attached to or detached from the principal single-family dwelling; and
- [ii] **Integrated ADU** means an ADU that: [1] is on a lot zoned for single-family residential use, which contains one legally established single-family dwelling unit; [2] is contained within the principal dwelling or contained within a legally established accessory structure; [3] has independent exterior access from the principal residence; and [4] has side and rear setbacks sufficient for fire safety.

[b] **Efficiency Dwelling Unit (EDU)** means an ADU having a minimum living area of 150 SF which is for occupancy by no more than two persons. Furthermore, an EDU shall contain a separate bathroom and an area containing an efficiency kitchen which, at a minimum, includes a sink, cooking appliance, refrigeration facility, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the EDU.

[2] A policy statement has been added, which deems an ADU to be a single-family residential land use that is consistent with the Policy Plan (General Plan) Land Use Plan and zoning designations for the lot on which the ADU is located and is not considered to exceed the allowable density for the lot on which the ADU is located.

[3] The following development standards have been added:

[a] The increased floor area of an attached ADU cannot not exceed 50 percent of the existing living area, with a maximum increase in floor area of 850 square feet.

[b] The total floor area of a detached ADU unit may not exceed 850 square feet.

[c] An ADU may be leased or rented. The minimum lease/rental term can be no less than 30 days. (This restriction is intended to preclude Airbnb-type short term rentals).

[d] No setback is required for an existing garage or existing space above an existing garage that is converted to an ADU.

[e] A minimum 5-foot setback is required from side and rear property lines for new floor area constructed above a garage.



[f] When an existing garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, replacement parking is required to be provided on the property, which may be in any configuration including covered or uncovered spaces, tandem spaces, or by use of mechanical lifts (stacked parking spaces); however, off-street parking is not required if:

- [i] The ADU is located within one-half mile of City-approved public transit;
- [ii] The ADU is located within an historic district or architectural conservation area;
- [iii] The ADU is attached to the principal single-family dwelling or an existing accessory structure, and shares living area with the principal dwelling;
- [iv] An on-street parking permit is required, but is not offered to the ADU occupant; or
- [v] A City-approved car share vehicle is stationed within one block of the ADU.

[g] ADUs must provide off-street parking at the rate of one space per bedroom (formerly one space per unit).

[h] ADUs are not required to provide fire sprinklers if they are not required for the principal dwelling.

[i] Not more than one ADU is allowed on a lot and an ADU cannot be constructed if a guesthouse already exists on the lot.

[j] An ADU is only allowed in conjunction with an existing single-family dwelling located within a residential zoning district and one of the dwellings on the lot must be owner occupied.

[k] An Integrated ADU must comply with the setback requirements applicable to the principal single-family dwelling or accessory structure in which it is apart.

[l] No passageway (a pathway that is unobstructed clear to the sky, which extends from the street to the entrance of an ADU) shall be required in conjunction with the construction of an ADU.

[m] Prior to the issuance of a building permit for an ADU, a restrictive covenant running with the land must be recorded which prohibits the sale of the ADU separate from the sale of the principal dwelling and includes restrictions to ensure the on-going compliance with all applicable Development Code requirements.

On March 28, 2017, the Planning Commission conducted a public hearing to consider the proposed Development Code Amendment (File No. PDCA16-007). Upon conclusion of the public hearing, the Planning Commission voted unanimously (7-0) to recommend that the City Council approve the proposed Development Code Amendment.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed Development Code Amendment is consistent with the principles, goals, and policies contained within the Vision, Governance, and Policy Plan (General Plan) components of The Ontario Plan (TOP).

**COMPLIANCE WITH THE HOUSING ELEMENT:** The proposed Development Code Amendment is consistent with the principles, goals, and policies contained within the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as State law provides that local agencies establish

regulations providing for Accessory Dwelling Units, in an effort to increase the number of affordable housing units throughout the State.

**COMPLIANCE WITH THE AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP):** The project site is located within the Airport Influence Area of Ontario International Airport (ONT), and has been found to be consistent with the policies and criteria set forth within the ALUCP for ONT.

**ENVIRONMENTAL REVIEW:** The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to: [1] Section 21080.17 of the CEQA Statute, which applies to ordinances implementing law relating to the construction of second units; and [2] Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA16-007, A DEVELOPMENT CODE AMENDMENT REVISING VARIOUS PROVISIONS OF DEVELOPMENT CODE CHAPTER 5.0 (ZONING AND LAND USE) AND CHAPTER 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS) PERTAINING TO ACCESSORY DWELLING UNITS (FORMERLY REFERRED TO AS SECOND DWELLINGS), INCORPORATING RECENT CHANGES IN THE STATE'S ACCESSORY DWELLING UNIT LAWS (AS PRESCRIBED BY SENATE BILL 1069, AND ASSEMBLY BILLS 2299 AND 2406), AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Ontario ("Applicant") has initiated an Application for the approval of a Development Code Amendment, File No. PDCA16-007, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, on December 1, 2015, the City Council approved a comprehensive update to the Ontario Development Code (Ordinance No. 3028), which became effective on January 1, 2016.

WHEREAS, the Ontario Planning Department has initiated alterations to the Development Code to incorporate recent changes in the State of California's Accessory Dwelling Unit laws (formerly referred to as Secondary Dwellings), as prescribed in Senate Bill 1069 and Assembly Bill 2299, which were signed into law on September 27, 2016, and Assembly Bill 2406, which was signed into law on September 28, 2016; and

WHEREAS, a project is exempt from CEQA if the activity: [1] is an ordinance implementing State law relating to the construction of second units (Section 21080.17 of the CEQA Statute); and/or [2] is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA (CEQA Guidelines Section 15061(b)(3)); and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport (ONT), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the ONT Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, on March 28, 2017, the Planning Commission of the City of Ontario conducted a public hearing to consider the proposed Development Code Amendment and concluded the hearing on that date. Upon conclusion of the public hearing, the Planning Commission voted to approve Resolution No. PC17-018, recommending that the City Council approve the Application; and

WHEREAS, on April 18, 2017, the City Council of the City of Ontario conducted a public hearing to consider the proposed Development Code Amendment and concluded said hearing on that date. Upon conclusion of the public hearing, the City Council voted to approved the introduction (first reading) of this Ordinance, and waived further reading of the Ordinance; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. *Development Code Amendment - Chapter 5.0 (Zoning and Land Use).* Chapter 5.0 (Zoning and Land Use) of the Ontario Development Code is hereby amended as follows:

a. Development Code Division 5.02 (General Land Use Provisions) shall be amended, revising the "Accessory Residential Structures" land use category of Table 5.02-1 (Land Use Matrix), and subsequent land use subcategories, including "Accessory Dwellings," and "Accessory Residential Structures," shall read as shown in Exhibit A, attached;

b. Development Code Division 5.03 (Standards for Certain Land Uses, Activities and Facilities) shall be amended as follows:

1. The title prescribed for Development Code Section 5.03.010 shall be revised to read "Accessory Residential Structures," and the prescribed standards shall be revised to read as shown in Exhibit B, attached; and

2. The title and standards prescribed by Development Code Section 5.03.355 shall be deleted in whole, and said Section shall be "reserved" for future use.

c. The "Second Dwellings" off-street parking requirement prescribed in (row A.6) Table 6.03-1 (Off-Street Parking Requirements) of Development Code Division 6.03 (Off-Street Parking and Loading), shall be deleted, and the table shall be renumbered in correct alphanumeric order.

SECTION 2. *Development Code Amendment - Chapter 6.0 (Development and Subdivision Regulations).* Chapter 6.0 (Development and Subdivision Regulations) of the Ontario Development Code is hereby amended as follows:

a. Development Code Division 6.01 (District Standards and Guidelines) shall be amended as follows:

1. Table 6.01-1 (Traditional Single-Family Residential Development Standards) shall be amended, deleting all “Detached Accessory Structure and Second Dwelling Requirements;”

2. Table 6.01-2A (Small Lot Single-Family Residential Development Standards – Traditional Subdivisions) shall be amended, deleting all “Detached Accessory Structure and Second Dwelling Requirements;”

3. Table 6.01-2B (Small Lot Single-Family Residential Development Standards – Alley-Loaded Subdivisions) shall be amended, deleting all “Detached Accessory Structure and Second Dwelling Requirements;” and

4. Table 6.01-2C (Small Lot Single-Family Residential Development Standards – Cluster Subdivisions) shall be amended, deleting all “Detached Accessory Structure and Second Dwelling Requirements.”

b. Development Code Division 6.03 (Off-Street Parking and Loading) shall be amended, revising Table 6.03-1 (Off-Street Parking Requirements) to add “Accessory Dwelling Units” in correct alphanumeric order, as a Single-Family Dwellings sub group, which shall read as follows:

<i>Land Uses, Activities and Facilities</i>	<i>No. of Parking Spaces Required</i>
<b>A. Residential</b>	
6. Single-Family Dwellings	
<b>c. Accessory Dwelling Units</b>	One space per bedroom, except as may be otherwise provided by Subsection A (Accessory Dwelling Units) of Section 5.03.010 of this Development Code

**SECTION 3. Environmental Determination and Findings.** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

a. The administrative record have been completed in compliance with CEQA the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

b. The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), and the guidelines promulgated thereunder, pursuant to: [1] Section 21080.17 of the CEQA Statute, which applies to ordinances implementing law relating to the construction of second units; and [2] Section 15061(b)(3) of the CEQA Guidelines, as there is no possibility that the activity in question will have a significant effect on the environment; and

c. The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

d. The determination of the CEQA exemption reflects the independent judgment of the City Council.

SECTION 4. *Housing Element Consistency.* Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project will be consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project does not specifically affect the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 5. *Airport Land Use Compatibility Plan (ALUCP) Consistency.* As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation, and finds that, at the time of Project implementation, the Project will be consistent with the policies and criteria set forth within the Ontario International Airport ALUCP.

SECTION 6. *Concluding Facts and Reasons.* Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 through 4 above, the City Council hereby concludes as follows:

a. The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

b. The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

SECTION 7. *City Council Action.* Based upon the findings and conclusions set forth in Sections 1 through 6 above, the City Council hereby APPROVES the subject Development Code Amendment, File No. PDCA16-007.

SECTION 8. *Indemnification.* The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 9. *Custodian of Records.* The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 10. *Severability.* If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 11. *Effective Date.* This Ordinance shall become effective 30 days following its adoption.

SECTION 12. *Publication and Posting.* The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 2<sup>nd</sup> day of May 2017.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 3072 was duly introduced at a regular meeting of the City Council of the City of Ontario held April 18, 2017 and adopted at the regular meeting held May 2, 2017, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 3072 duly passed and adopted by the Ontario City Council at their regular meeting held May 2, 2017 and that Summaries of the Ordinance were published on April 25, 2017 and May 9, 2017, in the Inland Valley Daily Bulletin newspaper.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)



**EXHIBIT A — Proposed Amendment to Development Code Division 5.02 — Amends the  
“Accessory Residential Structures” Land Use Category of Table 5.02-1 (Land Use Matrix)**

Table 5.02-1: Land Use Matrix

2012 NAICS Code	Land Uses, Activities, and Facilities	Residential Zoning Districts				Commercial Zoning Districts						Mixed-Use Zoning Districts			Industrial Zoning Districts					Specialized Use & Overlay Zoning Districts								Additional Regulations		
		AR-2 & RE-2	RE-4 & LDR-5	MDR-11, 18 & 25	HDR-45	CS	CN	CC	CR	CCS	OL	OH	MU-1	MU-2	MU-11	BP	IP	IL	IG	IH	AG	CIV	MHP	ONT	OS-C	OS-R	RC		UC	
<b>00</b>	<b>RESIDENTIAL</b>																													
	Accessory Residential Structures																													
	<ul style="list-style-type: none"> <li>Accessory Dwelling Units</li> </ul>	P	P	P	P	---	---	---	---	---	---	P	---	---	---	---	---	---	---	---	P	---	---	---	---	---	---	---	---	See Subsection A (Accessory Dwelling Units) of Section 5.03.010
	<ul style="list-style-type: none"> <li>Accessory Residential Structures (includes guesthouses, garages, carports, garden and tool sheds, and other ancillary buildings and structures determined appropriate by the Planning Director)</li> </ul>	P	P	P	P	---	---	---	---	---	---	P	---	---	---	---	---	---	---	---	P	---	P	---	---	---	---	---	---	See Subsection B (Accessory Residential Structures) of Section 5.03.010

**EXHIBIT B — Proposed Amendment to Development Code Division 5.03  
(Standards for Certain Land Uses, Activities and Facilities)**

**5.03.010: Accessory Residential Structures**

This Section shall govern the development and use of buildings and structures that are accessory to single-family dwellings, and are attached to, or detached from, the main dwelling, such as accessory dwelling units, carports, garages, garden and tool sheds, guesthouses, and other similar ancillary buildings and structures.

**A. Accessory Dwelling Units.**

1. **Purpose.** The purpose of this Subsection A is to establish standards for the construction and use of Accessory Dwelling Units in conjunction with existing single-family dwellings located within single-family or multiple-family zoning districts. These standards have been established in compliance with GC 65852.2, which governs Accessory Dwelling Units.

2. **Applicability.** In compliance with the provisions of State Accessory Dwelling Unit law, the provisions of this Subsection A shall govern the establishment and use of Accessory Dwelling Units within the City of Ontario. An Accessory Dwelling Unit is either **[i]** an independent dwelling attached to an existing single-family dwelling, **[ii]** a dwelling attached to the primary single-family dwelling, and shares living space; or **[iii]** an independent unit that is detached from the primary single-family dwelling.

3. **Definitions.** As used in this Subsection A, the words or phrases listed below shall have the meanings thereafter specified:

a. **Accessory Dwelling Unit (ADU).** An attached or detached dwelling unit with complete independent living facilities for one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot in which an existing principal single-family dwelling is situated. An ADU also includes Efficiency Dwelling Units, and a Manufactured Homes as defined by Health and Safety Code Section 18007. The Classifications of ADU are as follows:

(1) **Standard ADU.** An ADU that is an independent unit attached to the principal existing single-family dwelling, or an independent unit that is detached from the principal single-family dwelling. A Standard ADU shall comply with the requirements of Paragraph A.5 of this Section.

(2) **Integrated ADU.** An ADU that **[i]** is on a lot zoned for single-family residential uses, which contains one legally established single-family dwelling unit; **[ii]** is contained within, and shares living area with, the principal dwelling or legally established accessory structure; **[iii]** has independent exterior access from the primary residence; and **[iv]** has side and rear setbacks sufficient for fire safety.

b. **Efficiency Dwelling Unit (EDU).** As provided in HSC Section 17958.1, an ADU having a minimum living area of 150 SF, which is for occupancy by no more than two persons. Furthermore, an EDU shall contain a separate bathroom and an area containing an efficiency kitchen, which, at a minimum, includes a sink, cooking appliance, refrigeration facility, and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the EDU.

4. **Policy Plan (General Plan) and Zoning Consistency.** An ADU that conforms to this Subsection A shall:

a. Be deemed an accessory use or an accessory building;

b. Be deemed a single-family residential land use that is consistent with the existing Policy Plan Land Use Plan and zoning designations for the lot on which the ADU is located;

c. Not be considered to exceed the allowable density for the lot on which the ADU is located; and

d. Not be considered in the application of any ordinance, policy or program to limit residential growth.

5. Development Standards for Standard ADUs. Standard ADUs shall comply with the following development standards:

a. A Standard ADU shall only be allowed in conjunction with an existing single-family dwelling located within a single-family or multiple-family zoning district. The Standard ADU may continue as a living space only if one dwelling on the lot is owner occupied.

b. A Standard ADU that is attached to the principal residential structure shall comply with the development standards applicable to the primary dwelling (refer to Section 6.01.010 (Residential Zoning Districts) of this Development Code), except as otherwise provided by this Section.

c. A Standard ADU that is attached to the principal residential structure shall contain no more than 50 percent of the gross floor area of the principal single-family dwelling, not to exceed 850 SF.

d. A Standard ADU that is detached from the principal residential structure shall comply with the development standards contained in Table 5.03-1 (Development Standards for Detached Accessory Dwelling Units), below:

*Table 5.03-1: Development Standards for Detached Accessory Dwelling Units*

Requirements	Residential Zoning Districts				Additional Regulations
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, 18 & 25	HDR-45	
<b>A. Maximum Height</b>					
1. Conditional Use Permit Required	35 FT				Note 1
2. Permitted by Right	14 FT				
<b>B. Maximum Area</b>	850 SF				
<b>C. Minimum Setbacks</b>					
1. From Street Side Property Line	10 FT				Notes 2 and 3
2. From Interior Side Property Line	10 FT		5 FT		Notes 2 and 3
3. From Rear Property Line					
a. Width of Structure ≤25 SF	5 FT				Note 2
b. Width of Structure >25 SF	10 FT				Notes 2 and 3
4. Minimum Separation Between Structures	6 FT				Note 4
5. Minimum Separation from Major Pipelines	50 FT				Note 5

**Table 5.03-1: Development Standards for Detached Accessory Dwelling Units**

Requirements	Residential Zoning Districts				Additional Regulations
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, 18 & 25	HDR-45	
<b>D. Off-Street Parking</b>	<p>[1] Comply with the minimum off-street parking requirements for ADUs contained in Table 6.03-1 (Off-Street Parking Requirements) of this Development Code.</p> <p>[2] Required parking spaces for ADUs may be provided as tandem parking on an existing driveway pursuant to the requirements for ADUs in Section 6.03.025 (Tandem Parking) of this Development Code, and may be permitted within setback areas, unless it is determined by the Planning Director to not be feasible based upon specific site, fire, and life safety conditions.</p>				Notes 6 and 7

Notes:

1. Detached Accessory Residential Structures in excess of 14 FT in height shall require Conditional Use Permit (or Certificate of Appropriateness for structures on the Ontario Register of Historic Places) approval.
2. No additional setback is required for an existing garage, or existing space above an existing garage, that is converted to an ADU.
3. New floor area constructed above an existing garage shall not be required a side and/or rear property line setback of more than 5 FT.
4. For child play structures, doghouses, and other similar accessory structures, there shall be no minimum required setback or separation between buildings/structures, provided:
  - a. The accessory structure is located within a side or rear yard area;
  - b. The accessory structure does not exceed 5 FT in length and/or width, and 6 FT in height; and
  - c. The accessory structure is screened from view of public or private streets.
5. Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:
  - a. Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and
  - b. Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.
6. No off-street parking is required in any of the following situations:
  - a. The ADU is located within one-half mile of City and/or local transit authority-approved public transit;
  - b. The ADU is located within an historic district or architectural conservation area established pursuant to Section 4.02.040 (Historic Preservation—Local Historic Landmark and Local Historic District Designations, Historic Resource Tiering, and Architectural Conservation Areas) of this Development Code;
  - c. The ADU is built within the existing primary single-family dwelling or an existing accessory structure;
  - d. An on-street parking permit is required, but is not offered to the occupant of the ADU; or
  - e. A City-approved car share vehicle is stationed within one block of the ADU.
7. When off-street parking required pursuant to this Development Code, which is located in a garage, carport, or covered parking structure, is demolished in conjunction with the construction of an ADU, the required off-street parking spaces must be replaced on the property. The replacement parking spaces may be located in any configuration on the same lot, including, but not limited to, covered spaces, uncovered spaces, tandem spaces, or by use of mechanical automobile parking lifts. However, if no additional parking is required for the ADU, then the replacement parking spaces must be replaced as required by this Development Code.

e. A Standard ADU shall not be sold separate from the principal residential dwelling, and may be leased or rented for a term of less than 30 days.

**f.** A Standard ADU is not required to provide fire sprinklers if they are not required for the primary single-family dwelling.

**g.** A Standard ADU may be metered separately from the primary dwelling for gas, electricity and water services. A sewer connection separate from the primary dwelling may also be provided.

**h.** If an entrance to a Standard ADU is provided separate from the primary dwelling, the entrance shall not be on the same street exterior elevation as the main dwelling.

**i.** No passageway (a pathway that is unobstructed clear to the sky, and extends from a street to an entrance of an accessory dwelling unit) shall be required in conjunction with the construction of a Standard ADU.

**j.** A Standard ADU shall comply with the requirements of OMC Title 8 (Building Regulations).

**k.** Prior to issuance of a building permit, the owner must record a restrictive covenant pursuant to Paragraph 7 (Restrictive Covenant) of this Subsection A.

**l.** A lot developed with a Standard ADU shall maintain a useable rear yard that is equal to a minimum of 10 percent of the net lot area. In addition, a traditional single-family dwelling shall maintain a useable rear yard having minimum dimension of 20 FT in any direction, and a small lot single-family dwelling shall maintain a useable rear yard having a minimum dimension of 10 FT in any direction.

**6.** Development Standards for Integrated ADUs. Integrated ADUs shall comply with the following development standards:

**a.** An Integrated ADU shall only be permitted in conjunction with an existing single-family dwelling located within a single-family. The use of the Integrated ADU as an independent living space may continue only if one dwelling on the lot is owner occupied.

**b.** Not more than one Integrated ADU is allowed on a lot, and an Integrated ADU shall not be constructed if an ADU or guesthouse already exists on the lot; however, this provision does not preclude the conversion of one existing accessory residential structure to another.

**c.** An Integrated ADU shall contain no more than 50 percent of the gross floor area of the principal single-family dwelling, not to exceed 850 SF.

**d.** An Integrated ADU shall comply with the setback requirements applicable to the principal dwelling or legally established accessory structure in which it is integrated, as prescribed by this Section.

**e.** An Integrated ADU is not intended for sale separate from the primary single-family residence, but may be leased or rented for a term of no less than 30 days.

**f.** An Integrated ADU is not required to provide fire sprinklers if they are not required for the primary single-family dwelling.

**g.** No passageway (a pathway that is unobstructed clear to the sky, and extends from a street to an entrance of an ADU) shall be required in conjunction with the construction of an Integrated ADU.

**h.** An Integrated ADU shall comply with the requirements of OMC Title 8 (Building Regulations).

i. Prior to issuance of a building permit, the owner must record a restrictive covenant pursuant to Paragraph 7 (Restrictive Covenant) of this Subsection A.

7. Restrictive Covenant. Prior to the issuance of a building permit for an ADU, a restrictive covenant running with the land, which is binding on the property owner and their successors in interest, shall be recorded with the office of the San Bernardino County Recorder, which specifies that the use of the ADU as an independent living space may continue only if one dwelling on the lot is occupied by the property owner, and a prohibition on the separate sale of the ADU. Furthermore, restrictions may be included that are intended to ensure on-going compliance with the provisions of this Subsection B.

## **B. Accessory Residential Structures.**

1. Purpose. The purposes of this Subsection B is to establish standards for the construction and use of Accessory Residential Structures (other than Accessory Dwelling Units allowed pursuant to Subsection A of this Section) in conjunction with existing single-family dwellings located within single-family or multiple-family zoning districts. (*Note: The construction and use of Accessory Residential Structures in conjunction with existing multiple-family dwellings shall be subject to the development standards applicable to the principal multiple-family dwellings.*)

2. Applicability. For purposes of this Subsection B, the herein established development standards shall apply to Accessory Residential Structures such as garages, carports, guesthouses, storage sheds, pool houses, recreation rooms, etc., which are incidental or subordinate to the principal single-family dwelling or use.

3. Definitions. As used in this Section, the words or phrases listed below shall have the meanings thereafter specified:

a. *Accessory Residential Structure.* A structure that is incidental or subordinate to the principal residential dwelling on the same site, or the use of which is incidental or subordinate to the use of the principal residential dwelling of the site.

b. *Attached Accessory Residential Structure.* An Accessory Residential Structure that is joined to the principal residential dwelling by means of a shared common wall, or is joined by a roof that extends the full width of the smaller of two connecting structures, creating a covered breezeway. An Attached Accessory Residential Structure is deemed to be attached to, and a part of, the principal residential dwelling.

c. *Breezeway.* A fully roofed, open passage that connects two buildings, such as a house and garage.

4. General Requirements. Accessory detached residential structures, and shall be developed pursuant to the following standards:

a. Accessory Residential Structures shall only be allowed on a lot containing a single-family dwelling, and may be attached to the principal single-family dwelling, or may be an independent structure that is detached from the principal single-family dwelling.

b. An Accessory Residential Structure that is attached to the principal single-family dwelling shall be subject to the development standards applicable to the principal single-family dwelling (refer to Section 6.01.010 (Residential Zoning Districts) of this Development Code).

c. An Accessory Residential Structure that is detached from the principal residential structure shall comply with the development standards contained in Table 5.03-2 (Development Standards for Accessory Residential Structures), below:

**Table 5.03-2: Development Standards for Detached Accessory Residential Structures**

Requirements	Residential Zoning Districts				Additional Regulations
	AR-2 & RE-2	RE-4 & LDR-5	MDR-11, 18 & 25	HDR-45	
<b>E. Maximum Height</b>					
1. Conditional Use Permit Required	35 FT				Note 1
2. Permitted by Right	14 FT				
<b>F. Maximum Area</b>					
1. Conditional Use Permit Required	As deemed appropriate by the Approving Authority				Note 2
2. Permitted by Right	650 SF/1,050 SF				Note 2
3. Guesthouses	650 SF				
<b>G. Minimum Setbacks</b>					
1. From Street Side Property Line	10 FT				Notes 3 and 4
2. From Interior Side Property Line	10 FT.	0 FT/5 FT			Notes 3 and 5
3. From Rear Property Line					
SF a. Width of Structure ≤25	5 FT				Note 3
SF b. Width of Structure >25	10 FT				Note 3
4. From Alley Property Line (alley-facing garages only)	6 FT				Note 6
<b>H. Minimum Separation Between Structures</b>	6 FT				Note 3
<b>I. Minimum Separation from Major Pipelines</b>	50 FT				Note 7

**Notes:**

1. Detached Accessory Residential Structures in excess of 14 FT in height shall require Conditional Use Permit (or Certificate of Appropriateness for structures on the Ontario Register of Historic Places) approval.
2. Detached accessory structures in excess of 650 SF in area shall require Conditional Use Permit or Certificate of Appropriateness approval, as applicable, except that the maximum area allowed without benefit of Conditional Use Permit or Certificate of Appropriateness approval may be increased to 1,050 SF for detached accessory structures containing parking spaces required pursuant to Table 6.03-1 (Off-Street Parking Requirements) of this Development Code.
3. For child play structures, doghouses, and other similar accessory structures, there shall be no minimum required setback or separation between buildings/structures, provided:
  - a. The accessory structure is located within a side or rear yard area;
  - b. The accessory structure does not exceed 5 FT in length and/or width, and 6 FT in height; and
  - c. The accessory structure is screened from view of public or private streets.
4. Garages with vehicle doors facing a public street shall be setback a minimum of 20 FT behind the street property line (minimum 18 FT behind the street property line if an overhead rollup garage door is provided).
5. Within the MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts, the interior side setback shall be 5 FT for structures located 75 FT or less from the front property line, and 0 FT for structures located more than 75 FT from the front property line. For a setback less than 3 FT, the Zoning Administrator may require that an easement be provided on the contiguous lot to ensure access to all sides of the structure for the purpose of building maintenance.
6. A detached garage that takes access from a public alley shall be setback a minimum of 6 FT from the property line that is common to the public alley, measured from the wall containing the vehicle access door.

7. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
- a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etwanda Avenue; and*
  - b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*

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**d.** An Accessory Residential Structure that is detached from the principal single-family dwelling shall be located on the rear one-half of the lot on which it is constructed.

**e.** The sum total of the area of all Accessory Residential Structures on a lot, excepting ADUs conforming to Subsection A (Accessory Dwelling Units) of this Section, shall be equal to no more than 50 percent of the gross floor area of the principal single-family dwelling.

**f.** An Accessory Residential Structure shall not contain a kitchen or cooking facilities (excluding outdoor kitchens and cooking facilities).

**g.** The size, footprint, height, bulk, and scale of an Accessory Residential Structure shall be compatible with the principal single-family dwelling, and other Accessory Residential Structures in the surrounding neighborhood.

**h.** The area of an Accessory Residential Structure shall be the minimum necessary to house, shelter, or secure the use proposed within the structure; however, in no case shall the total gross floor area of all Accessory Detached Residential Structures on a lot exceed the area contained in the main dwelling, excepting those accessory structures used for animal keeping purposes. In calculating the area of all Accessory Residential Structures on a lot, required parking within a garage shall be excluded from the calculation, up to a maximum of 3 covered parking stalls (maximum 651 SF).

**i.** Accessory Residential Structures shall match the principal single-family dwelling with respect to architectural design and detailing, roof material and design, exterior color, exterior finish materials, window and door design, and design and placement of attic vents, excepting those Accessory Detached Residential Structures less than 120 SF in area, and those used solely for animal keeping purposes within the AR-2 and RE-2 zoning districts, and the AG Overlay district. For the purposes of this Section, Accessory Residential Structures intended solely for animal keeping purposes may also be used for the storage of vehicles, machinery, and equipment used in animal keeping.

**j.** Accessory Residential Structures shall not be located within front yards, street side yards of corner lots, or in front of the main dwelling.

**k.** An Accessory Residential Structure containing mechanical or other fixed equipment capable of creating a noise that is audible beyond the property line shall be placed a minimum of 5 FT from an interior side or rear property line.

**l.** An Accessory Residential Structure shall only be placed within the interior side or rear yard area of a lot.

**m.** A lot developed with an Accessory Residential Structure shall maintain a useable rear yard that is equal to a minimum of 10 percent of the net lot area. In addition, a traditional single-family dwelling shall maintain a useable rear yard having minimum dimension of 20 FT in any direction, and a small lot single-family dwelling shall maintain a useable rear yard having a minimum dimension of 10 FT in any direction.



n. On a reversed corner lot, an Accessory Residential Structure shall comply with the following:

(1) The Accessory Residential Structure located within the rear yard area shall not project beyond the minimum required front yard setback of the adjoining key lot, and shall be located no closer than 5 FT from the side property line of the key lot (rear property line of the reverse corner lot); and

(2) The Accessory Structure shall be no closer to the rear property line than the minimum required side yard setback on the adjoining key lot.

5. Guesthouses. In addition to the standards applicable to Other Accessory Residential Structures contained in Subsection B of this Section, guesthouses shall comply with the following additional standards:

a. Not more than one Guesthouse shall be permitted per lot containing a principal single-family dwelling, and a Guesthouse shall not be constructed if an Accessory Dwelling Unit exists on the lot.

b. A Guesthouse shall be for the sole use of the family of the occupants of the main dwelling and persons employed on the premises, or for temporary use by non-paying guests for a period not to exceed 90 days within any 120-day period. In addition, Guesthouses shall not be rented or otherwise used as a separate, independent residence.

6. Carports. No Carport shall be allowed within a front or street side yard setback area. Carports shall not be permitted in lieu of a garage required pursuant to the provisions of Table 6.03-1 (Off-Street Parking Requirements) of this Development Code, unless otherwise permitted by this Section.

7. Restrictive Covenant. Prior to the issuance of a building permit for an Accessory Residential Structures, the Planning Director may require that a restrictive covenant running with the land, which is binding on the property owner and their successors in interest, be recorded with the office of the San Bernardino County Recorder, which specifies that the Accessory Residential Structure shall not be used as an independent dwelling unit. Furthermore, restrictions may be included that are intended to ensure on-going compliance with the provisions of this Subsection B.

# CITY OF ONTARIO

Agenda Report  
May 2, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: HOUSING ELEMENT ANNUAL REPORT FOR CALENDAR YEAR 2016  
(FILE NO.: PADV17-002)**

**RECOMMENDATION:** That the City Council receive the 2016 Housing Element Annual Progress Report.

**COUNCIL GOALS: Operate in a Businesslike Manner  
Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** None.

**BACKGROUND:** The Housing Element Update was adopted by City Council on October 15, 2013. In accordance with California Government Code Section 65400, a report analyzing the City's progress towards compliance with the adopted Housing Element must be submitted to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) on an annual basis. The attached report is the third progress report for the 2014 to 2021 Housing Element cycle.

**ENVIRONMENTAL REVIEW:** The Housing Element Annual Report is Categorically Exempt from California Environmental Quality Act (CEQA), as amended in accordance with Section 15306 (Information Collections).

**STAFF MEMBER PRESENTING:** Scott Murphy, Planning Director

Prepared by: Clarice Burden  
Department: Planning

City Manager  
Approval: 

Submitted to Council/O.H.A. 05/02/2017  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction ONTARIO  
Reporting Period 01/01/2016 - 12/31/2016

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction ONTARIO  
 Reporting Period 01/01/2016 - 12/31/2016

**Table A**

**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- income			See Instructions	See Instructions	
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					340	287					
<b>(10) Total by Income Table A/A3</b>			0	0	340	287					
<b>(11) Total Extremely Low-Income Units*</b>			0								

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**            ONTARIO  
**Reporting Period**    01/01/2016    -    12/31/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**      ONTARIO

**Reporting Period**      01/01/2016      -      12/31/2016

**Table A3**

**Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	252	0	82	6	0	340	8
No. of Units Permitted for <b>Above Moderate</b>	189	0	98	0	0	287	7

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**            ONTARIO  
**Reporting Period**    01/01/2016    -    12/31/2016

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	2592	0	0	0	0	0	0	0	0	0	0	2592
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	1745	0	0	0	0	0	0	0	0	0	0	1745
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		1977	0	364	138	340	0	0	0	0	0	842	1135
Above Moderate		4547	0	163	420	287	0	0	0	0	-	870	3677
Total RHNA by COG. Enter allocation number:		10861											
Total Units ▶ ▶ ▶			0	527	558	627	0	0	0	0	0	1712	9149
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

**Jurisdiction**            ONTARIO  
**Reporting Period**    01/01/2016    -    12/31/2016

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Code Enforcement	Continue Code Enforcement using a progressive approach of voluntary compliance, citations, and court action, if needed. Continue to apply for funding.	Ongoing	Code Enforcement conducted 5,305 inspections and 2,076 cases were closed in 2016. As part of the Rental Inspection program 4,018 housing units were inspected and violations were abated in 1,963 units.
2. Quiet Home	Implement Program	Completed	Since the program began in 1994, 1,599 units have been insulated and 256 properties were acquired. The Program has sold 30 parcels for future airport compatible development.  Program was terminated in September 2015 due to updated NEM eligibility noise contour which eliminated funding for the program.
3. Historic Preservation	Continue to Implement Program	Ongoing	City staff continues to implement the historic preservation program, including: 20 properties on the Ontario Register were reviewed for historic significance, 3 were removed and 17 received Tier Determinations, 2 Mills Act Contracts (preservation agreement) were approved, Annual Mills Act Contract Monitoring of 32 contracts were completed, Design Reviews for 249 projects, Public outreach including "Ontario Historic Landmarks", a 16-month calendar, was completed and distributed in celebration of Ontario's 125th year anniversary.



4. Housing Rehabilitation Loan & Grants	Continue to Implement Program, as funding is available.	Ongoing	<p>The City of Ontario implemented the following programs during 2016: CIT Homeowner Occupied Rehabilitation Loan Program and CIT Emergency Grant Program.</p> <p>During 2016, zero (0) homes were rehabilitated through the CIT Homeowner Occupied Rehabilitation Loan Program and one (1) homeowner was assisted through the CIT Emergency Grant Program.</p> <p>The City's largest housing rehabilitation program, the CARES Program continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low and Moderate-Income Housing Fund (LMIFH). To date, no replacement funding has been identified and secured.</p>
5. Cares	Continue program implementation, as funding is available.	Ongoing	As stated earlier, this program was funded with LMIHF. At this time, the program is on hold and no activity took place during 2016.
6. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	<p>The Planning Department continues to conduct Neighborhood Planning through various outreach efforts. The primary Neighborhood Planning programs implemented during 2016 include the HEAL Zone, Zoning Consistency, Development Code Update, and Active Transportation. Through the HEAL Zone program, feedback from community leaders helped inform decision makers on policy and capital improvements. The Zoning Consistency program creates consistency with The Ontario Plan (General Plan) with a major goal of protecting residential areas. In 2016, 1,077 properties were rezoned to either be consistent with existing residential uses or be more compatible with adjacent residential development by limiting uses. Members of a local community garden helped to develop language for a new Urban Agriculture section of the Development Code that went into effect January 2016. Surveys were conducted on pedestrian safety and bicycle routes. This information helped to support Active Transportation Program grant applications submitted in 2016. A Safe Routes to School grant was submitted for the area around Sultana Elementary and De Anza Middle Schools (but was unsuccessful during ATP Cycle 3). A Caltrans Sustainable Communities Grant to examine how to incorporate improved pedestrian, biking, and transit opportunities along the Euclid Avenue corridor was submitted (decision pending). A SCAG Sustainability Grant was submitted to prepare a Bicycle Master Plan (but was unsuccessful). Construction of G Street Crosstown Bike Route was fully funded through a TDA Grant and will be completed in 2017. A portion of the San Antonio Corridor Bicycle Route was striped during a recent street repaving project. A Bicycle Safety Class was conducted in the HEAL zone to help inform local residents about safe biking behavior and general bike maintenance.</p>
7. Neighborhood Stabilization	Designate focus neighborhoods, outreach	Ongoing	No activity occurred during 2016. City staff will implement programs as funds

	plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.		become available.
8. Community Oriented Policing	Continue implementation of COPs Program; coordinate marketing efforts with the new Quadrennial Inspection Program.	Ongoing	Code Enforcement presented the Systematic Rental Inspection Program at the Multi-Family Crime Free Training at the Police Department for apartment complex property owners and managers.
9. Downtown Plan	Downtown planning to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.	Ongoing	The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. To facilitate new development and establish new businesses within the downtown the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. HEART leverages resources, services and activities to enhance the downtown experience. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing and encourages a mix of uses and activities. Three downtown housing sites identified on the Housing Element Inventory are in various stages of development. A 75-unit large-family affordable housing project will be considered for Council approval in Spring of 2017, a city-owned mixed use housing site is actively being marketed, and a 100% affordable 100-unit+ TOD housing project is in the development plan process. The City continues to explore new alternatives for funding projects within the downtown in lieu of Redevelopment. We have received three Urban Greening grants to develop three parks/open space areas within downtown. We are positioning ourselves for state CAP and TRADE funding programs.
10. Mountain & Euclid Corridors	Re-designate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Ongoing	Work continues to re-zone various properties along these corridors to medium and high density residential, and mixed use designations consistent with The Ontario Plan (which includes the General Plan). In 2016, 33.6 acres were rezoned to medium or high density along these corridors including all sites on the Housing Element Available Land Inventory. A comprehensive update to the City's Development Code went into effect January 1, 2016, which established standards for low-medium, medium, medium-high and high density residential and mixed use zones. Rezoning properties along these corridors encourages lot consolidation to provide additional sites to accommodate housing at higher densities.
11. Holt Blvd.	Re-designate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels.	Ongoing	This work effort has been ongoing and is progressing. In 2016, 4.5 acres were rezoned along this corridor to accommodate higher densities including all sites on the Housing Element Available Land Inventory. Other efforts in revitalizing Holt Boulevard include the Holt Boulevard Mobility and Streetscape Strategic Plan. The focus of the plan is to stimulate investment along the Holt Boulevard corridor through the incorporation of "Complete Streets" strategies to create a

			safe and inviting transportation network that serves the needs of everyone who travels the corridor, including bicyclists, drivers, transit and pedestrians of all ages and abilities. The City is working with Omnitrans on BRT (Bus Rapid Transit) to service Holt Blvd. The implementation of this plan will occur as funds become available.
12. New Model Colony	Continue to review, approve, and implement plans to develop the New Model Colony.	Ongoing	City staff continues to review and process applications for development in the New Model Colony. Permits were issued for 482 units within the NMC in 2016.
13. Downtown Core Catalyst Project	Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.	Ongoing	City staff will implement programs as funds become available.
14. Design Review	Continue to implement design review process.	Ongoing	City staff continues to implement design review.
15. Green Building	Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. Renewable energy incentive and energy efficiency programs. Develop a citywide 20-year energy plan. Support pilot development project as a net-zero-energy community and formulate solar site orientation guideline.	Ongoing	The City continues to trend towards the Climate Action Plan target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020 with the installation of 1.8 MW solar array systems within City facilities generating 2,814,000 kWh of clean energy offsetting 1,978 Metric Tons of CO <sub>2</sub> e. Community-wide, participation in the (HERO) Program for existing structures has resulted in an additional 402 completed projects from solar installation to water conservation with an energy savings of 33 million kWh and a water savings of 33.7 million gallons resulting in a reduction of 26,192 Metric Tons of CO <sub>2</sub> e. Overall, City consumption of potable water has been reduced by 21% through a combination of water use reduction, transition to recycled water irrigation systems, and drought tolerant landscaping. The City is continuing to reduce emissions through our participation in GGRF Cal Fire Grant that provided additional planting of 150 trees acting as a carbon sink and supporting reductions in the heat island effect.
16. Land Monitoring Program to Meet the RHNA	Ensure there is sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.	Ongoing	City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application which includes an affidavit regarding compliance with the Available Land Inventory.
17. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	The opportunity for regulatory concessions to encourage affordable housing has been incorporated into the Development Code. The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update which went into effect January 1, 2016.

18. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals	Ongoing	City staff will implement programs as funds become available.
19. Planned Residential Overlay	Continue to utilize the PUD to create tailored development standards to facilitate new housing.	Ongoing	The PUD continues to be a viable tool to implement new multi-family housing.
20. Mixed Use and High Density Residential Zone and Standards	Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.	Ongoing	New General Plan designations were adopted in 2010. A comprehensive update to the Development Code, which implements the new General Plan land use designations, went into effect January 1, 2016. The City continues its efforts in processing Zone Changes to bring alignment with the adopted General Plan. The analysis for this effort was completed in 2012 and public workshops were initiated. In 2016 two additional parcels totaling 1.1 acres outside the Euclid Avenue, Mountain Avenue, and Holt Boulevard corridors were rezoned to High Density Residential to accommodate residential densities of 25 to 45 dwelling units per acre.
21. Public Housing	Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.	Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). During 2016, the HACSB managed approximately 496 Housing Choice Vouchers within Ontario.
22. Homeownership	Implement down payment assistance programs Citywide and for the Town Square project.	Ongoing	The City was able to secure \$1 million in CalHome Mortgage Assistance Program funds to offer down payment assistance to qualified low income families within designated census tracts. During calendar year 2016, one household was assisted.
23. Preservation of At Risk Housing	Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.	Ongoing	There are a total of 1,751 assisted, multi-family rental units in the City, of which no units were "at-risk" of conversion to market rate during calendar year 2016. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at risk units.
24. Jack Galvin Accord	Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.	Ongoing	City staff administered the Accord that covers 1,697 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks.
25. Fair Housing	Continue to contract with fair housing providers	Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy and litigation

			to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law."
26. Homeless Continuum of Care	Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.	Ongoing	<p>During calendar year 2016, the following achievements were made within the Ontario Homeless Continuum of Care:</p> <ul style="list-style-type: none"> <li>* Mercy House Ontario Access Center - provided basic needs and services to 1,385 new (unduplicated) clients;</li> <li>* Assisi House and Aftercare Services Program - provided transitional housing and aftercare services to 47 new (unduplicated) clients;</li> <li>* HOME TBRA - provided tenant based rental assistance to fifteen (15) households to secure permanent housing;</li> <li>* Project Gateway - assisted 12 chronically homeless individuals with disabilities and their families secure permanent housing with wrap around services through HUD's Shelter Plus Care Program; and</li> <li>* Permanent housing units - continued to operate 76 permanent housing units in cooperation with the Ontario Housing Authority, Mercy House, and Mercy House CHDO. These units assist in providing priority occupancy to participants in the CoC Project Gateway</li> </ul>
27. Senior Housing	Continue to provide a full range of housing support services.	Ongoing	During calendar year 2016, the City continued to monitor 762 units of affordable senior housing.
28. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.	Ongoing	The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people and encourages reasonable accessibility accommodations. In addition, the comprehensive Development Code update, which went into effect in 2016, incorporates reasonable accommodation provisions and redefined "family" to comply with State law.
29. Family Housing	Continue program implementation.	Ongoing	The City continued to monitor 989 units of affordable family housing during calendar year 2016.
30. Extremely Low Income Households	Work with non-profits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land write downs for new affordable housing for low-income, very low-income, and ELI households.	Ongoing	<p>During calendar year 2016, the following services were provided to Extremely Low-Income households:</p> <ul style="list-style-type: none"> <li>* Assisted housing units - 12 housing units restricted to extremely low-income occupancy;</li> <li>* Project Gateway - Eight (8) units occupied by extremely low-income households;</li> <li>* HOME Tenant Based Rental Assistance (TBRA) - Nine (9) households assisted;</li> <li>* CoC Permanent Housing (excluding Project Gateway and HOME TBRA) -Six (6) households assisted;</li> </ul>

			<ul style="list-style-type: none"> <li>* Assisi House and Aftercare Services program - 47 persons (unduplicated);</li> <li>* Mercy House Center Ontario - 1,385 persons (unduplicated);</li> <li>* Foothill Family Shelter - 12 persons (unduplicated);</li> <li>* Services for Battered Women and Children - 54 persons (unduplicated);</li> <li>* SOVA Food Security Center - 2,444 persons (unduplicated);</li> <li>* Fair Housing services - 101 households (unduplicated);</li> <li>* Landlord-Tenant Mediation services - 863 households (unduplicated);</li> <li>* Senior Services - 142 persons (unduplicated); and</li> <li>* Child Care Subsidies - 18 persons (unduplicated).</li> </ul>
31. Special Needs Housing	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.	Ongoing	<p>In conjunction with the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, County of San Bernardino Department of Behavioral Health, and Mercy House Living Centers, 12 Shelter Plus Care project based vouchers were available within Ontario for chronically homeless with disabilities and their families.</p> <p>During 2016, the City in conjunction with Mercy House Living Centers, implemented the HOME Tenant Based Rental Assistance to provide rental assistance with security deposits and utility deposits to chronically homeless and homeless households. During calendar year 2016, 15 homeless households were assisted with permanent housing.</p>

**ANNUAL ELEMENT PROGRESS REPORT**

***Housing Element Implementation***

(CCR Title 25 §6202 )

**Jurisdiction**      ONTARIO

**Reporting Period**      01/01/2016      -      12/31/2016

**General Comments:**