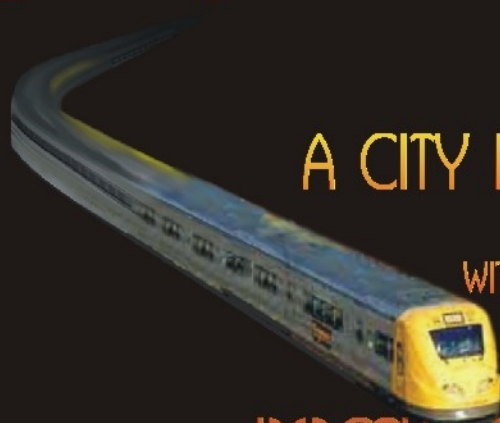


City of Ontario



A CITY IN MOTION WITH THE IMPETUS OF PLANNING

PLANNING DEPARTMENT YEAR 2003 ANNUAL REPORT

City of Ontario Planning Department 2003 Annual Report



Ontario City Council

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

Greg Devereaux, City Manager
Otto Kroutil, Development Director



Ontario Planning Commission

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

Jerry L. Blum, Planning Director



Table of Contents

DIRECTOR'S LETTER	1
--------------------------------	---

MISSION STATEMENTS	3
---------------------------------	---

ADVANCE PLANNING

General Plan & Specific Plan Status Report	1-A
--	-----

Development Code.....	2-A
-----------------------	-----

New model Colony.....	3-A
-----------------------	-----

Historic Preservation.....	7-A
----------------------------	-----

Current Planning

Application & Permits	10-A
-----------------------------	------

Building Activity.....	11-A
------------------------	------

Administration

Hearing Bodies.....	12-A
---------------------	------

Training.....	15-A
---------------	------

Personnel.....	16-A
----------------	------

PHOTO ALBUM



May 21, 2004

Madam Chairman and Members of the Planning Commission:

It gives me great pleasure to forward the Planning Department Annual Report for 2003 for your review. This year marks the production of the fifth City of Ontario, Annual Planning Report. Began in 1999, the annual report meets the state requirement to report on the status of the City's General Plan. However, it was decided to go beyond just a review of the general plan and include a report on the entire planning program in Ontario and the activities of the City's development review agencies, including the City Council, Planning Commission, Development Advisory Board, and the Zoning Administrator. It was envisioned that the report would provide policy makers and the public with an opportunity and the information to assess the level of success of the planning program. I believe we have achieved this goal quite successfully and will continue to work on improvements and benchmarking in the future.

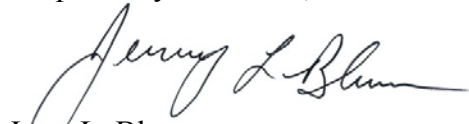
Over the past five years there has been an incredible, sustained growth in development activity within the City. In this five year span the entitlement process has approved over sixteen million square feet (16,000,000!) of industrial, commercial and office space. Far too many projects to list here individually, here is a small sampling of some of the more significant projects that have been approved during this period: Sam's Club, Shea Business Park, Gillette, IDS Development, ProLogis, Majestic Realty, Thoroughbred Business Park, Jurupa Business Park, Waxie, Kaiser Medical Campus, hotels including Baymont Inn and Suites, Hampton Inn, Double Tree expansion, and Hawthorne Suites, Kohls Department Store, Ontario Home Center, Lexus, Mitsubishi, and Volkswagen car dealerships, Ferrari Business Center, University of Phoenix Office, Empire Towers Office, Fairfield Apartments, Park Center Specific Plan, Carpenter's Union Headquarters, Concours Plaza, Rhino-Centrelake Offices, and countless fast food and fine restaurants and ,seemingly, a Starbucks on every corner. High quality residential projects such as John Laing Homes, Lyon Homes, Elderberry Park, Centex Homes, and MBJ Homes were added to our housing stock as well as two projects for our senior citizens, Mountain View and Palm Lanes Senior Housing.

Other planning related milestones were: the submittal of the first six applications for Specific Plans within the New Model Colony, adoption of a new Historic Preservation Ordinance, classification of the City as a Certified Local Government by the state, creation of five Historic Districts, state certification of the Housing Element, adoption of a new Development Code, adoption of infrastructure master plans for the New Model Colony and a development impact fee program, and the initiation of the General Plan Update. These projects and more have firmly established Ontario as one of the fastest growing, economically stable, and progressive cities in the Inland Empire, if not in Southern California.

As this report marks the Fifth Anniversary of this publication, it may be appropriate to reflect a moment on the report process itself. The document is entirely a Planning Department staff production. It is analyzed, written, edited, produced, illustrated, and copied by Planning Department staff. The result of this effort over the past five years has been to improve our automated data gathering and reporting system so that there is minimal disruption to our core program of providing exceptional service to the public during the production months. For this "Above and Beyond" effort, I would like to express my sincere appreciation to the entire Planning Department staff. Without a doubt, the single most instrumental person responsible for the production of this document year after year, is Marie Moll, Planning Aide, who has exhibited great patience and incredible organizational capabilities in getting the actual reports to print each year.

On behalf of the entire Planning staff, I would like to once again express my sincere appreciation to the members of the City Council, Planning Commission, and the Executive Management who enable, support, and guide the planning efforts of the City. As planning is an interactive process, which is supported and enriched by the participation of a wide range of City staff, I would like to recognize and thank those departments who participate in our planning processes. With the cooperative team approach they engender, we have been able to build a better, stronger, community for Ontario. I look forward to more incredible opportunities in the next five years.

Respectfully submitted,

A handwritten signature in cursive script, reading "Jerry L. Blum". The signature is written in dark ink and is positioned above the printed name and title.

Jerry L. Blum
Planning Director

MISSION STATEMENTS

THE CITY OF ONTARIO MISSION STATEMENT

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

PLANNING DEPARTMENT MISSION STATEMENT

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



ADVANCE PLANNING

GENERAL & SPECIFIC PLAN STATUS REPORT

The report on the status of the General Plan of the City of Ontario was prepared in compliance with Section 65400 of the California Government Code. It contains a list of General and Specific Plan Amendments that were approved between January 1, 2003, and December 31, 2003.

GENERAL PLAN AMENDMENTS

File No. PGPA03-004 – Resolution number: 2003-195. Change use designation from Airport Related Services to General Commercial on 1.36 acres. Property located on South side of G Street West of Corona. (11/18/03)

File No. PGPA03-002 – Resolution number: 2003-126. Change from Neighborhood Commercial to Planned Commercial and Planned Residential. Property consists of 32 acres located at the North/West corner of Euclid and Riverside Ave. (12/16/03)

SPECIFIC PLAN AMENDMENTS

File No. PSP02-002 – Resolution number: 2003-038. A Specific Plan creating The Exchange in Ontario Specific Plan to establish land use designations, development standards, and design guidelines. Property consists of 12.5 acres, located on the south side of Fourth Street, adjacent to I-15 Freeway to the East. (6/17/03)

File No. PSPA03-003 – Resolution number: 2003-104. Amend Centrelake Specific Plan to allow individual tenant identification signage on the Freeway Sign. (11/18/03)

File No. PSP03-004 - Resolution number: 2003-125. A Specific Plan creating the South Milliken Avenue Specific Plan to establish land use designations, development standards, and design guidelines. Consists of 10.80 acres located on the West Side of Milliken Ave, just North of Mission Blvd. (12/16/03)

File No. PSP03-001 - Resolution number: 2003-127. A Specific Plan creating the Borba Village Specific Plan to establish land use designations, development standards, and design guidelines. Project of approximately 32 acres is located between Euclid and Fern, North of Riverside Dr. to the Cypress Channel. (12/16/03)

File No. PSPA03-004 – Resolution number: 2003-128. Amendment to the Park Center Specific Plan to allow a “mixed use” land use concept.

One of the City's goals is to invest in the Growth and Evolution of the City's Economy. The City Council regularly reviews Ontario's Municipal Code for negative impacts on business and makes appropriate revisions to help achieve this goal. Focus is on Ontario's Commercial and Residential Neighborhood resources.

The Planning Department conducts an Initial Study of a proposed project, collects written comments, data pertaining to relevant issues, and presents the proposal at a public meeting of the Ontario Planning Commission. The presentation includes City Staff recommendations and a thorough, documented description of the project.

DEVELOPMENT CODE

File No. PDCA03-001, Ordinance number: 2777 - An amendment to Title 9 of the Ontario Municipal Code, which establishes the City's Planning and Zoning regulations and pertains to allowable land uses, second units, development standards and Historic Preservation. This is a citywide amendment. (6/03/03)

File No. PDCA03-002, Resolution number: 2003-072 - Certifying EIR for Tessier Work/Live Project and adopting environmental findings. This project involves property South of Holt Blvd, North of the Union Pacific Right of Way, East of Vine St and West of Euclid Ave.. It allows work/live lofts in the C2 zone and amends the building and fire code to include provisions for the development of work/live lofts. (9/16/03)

File No. PDCA03-003, Ordinance number: 2789 - An amendment to Title 9, Chapter 1, Article 26 of the Ontario Municipal Code, which establishes the City's Historic Preservation program. Said Article pertains to the design guidelines, procedures for eligible resources, establishing a conservation plan process and establishing a mitigation fee program. (10/07/03)



The photo to the left shows a Work/Live loft, typical of those proposed for the old Post Office, the Tobias Building and the Montalvan Building.

This living situation, located in the downtown historic core, is a new idea for Ontario. Completion will bring about a more contemporary urban environment with renewed community spirit and cultural benefits. The project will enhance and preserve historic structures while providing better opportunities for the areas small-scale industrial and commercial buildings.

NEW MODEL COLONY (“NMC”)

With the high demand for residential units in the State, developers were eager to get a piece of the New Model Colony’s 31,000 residential units planned within the 13 square mile area. In 2003, four specific plan applications were received by the City for review, adding to the one Specific Plan submitted in 2002.

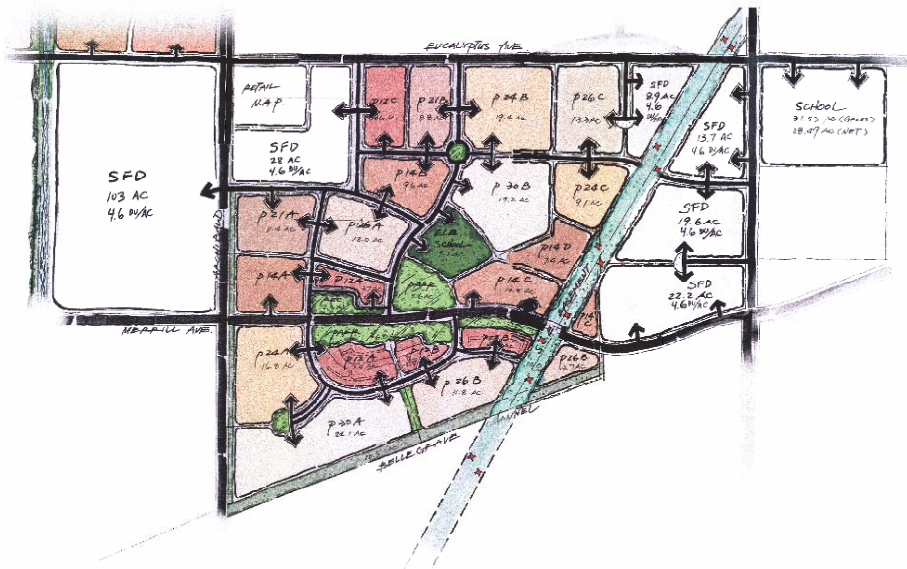


Specific Plans Submitted

- A. Legacy – Submitted 2002
- 1. Parkside Specific Plan – Submitted 2003
- 2. Hettinga Specific Plan – Submitted 2003
- 3. Subarea 7 Specific Plan – Submitted 2003
- 4. West Haven Specific Plan – Submitted 2003

1 Parkside Specific Plan

Parkside Specific Plan, by Lewis Operating Companies, was the second specific plan submitted for the NMC. The plan proposes the development of 736 single family detached residential units, 1,409 multi-family residential units, and five acres of mixed-use opportunities. The development is proposed around 52 acres of Central Park, a 355-acre regional park system. An Environmental Impact Report is presently being prepared for the Specific Plan to determine if any adverse environmental effects will be created by development of the specific plan area. Parkside area is located in the central portion of the New Model Colony.



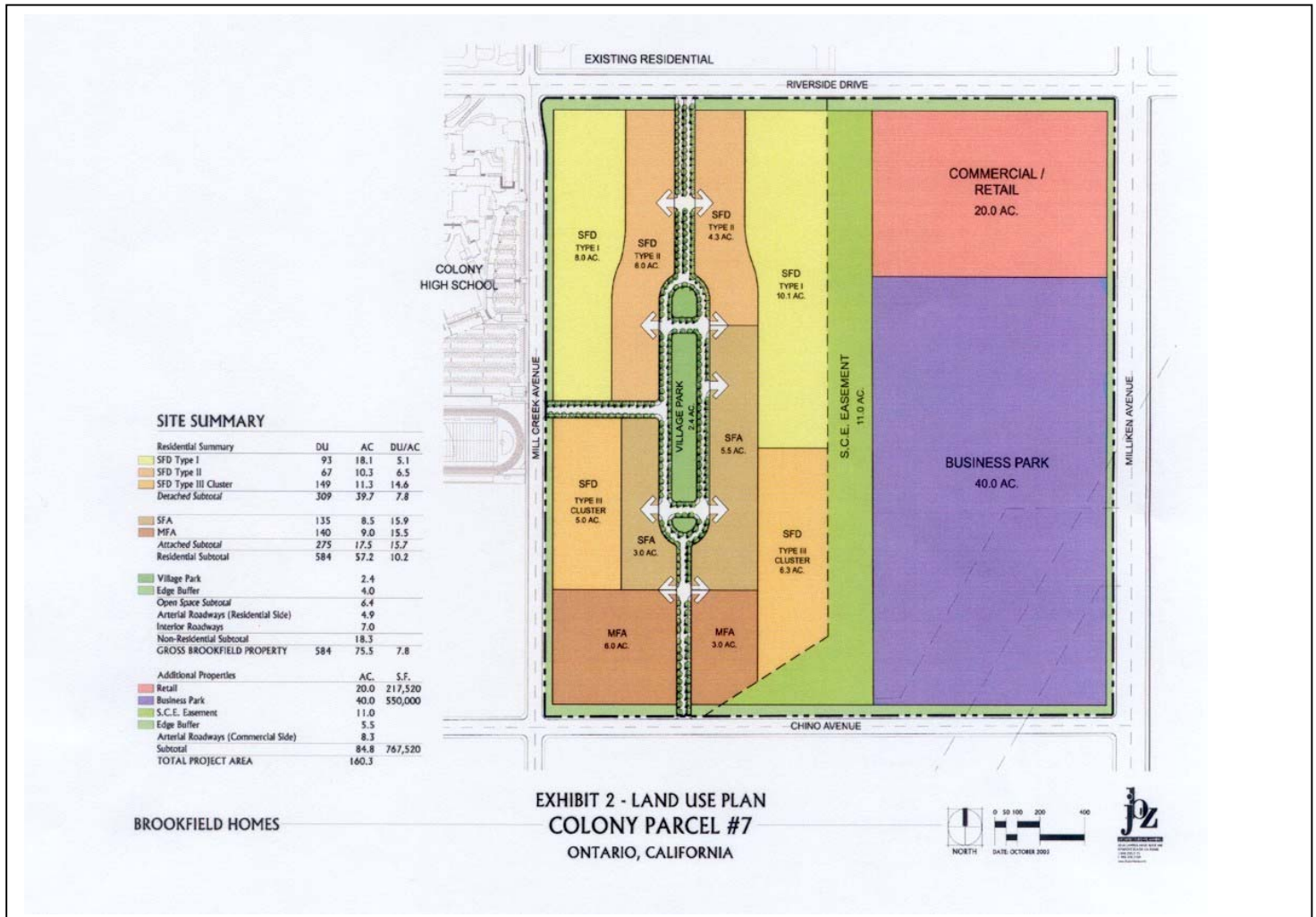
Hettinga Specific Plan – Land Use

2 Hettinga Specific Plan

The third Specific Plan in the NMC is the Hettinga Specific Plan. Located in the south-central portion of the NMC, the Hettinga Specific Plan proposes the development of approximately 2,291 single family detached residential units, up to 87,000 square feet of retail space, an elementary school, and a neighborhood park.

3 Subarea 7 Specific Plan

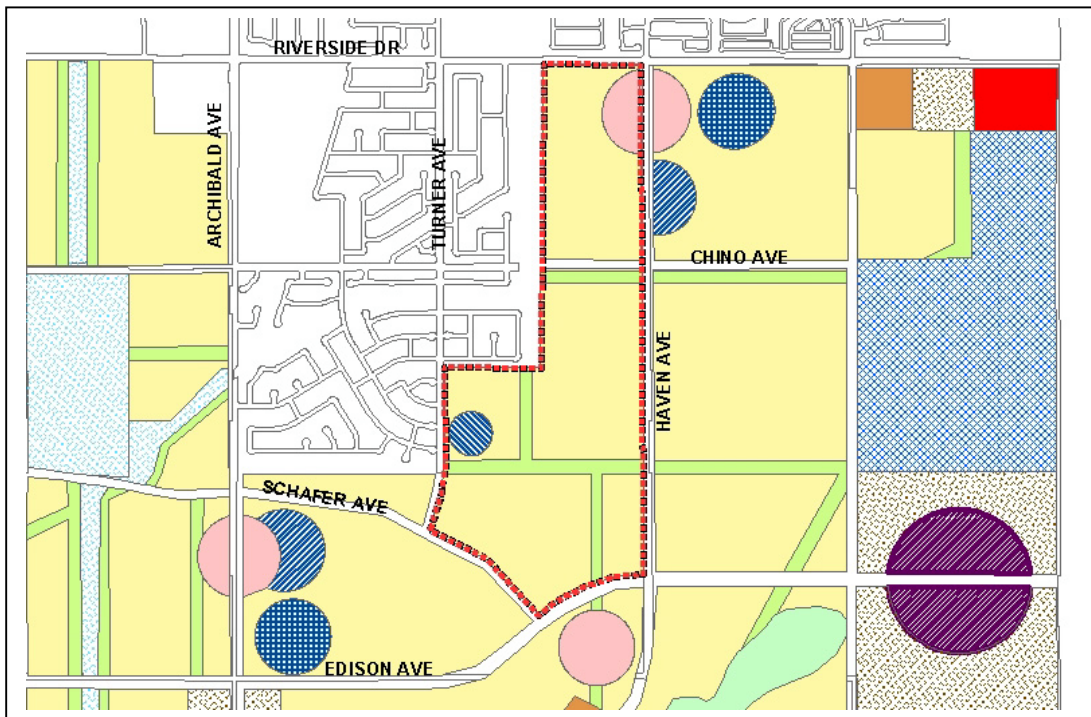
Subarea 7 Specific Plan, by Brookfield Homes, was the fourth specific plan submitted for the NMC. The Specific Plan covers approximately 160 acres and is located north of Chino Avenue, south of Riverside Drive, east of the Mill Creek, and west of Milliken Avenue. The plan proposes the development of 309 single family detached residential units, 275 multi-family residential units, 217,520 square feet of commercial area, and a 550,000 square feet business park. The residential development is proposed around a 2.4 acre Village Park.



4

West Haven Specific Plan

The West Haven Specific Plan was the fifth specific plan submitted for the NMC. The Specific Plan covers approximately 267 acres and is generally located north of the Edison Avenue, south of Riverside Drive, east of Turner Avenue, and west of Haven Avenue. The plan proposes the development of 1,037 single family residential units, and 101,000 square feet of commercial area.



HISTORIC PRESERVATION

HISTORIC RESOURCE SURVEYS

In 2003, the Planning Department completed a survey of the Downtown Area through a \$20,000 Certified Local Government (CLG) Grant. The matching grant was used to fund 500 reconnaissance-level and 200 intensive-level surveys of resources within historic downtown Ontario. The matching grant was also used to conduct oral interviews with long-time dairy farmers in the New Model Colony Area.

In October, the Planning Department also began reconnaissance level survey of the New Model Colony. The Department also received \$12,000 CLG Grant for this project. This project will assist developers in identifying potential historic structures prior to the redevelopment of the area.

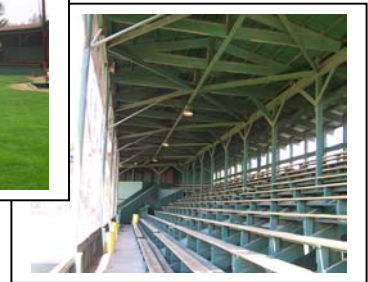


DESIGNATIONS

There were four properties that were designated as local historic landmarks in 2003, including the Ontario Ballpark. The ballpark was built in the 1930's as part of the Works Progress Administration and was the spring training home of the Los Angeles Angels of the Pacific Coast League. Since World War II, the ballpark has been heavily used by local youth baseball leagues.



Ontario Ballpark



The Hofer Ranch on Turner Avenue became a designated landmark automatically because it's on the National Register of historic Places. Other designations included; the Bumstead House on Granada Court, a two story Craftsman Bungalow home and the Peter Vanden Berg House on North Euclid Primarily a Monterey Revival style.

LOCAL INCENTIVES

The City Council approved 11 Mills Act contracts, bringing the City's total to 22. These 22 contracts will provide over \$800,000.00 worth of improvements over a 10-year period at a cost to the city of only \$50,000.00 over that time in reduced property taxes. The return on the City's investment is over \$15 for every dollar it costs the City.

REVIEWS

The number of Historic Preservation applications quadrupled in 2003. In addition, the department began conducting reviews of all housing applications, in place of the Office of Historic Preservation, for compliance

with the National Historic Preservation Act. This change in the review of Housing programs was accomplished through a programmatic agreement with the Office of Historic Preservation, Department of Housing and Urban Development, and the Advisory Council on Historic Preservation and has reduced the review time by up to 30 days per project.

COMMUNITY INVOLVEMENT

The Planning Department is actively involved with Ontario Heritage and sits as an ex-officio member on its Board of Directors. Involvement includes participation in their Annual Model Colony Day: a tour of six historic homes and a street fair consisting of companies that specialize in historic home improvement and preservation.

The 2nd Annual Ontario Heritage Gala, “Starry, Starry, Night” was held in June at the Historic Guasti Villa. As part of the event the Ontario-Montclair School District was presented the George Chaffey Memorial Award for Preservationist of the Year for its efforts in the restoration of Euclid Avenue School, the preservation of Central School, and the development of a Local History Curriculum for the third grade.

CALIFORNIA CULTURAL RESOURCE DATABASE (CRD)

Planning Department staff, in conjunction with the Office of Historic Preservation designed a database system to manage and track all aspects of a local historic preservation program. The database is currently being tested by 15 cities across the state and should be implemented statewide in 2004. Staff is currently working on the next phase of the project, which involves creating a web interface of the database, which will extend its reach and usability.

MODEL COLONY AWARDS

Ontario presented its 3rd Annual Model Colony Awards for Historic Preservation in June. The recipients were as follows:

RESTORATION AWARD: *For total restoration of an historic property.*

Guasti Mansion: Clarke Pauley, Guasti Plaza and GRC Architects

REHABILITATION AWARD: *For exterior rehabilitation of an historic property.*

Museum of History and Art, 225 South Euclid Avenue:
City of Ontario Public Works



Museum of History and Art

JOHN S. ARMSTRONG LANDSCAPE AWARD: *For restoration or preservation of landscaping of an historic property.*

Museum Rose Garden, 225 South Euclid Avenue:
City of Ontario Public Works and the Ontario Kiwanis Club



AWARD OF MERIT: *For ongoing preservation of an historic property.*



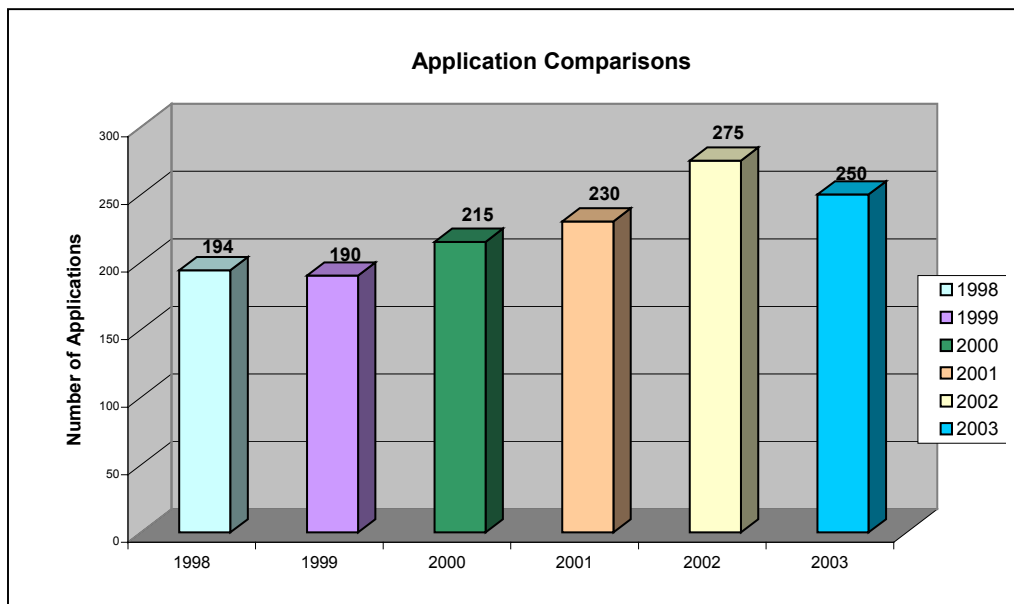
Dr. Jerome Titus House, 128 East El Morado Court: Johnny and Martha Flotte



Dr. O.S. Ensign House, 304 South Laurel Avenue: Skip Pace

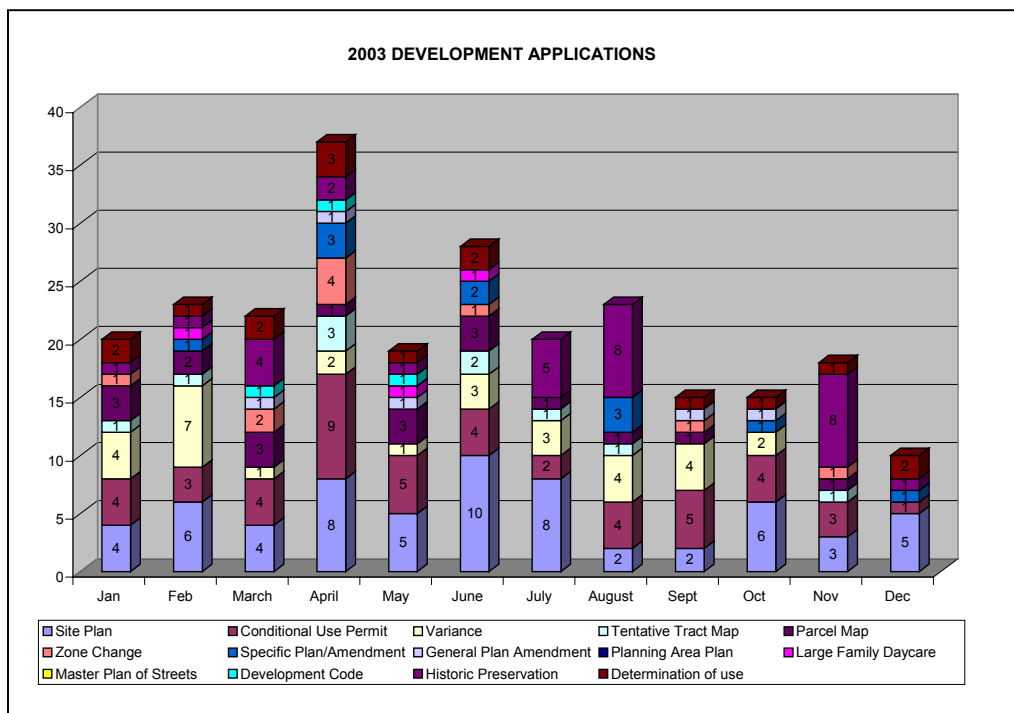
CURRENT PLANNING

Applications



There were 250 applications submitted in 2003, and although that figure is less than 2002, it was still significantly higher than previous years and only 25 fewer than 2002.

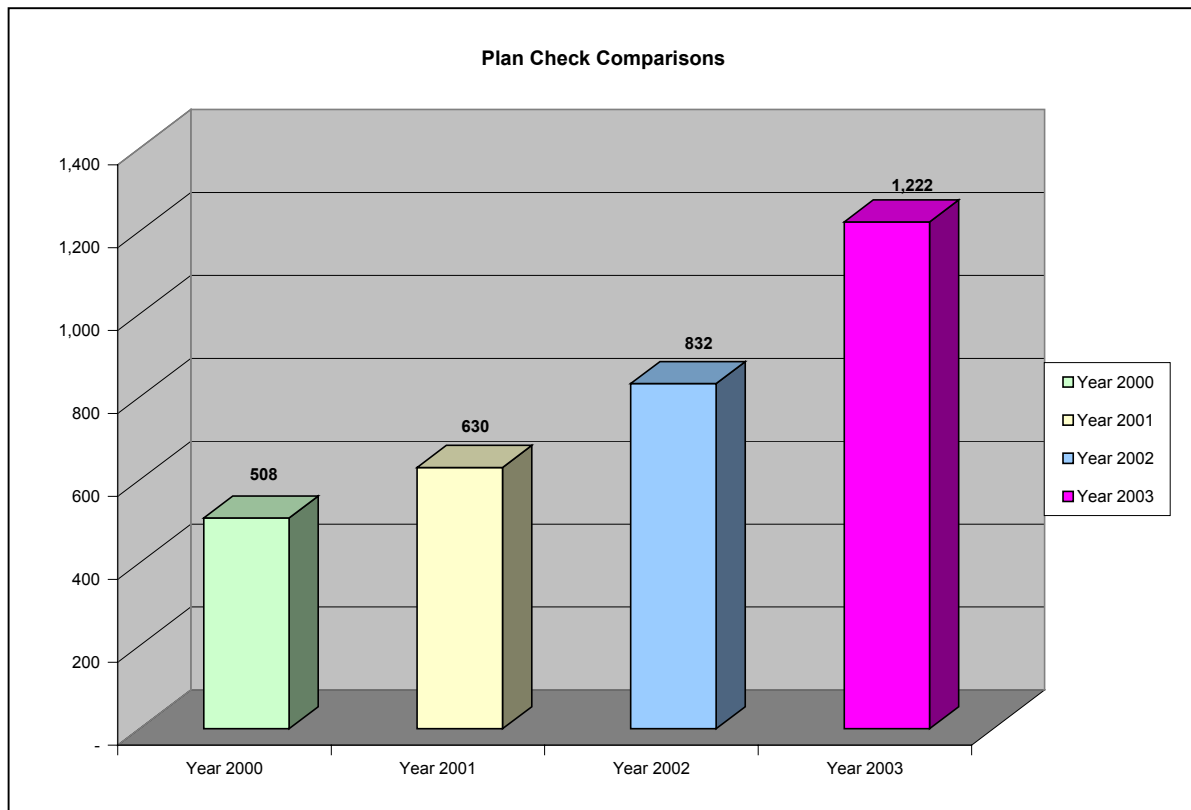
In 2002, the entitlement process resulted in the approval of approximately 2,700,000 square feet of building space as follows:
 Industrial 1,837,361,
 Commercial 792,760,
 Institutional 107,336



April of 2003 saw the second highest number of applications ever submitted in a single month with 37 applications. Only August of 2002 had a higher number with 46 applications being filed prior to the fee change in September of 2002.

Plan Checks

In 2003 the Planning Department saw an explosive growth in the number of plan checks processed. Just three years ago only 508 plan checks were reviewed. That number rose to 630 in 2001 and jumped to 832 in 2002. The department reviewed 1,222 plan checks in 2003, an increase of an astounding 47% over 2002 and almost 2 ½ times as many as in the year 2000.



Temporary Use Permits

Temporary Use Permits are applications required for special events such as circuses, parades, parking lot sales, etc., typically conducted outside of existing licensed businesses. As with other applications, Temporary Use Permit applications continued at a high submittal rate, exceeding last year's submittals of 87 applications with 99 submittals in 2003.

Telephone Communications and Visits

The public information staff handled 10,201 counter visits and 6,141 phone calls in 2003. That means 46% more phone calls were managed in 2003 than in 2002. In order to handle the increased volume, a log was designed to record client information by the Office Specialist, then a planner returns the call within 24-48 hours. Counter visits increased by 15%.

ADMINISTRATION

HEARING BODIES

City Council

The City Council is established through the incorporation of the City of Ontario and has the authority to hear and decide applications for Development Code Amendments, Ordinances, General Plan Amendments, Zoning Ordinance Amendments, Master Plan of Streets, Specific Plans, Specific Plan Amendments, and Designation of Historic District. The Planning Commission then forwards their decisions to the City Council for final approval. Twenty-two such applications were acted upon by the City Council. In addition, the Council approved 13 Mills Act Contracts, and 2 hotel developments

Planning Commission

In 2003, the Planning Commission considered and acted upon 182 applications. They reviewed a total of 41 Development Plans, 8 Zone Changes, 19 parcel maps, 11 Tentative Tract Maps, 24 Variances, 33 Conditional Use Permits, 5 determination of use, 4 General Plan Amendments, 3 Specific Plans, 2 Specific Plan Amendments, 1 Master Plan of Streets, 3 Ordinance Amendments, 1 Large Family Daycare and 27 items relating to Historic Preservation.

January

In January 2003 Commissioners Gage, Gregorek, and Mautz were re-appointed for an additional 3-year term, and Ron LaBrucherie was newly appointed for a 3-year term. Other Commissioners serving during 2003 were Commissioners Anderson, Chavez, and Wiltsey.

Also in January the Planning Commission presented an award of recognition was presented to IDS Development and HPA for the design of an industrial building at Brentstone Avenue and the 60 Freeway. This award was given for outstanding architecture.

March

In March the Planning Commission held a special meeting where they went on a product tour. They viewed various apartment, townhome and condominium projects in Rancho Cucamonga, Riverside County and the City of Irvine. Members of the City Council were also in attendance as well as the City Manager and City Clerk.

Commissioner's Gage, Gregorek, and Mautz attended the League of California Cities Planners Institute in San Diego. This conference is held each year and offers briefings and seminars on a wide array of currently relevant planning topics. The Commissioners benefit by learning about the most recent laws and litigation affecting planning. They have the opportunity to network with other Commissioners and professionals to share ideas and solutions to make their job easier. They gain solid and practical orientation to local land use planning and clarify how current and future trends can affect the City. The Commissioners all agreed that this was one of the best conferences they have attended.

April

The Election of Officers was held with Commissioner Mautz being elected as Chairman and Gabriel Chavez being elected as Vice-Chairman. Rick Gage was honored as the outgoing Chairman and Sheila Mautz was honored as the outgoing Vice-Chairman.

Sub-Committees were appointed as follows:

Historic Preservation Sub-Committee: Gage, Gregorek, and Mautz
Sign Sub-Committee: Anderson, Gage, and Wiltsey
General Plan Sub-Committee: Chavez, Gregorek, and Mautz
Telecommunications Sub-Committee: Was sunset

The Commission honored Richard Dinkelman, Assistant City Engineer, upon his retirement. Mr. Dinkelman was presented a plaque thanking him for his help and attendance at Planning Commission meetings.

Commissioners Gage, Gregorek, and Mautz attended the 28th Annual California Preservation Conference April 24 – 27 in Santa Barbara. The Conference featured educational sessions in the latest in preservation techniques, programs and advocacy.

June

An Award of Special Recognition was presented to Elderberry Park Homes for outstanding architecture. The award was accepted by Tony Maize.



August

An Award of Special Recognition was presented to Waxie for outstanding design. The award was accepted by Brian Paul and Charles Wax.





An Award of Special Recognition was also given to the Day Project located north of Grove Lumber. Steve Day accepted the award and credited the outstanding architecture to the Howard Parcel Company.

The four multi-tenant industrial buildings located at the southwest corner of Jurupa and Milliken were also given an award for outstanding architecture. Mark Urita of Bedford Property and Investors, Inc accepted the Award. Quan Kim, RKZ Architects was also present to accept the award.

October

A Special Recognition Award was presented to Mountain View Senior Apartments and Simpson Housing. This was a combination of private sector and Housing and Planning Departments. Craig Farmer, Vice President of Development of Simpson received the award.

November

A special meeting was held on November 12 to review and acted upon a Specific Plan Amendment submitted by Meer Capital Partners, LLC. This would allow a mixed-use land use concept consisting of residential, commercial office and retail.

Development Advisory Board

Directors of the various City Departments involved with development in the City of Ontario make up a group of professionals referred to as DAB. It reviews development proposals to determine if technical issues and requirements set forth in the Development Code are satisfied. In 2003, they reviewed approximately 85 different projects.

Zoning Administrator

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

During the year 2003, the Zoning Administrator reviewed and decided on 44 applications. There were 40 public hearings covering 30 Conditional Use Permits, 2 Large Family Daycare Facilities, and 6 variances. After each hearing a decision was prepared indicating facts and reasons supporting the decision and conditions of approval. In addition there were decisions on 2 Determination of Uses, 1 Development Plan, and 1 Variance that did not require a public hearing.

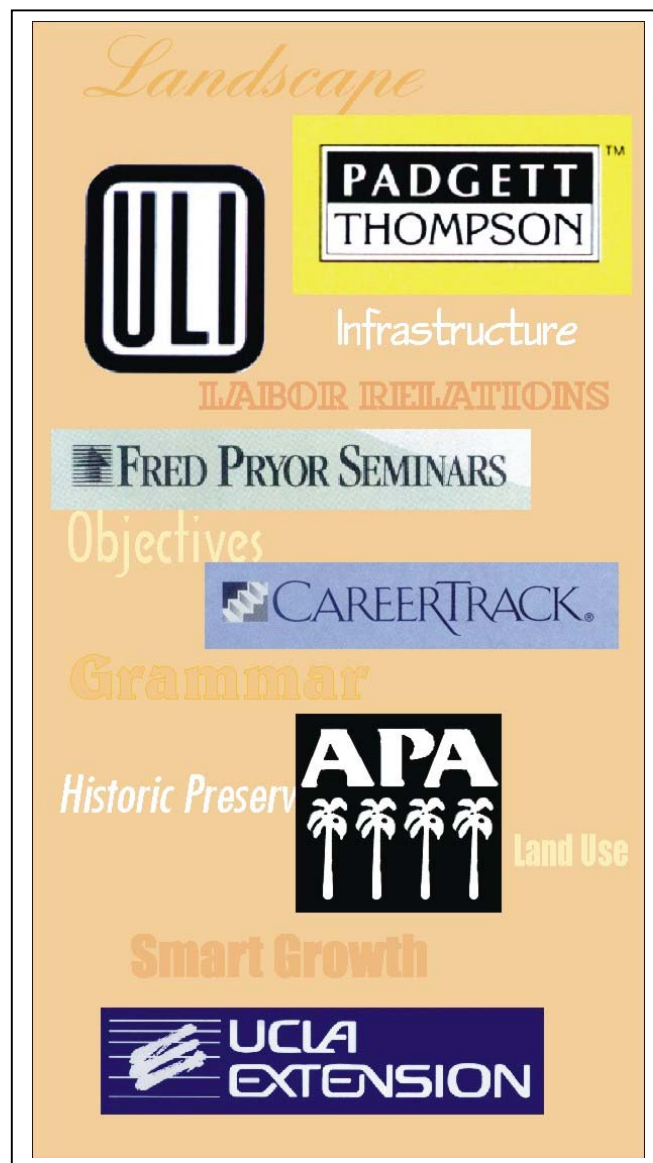
The Zoning Administrator meetings are held the first and third Monday of each month at 2:00 p.m. in the City Council Chambers.

TRAINING

Training is an integral component of achieving the department's goals of creating and maintaining a professional staff and obtaining the best possible work product for the community. In 2003 staff participated in the following training opportunities:

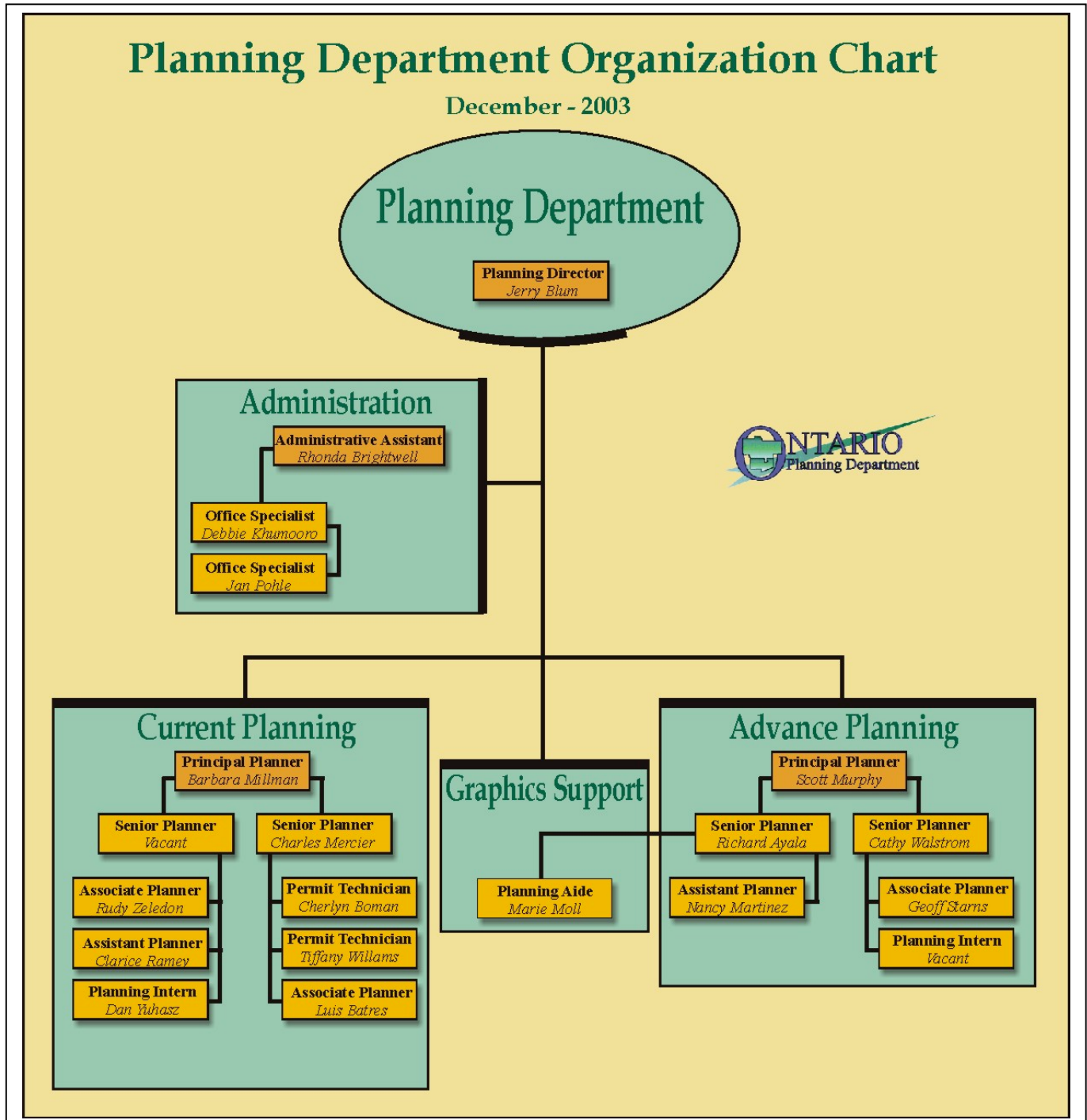
17th Annual Land Use Law and Planning Conference, Management Skills for Administrative Assistants, 2003 Professional Development Program – Effective Historic Preservation, Spring Planning Retreat for Santa Ana River Watershed Group, Business Grammar, Financing Infrastructure Maintenance and Public Service, IESAPA Awards Banquet, Cultural Landscapes in Eastside/Inland, Planning and Building More Livable Communities, California Chapter American Planning Association 2003 Conference, Water Association Leadership Breakfast, and American Planning Association monthly meetings. Throughout the year management staff members attended Labor Relation Series workshops put on by Liebert, Cassidy and Whitmore. These are sponsored by the City.

Staff and members of the Historic Preservation Commission attended several events in 2003. They included the State Historic Preservation Conference in Santa Barbara and the 2nd Annual Cal Poly Pomona Historic Preservation Symposium. Staff also attended CLG Training in Glendale and the State Historic Resources Commission Meeting in South Pasadena, where Ontario was selected to host the August 2004 Commission meeting.



Planning Department Organization Chart

December - 2003



Magda Revas left her temporary position as Intermediate Clerk in June. Her replacement, Jan Pohle, was hired as part of the permanent staff as Office Specialist.

Nancy Martinez first came to the department on a contract basis in Current Planning. She became our new Advance Planning Assistant in November filling the position vacated by Dita Melcher earlier in the year.

Senior Planner Chris Lovell of Current Planning accepted the position of Principal Planner in Chino and left in November. Her position has not yet been filled.

The Department Managers awarded Special Recognition to Tiffany Williams for her efficient, non-complaining and customer oriented attitude.



Tiffany

Luis

Clarice

Geoff

Rhonda



Marie

Cathy

Debbie

Barbara

Nancy



Scott

Chris

Rudy

Magda



Jerry

Jan

Cherlyn

Chuck

Richard

A Team of Happy Professionals

A City in Motion with Teamwork

With the growing construction of new developments, comes an increasing demand to build new roads, improve existing ones and keep the traffic flowing from various points in the city. Discussions flow between the Engineering and Planning departments regarding projected traffic density, access, median designs, monument designs and locations.

The dots in the following map indicate locations of new developments or other department activity. The blue overlays are areas of Historic Preservation surveys. The entire NMC was surveyed for historic significance.



PHOTO ALBUM

A collection of projects generated during the year 2003 at various stages of development.

One of the objectives of the Ontario Development Code is to guide development toward quality, well-designed buildings, while processing development applications in an excellent manner. The following pages show that the Planning Department has met or exceeded this intent.

The department has proven its strength and character as each staff member performed not only their own duties, but reached out to their team - which is our entire department - whenever the need arose. During the most strenuous of workloads, there was never a sacrifice of client service or project assessment to attain the best results for our City.

We start this collection with the many signs that point the way for weary travelers, hungry diners, and busy shoppers.

One of the most prominent signs was erected on the corner of Holt Blvd. and Convention Center Way at the Ontario Convention Center. It gives passers-by the time and temperature, brief messages and cleverly conceals cellular antennas.





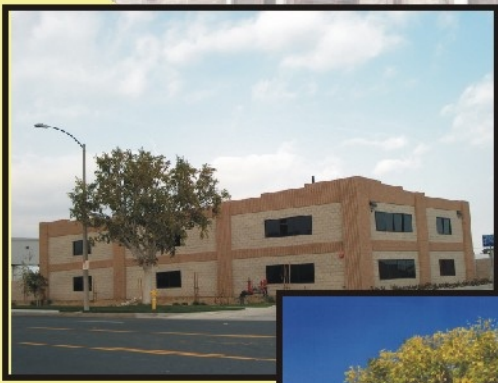
Changing the Horizon

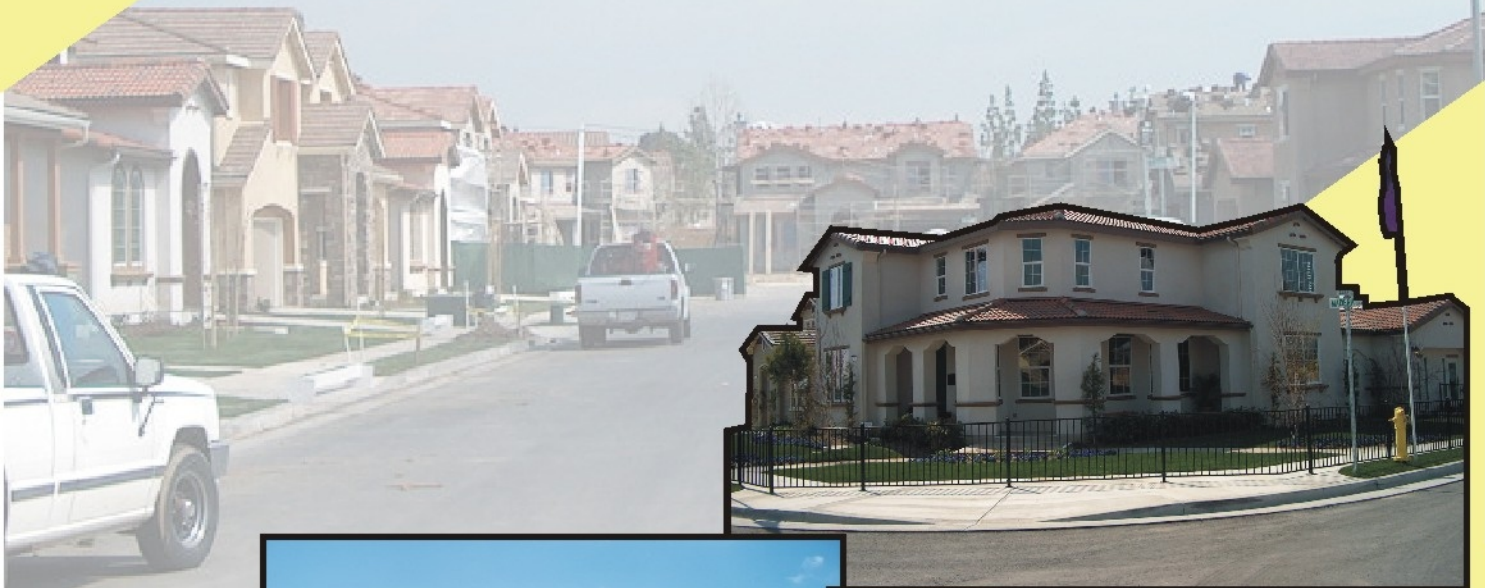
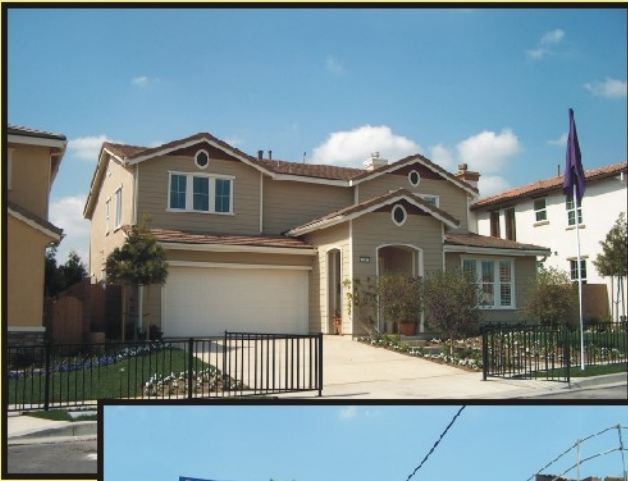
New structures showing various stages of development.

The two pictures at the bottom of the page show the new Kaiser Permanente Hospital at Vineyard and Philadelphia. The 55,000 square-foot SurgiCenter is scheduled to open in the summer of 2004. The high-tech SurgiCenter will be the first building open on the 28-acre site. It's designed with eight operating rooms incorporating advanced technology for surgeries such as cataract, gall bladder, orthopedic, head and neck, and gynecologic.

A four-story medical office building is also being constructed in the complex. Radiation Oncology therapy services are scheduled to open on the ground floor of the building in fall 2004, and the rest of the building's tenants plan to move into their offices in 2005.









These two pages indicate the excellence of architectural design that is spreading throughout Ontario.

The top right picture on this page shows the Law Offices on Milliken and Jurupa. Also on Miliken and Airport Drive, the Hino Building (middle picture) is a large, but unobtrusive structure. Landscaping, screening and articulation contribute to minimizing its size.

The bottom picture shows a clean, symmetrical industrial building complex. Planned for a full range of industrial uses, it also has visual strength with its combination of painted trim, glazing and sandblasted areas.

Three structures of different looks, size and uses are shown on the opposite page. Soyo is located on Jurupa and Vintage and incorporates landscaped setbacks. Its overall appearance is congruous with the visual character of the area.

Salmon colors with white trim really sets off the amenities of this business complex on Inland Empire Circle. The whole setting is so perfect, it almost looks like a computer generated perspective.

The Baymont Hotel has an inviting Porte-cochere and rich textured brick below the banding. Located near the Ontario Mills on Ontario Mills Pkwy.





Living Spaces

Ontario has been busy helping to fill the ever-growing need for dwellings or living spaces. Single-family and multi-family residential developments have been steadily under construction, but something new has been added this year.

The Old Post Office and the Tobias Building are being converted into artist's lofts. This will liven up the area with professionals who choose to have large areas of work space.

