

CERTIFIED LOCAL GOVERNMENT REPORT



2013-2014

City of Ontario

*City of Ontario
Planning Department
303 East B Street
Ontario, CA 91764
Phone, 909-395-2000
www.ci.ontario.ca.us*

Annual CLG Reporting local historic preservation program activities, training, and participation from October 1, 2013-September 30, 2014 for the City of Ontario. Featured above is the recently unveiled “Ontario Through the Years” history mural that represents the founding and development of Ontario.

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG *City of Ontario*

Report Prepared by: *Diane Ayala*

Date of commission/board review: *December 11, 2014*

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.
REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.
A comprehensive update of the Ontario Development Code is near completion. The sections related to historic preservation have been drafted and forwarded to the California Office of Historic Preservation (OHP) for review and comment. As a result of this review, OHP found the draft to be in compliance with the Certified Local Government program requirements. The sections related to historic preservation have been incorporated into the draft Redevelopment Code and will be processed for approval together.
2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.
<http://www.ci.ontario.ca.us/modules/showdocument.aspx?documentid=2053>

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link. **NA**
3. When will your next General Plan update occur? **The Ontario Plan (TOP) provides a blueprint for the future through 2035 and is continuously updated, as needed, to maintain relevance. The Housing Element is expected to be updated in 2020.**

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go to the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? **Typically, the design review responsibilities are handled at staff level provided that the proposed improvements are 1) minor in nature; 2) do not alter character defining features; 3) improvements are compatible with the historic resource; and 4) not visible from the public right-of-way. Examples of projects that only require staff review include minor restoration and additions that are limited to 500 square feet and single-story detached accessory structures that do not exceed 650 square feet. Any proposed alteration that do not fall into these categories are required to obtain a Certificate of Appropriateness issued by the Historic Preservation Subcommittee of the full Planning/Historic Preservation Commission for designated properties.**

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? **Staff conducts reviews under CEQA for projects that affect, or have the ability to affect historic resources. Staff will prepare Exemptions, Mitigated Negative Declarations or Environmental Impact Reports, as necessary, and oversees the development of historic resource technical reports including structural reports and architectural documentation.**

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? ***Categorical Exemptions, Mitigated Negative Declarations and Environmental Impact Reports for projects that may affect historic resources reviewed by staff and are either approved by the Historic Preservation Subcommittee or the Planning/Historic Preservation Commission.***

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? ***The Planning Department will assist other City Departments prepare documents pursuant to NEPA and Section 106 of the National Historic Preservation Act.***
- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? ***The Planning Department reviews projects for the City's Housing programs, and HUD to ensure compliance with Section 106 of the National Historic Preservation Act through a 2003 HUD Programmatic Agreement. In additions, staff reviews and collaborates on FAA, FCC, and Caltrans projects which may have adverse effects on historic resources.***

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Richard Delman	Business Owner	03/2009	11/2014	
James Downs	Education-Public Administration	01/2011	11/2014	
Richard Gage	Business and Finance	02/2009	11/2014	
Robert Gregorek	Geology	07/1997	11/2014	
Sheila Mautz	Planning Commissioner	01/2013	11/2014	

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Nicola Ricci	Planning Commissioner	07/2013 and 08/2014	4/2014 and 11/2016	
Jim Willoughby	Theology	01/2011	11/2014	

Attach resumes and Statement of Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? **The qualification has been met.**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **There is no vacancy.**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No
2. If the position(s) is not currently filled, why is there a vacancy? **There is no vacancy.**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Scott Murphy	Planning	Planning Director	smurphy@ci.ontario.ca.us
Cathy Wahlstrom	Planning	Principal Planner	cwahlstrom@ci.ontario.ca.us
Diane Ayala	Planning	Senior Planner	dayala@ci.ontario.ca.us
Elly Antuna	Planning	Planning Intern	zantuna@ci.ontario.ca.us

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum.

Historic Preservation Subcommittee

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Richard Delman	Mtg. cancel	Mtg. cancel	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Downs	Mtg. cancel	Mtg. cancel	Mtg. cancel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Gregorek	Mtg. cancel	Mtg. cancel	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rudy Zeledon	Mtg. cancel	Mtg. cancel	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mtg. cancel	<input type="checkbox"/>	Mtg. cancel	<input type="checkbox"/>	<input type="checkbox"/>
Diane Ayala	Mtg. cancel	Mtg. cancel	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	Mtg. cancel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chuck Mercier	Mtg. cancel	Mtg. cancel	Mtg. cancel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mtg. cancel	<input type="checkbox"/>	Mtg. cancel	<input type="checkbox"/>	<input type="checkbox"/>

Historic Preservation Commission

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Apr 29	May	Jun	Jul	Aug	Sep
Richard Delman	<input checked="" type="checkbox"/>												
James Downs	<input checked="" type="checkbox"/>												
Richard Gage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	absent	<input checked="" type="checkbox"/>	absent	absent	<input checked="" type="checkbox"/>						
Robert Gregorek	<input checked="" type="checkbox"/>												

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Sheila Mautz	<input checked="" type="checkbox"/>												
Nicola Ricci	<input checked="" type="checkbox"/>	absent	NA	NA	NA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Jim Willoughby	absent	<input checked="" type="checkbox"/>											

D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description	Duration of Training	Training Provider	Date
Rick Gage, Nicola Ricci	Planning Commission Academy	4 days	League of CA Cities	3/26-3/29/24
Robert Gregorek, Richard Delman, Rick Gage, Cathy Wahlstrom and Diane Ayala	California Preservation Foundation (CPF) Annual Conference, Monterey	5 days	California Preservation Foundation	4/22-4/26/14
Scott Murphy	California Chapter (APA) Adventures in Planning	4 days	American Planning Association	9/13-9/16/14

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year

NOTE: California CLG procedures require CLGs to submit survey results including historic contexts to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Context Name	Description	How it is Being Used	Date Submitted to OHP
None	NA	NA	NA

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

California CLG procedures require CLGs to submit survey results including historic contexts, to OHP. If you have not done so, submit a copy (electronic format preferred) with this report.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None	NA	NA	NA	NA	NA	NA

How are you using the survey data? NA

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From - To	Reason	Date of Change
1124 South Palm Avenue	Deletion	5S3 to 6L	Ineligible for local designation based on criteria contained in the Ontario Historic Preservation Ordinance	January 9, 2014

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

2064 South Magnolia Avenue	Deletion	5S3 to 6L	Ineligible for local designation based on criteria contained in the Ontario Historic Preservation Ordinance	March 13, 2014
----------------------------	----------	-----------	---	----------------

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
Playing Cards	Victorian Era Playing Cards – Depicting four house styles and their character defining features from homes in Ontario and two unique objects originally built during the Victorian Era. In addition, a brief history of the Victorian Era in the U.S. and in Ontario was provided to give context to the typical features found.	Ongoing Distribution
City of Ontario Website and the California Historical Resource Inventory Database (CHRID)	The Planning Department’s website is an informational tool for the public to access relating to historical issues, neighborhoods, regulations, and guidelines in Ontario. The CHRID was successfully launched from the City of Ontario’s Planning Department Website in June of 2013. The CHRID is an inventory database, which is accessible via web, and designed to promote historic preservation by sharing information on local historical resources to the general public. http://chrid.ci.ontario.ca.us/ChridNEW/	Ongoing
City of Ontario Facebook	In an effort to engage community involvement and interest, the City’s Economic Development Agency periodically post photos and articles highlighting Ontario’s historical resources that are provided by the Planning Department Staff. https://www.facebook.com/Ontario.California	Ongoing

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Item or Event	Description	Date
Model Colony Awards Program and Proclamation of Historic Preservation Month	Historic Preservation Awards recognizing excellence in Historic Preservation	June 3, 2014
Model Colony Awards Brochure	A comprehensive brochure with current historic home photos of the new recipients and previous recipients of the City's Model Colony Awards.	June 2014
Local Landmarks and Historic District Brochure	Both comprehensive brochures feature designated local, state and national historic resources.	Ongoing
Ontario Heritage Website and Facebook account	Website and Facebook account management for Ontario Heritage, the local nonprofit heritage. http://www.ontarioheritage.org/	Ongoing
Ontario Living Magazine	In conjunction with the Museum, Ontario Heritage, Library, and Economic Development Agency, the Heritage Corner was created to feature cultural heritage articles with a quarterly publication. http://www.ci.ontario.ca.us/index.aspx?page=690	Ongoing
Ontario Heritage Events	<ol style="list-style-type: none"> 1. Staff participated in Ontario Heritage's annual cemetery tour of the historic Bellevue Memorial Park, established 1890, which featured character portrayals of early town residents. 2. Staff assisted with the annual Home Tour by providing advertisement flyers, posters, and the tour program 	<p>October 2013</p> <p>March 22, 2014</p>
Historic Preservation Informational Brochures	Informational brochures featuring Mills Act, Certificate of Appropriateness, window treatments, Landmark designation, and Plaque program benefits and procedures.	Ongoing

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Item or Event	Description	Date
Life in Ontario: You and Your Friends	The City converted the film "Life in Ontario: You and Your Friends" onto a digital format and has posted the link onto the library page. The film, created in 1947, explores the growing city at the beginning of the Post-War Movement. The film can be viewed at: http://archive.org/details/con_00001	Since Spring 2011
Ontario History on the Go	The Museum of History and Art, Ontario, has been providing a one hour program for classrooms that explores the City of Ontario in the 1880s to early 1900s. The program includes hands-on teaching materials including: historic photographs, artifacts, and games.	Ongoing
Ontario Model Colony Award Winners Slideshow	A slideshow depicting past and present Model Colony Awards winners. Each photograph included the category won, year won and the building's historic name.	June 2014
Ontario Through the Years Mural	A history mural in Ontario's new Town Square. A compilation of images organized into ten periods of history. Each decade is in chronological order and is identified by title and date. Selected images within each decade represent milestones that define the period in Ontario's history. The mural also contains a QR Code that takes visitors to a website where additional information on each of the photos can be viewed. The website can be viewed at: http://ontariotownsquare.org/mural/	Since September 2014
This Place Matters Project and Video Presentation	City staff photographed historic properties with owners, co-workers, family, and friends associated with the property holding the sign "This Place Matters" in the foreground. The images were made into a video which is available for viewing at the following link: https://www.youtube.com/watch?v=po_Yxq8-65g	Since May 2011

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

V. National Park Service Baseline Questionnaire for new CLGs (certified after September 30, 2013).

The City of Ontario previously completed the Baseline Questionnaire, which is on file with the National Park Service. As such, this Section is not required for completion.

- NOTE: OHP will forward this information to the NPS on your behalf. Guidance for completing the Baseline Questionnaire is located at www.nps.gov/history/hpg/local/2013CLG_GPRA/FY2012_Baseline_Instructions2014.doc.

A. CLG Inventory Program

1. What is the net cumulative number of historic properties in your inventory as of September 30, 2014? This is the total number of historic properties and contributors to districts (or your best estimate of the number) in your inventory from **all** programs, local, state, and Federal. **NA**

Program Area	Number of Properties
	NA

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. As of September 30, 2014, did your local government have a local register program to create local landmarks/local historic districts (or a similar list of designations created by local law? Yes No
2. If the answer is yes, what is the net cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) locally registered/designated as of September 30, 2013? **NA**

C. Local Tax Incentives Program

1. As of September 30, 2014, did your local government have a local historic preservation tax incentives program (e.g. Mills Act)? Yes No

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties whose owners have taken advantage of those incentives as of September 30, 2013? **NA**

D. Local “Bricks and Mortar” Grants/Loans Program

1. As of September 30, 2014, did your local government have a locally-funded, historic preservation grants/loan program for rehabilitating/restoring historic properties? **NA**
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties assisted by these grants or loans as of September 30, 2014? **NA**

E. Local Design Review/Regulatory Program

1. As of September 30, 2014, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government undertakings and/or 2) changes to or impacts on properties with a historic district? Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30, 2013? **NA**

F. Local Property Acquisition Program

1. As of September 30, 2013, did your local government by purchase, donation, condemnation, or other means help to acquire or acquire itself some degree of title (e.g., fee simple interest or an easement) in historic properties?
 Yes No
2. If the answer is yes, what is the cumulative number (or your best estimate of the number) of historic properties with a property interest acquisition assisted or carried out by your local government as of September 30, 2013?
NA

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

VI. Additional Information for National Park Service Annual Products Report for CLGs (certified before October 1, 2013).

NOTE: OHP will forward this information to NPS on your behalf. **Please read** "Guidance for completing the Annual Products Report for CLGs" located http://www.nps.gov/history/hpg/local/2013CLG_GPRA/FY2013_Annual_Instructions2014.doc.

A. CLG Inventory Program

During the reporting period (October 1, 2013-September 30, 2014) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
NA	None

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2013-September 30, 2014) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated since October 1, 2013? *2 properties*

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2013-September 30, 2014) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No
2. If the answer is yes, how many properties have been added to this program since October 1, 2013?

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Name of Program	Number of Properties Added During 2013-2014	Total Number of Properties Benefiting From Program
Mills Act Contract	0	59

As of September 30, 2014 there are 59 Mills Act Contracts approved. Twenty-two contracts were scheduled for monitoring this past year. These 22 contracts were selected for monitoring because they had multiple improvements scheduled for completion since their last evaluation or were behind schedule at the end of the 2012 monitoring. The following represents results of the Mills Act Contracts monitoring program for 2014:

- *6 property owners had completed all their obligated improvements*
- *2 contracts were ahead of schedule with improvements*
- *6 contracts were on schedule with improvements*
- *4 properties were making progress on completion of the scheduled work but were behind schedule by an average of 3 years*
- *4 property owners did not respond to three standard mails delivered written requests for self-evaluation monitoring.*

Eight of twenty-two of the contracts were found to be behind in their work program schedule. It should be noted, however, that several of the contracts included in this year's monitoring program that are behind schedule have completed a portion of the improvements since their last evaluation. Additionally, fourteen property owners have completed all their obligated improvements or are ahead of schedule with their improvements. Three of the four non-responsive properties have changed ownership since the Mills Act Contract was enacted and the remaining property owner has not responded to voicemail messages.

D. Local "bricks and mortar" grants/loan program

1. During the reporting period (October 1, 2013-September 30, 2014) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) **after** October 1, 2013? 0

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Name of Program	Number of Properties that have Benefited
Redevelopment Façade Enhancement Program	0

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2013-September 30, 2014) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission and/or staff review of 1) local government undertakings and/or 2) changes to, or impacts on historic properties? Yes No

2. If the answer is yes then, since October 1, 2013, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)? **163**

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2013-September 30, 2014) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No

2. If the answer is yes, then how many properties have been assisted under the program(s) since October 1, 2013? 0

Name of Program	Number of Properties that have Benefited
Quiet Home Program-Airport Noise Mitigation	0

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

VII. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

A. What are the most critical preservation planning issues? *Historic Preservation education and promotion to keep staff in other departments, groups such as realtors, developers, contractors, and the public aware of historic resources and informed about the program.*

B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community?

In September of 2014 the City completed construction of the "Ontario Through the Years" history mural in the new 1.77 acre Ontario Town Square park. The mural consists of a compilation of various images organized into ten periods that are significant to Ontario's history. Each decade is in chronological order and is identified by title and date. Selected images within each decade represent milestones that define the period in Ontario's history. Adjacent to the mural is a QR Code that visitors can scan with their phone and be taken to a website that contains detailed information for each photo. The collection of images in the mural highlights events, people, and places that helped shape Ontario from "The Vision" Era to the "Commitment to Community" Era. The "Ontario Through the Years" mural commemorates and celebrates Ontario's past and the framework it has established for the future. <http://ontariotownsquare.org/mural/>

C. What recognition are you providing for successful preservation projects or programs?

Ontario City Council has acknowledged successful preservation projects within the community with an annual award program since 2000. This program, referred to as the Model Colony Awards, provides awards to property owners in order to recognize their efforts in excelling in the four areas of: 1) restoration, 2) rehabilitation, 3) landscape, and 4) ongoing maintenance of their historic properties. In addition, the George Chaffey Memorial Award recognizes distinguishing leadership in the preservation of Ontario's historic resources. Past Model Colony Award recipients include Ontario's historic schools, historic churches, historic single-family residences, historic multi-family properties, and joint public/private preservation projects. After the award presentation of each recipient, the City Council hosts a cake reception for the winners and the public. As part of the program, a Model Colony Award brochure is published featuring properties of all past Model Colony recipients.

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

D. How did you meet or not meet the goals identified in your annual report for last year?

Goal#1: *Continue to build upon Ontario's CHRID by inputting and updating historic property data.*

Response: *Staff continues to input and modify historic property data into the CHRID as resources are added and deleted from the City's historic resource inventory. While not all resources that are included in the City's inventory are completely updated, Staff has developed a method for inputting data over the next several years to ensure that the CHRID includes comprehensive information for each historic resource. Staff will continue working towards accomplishing this goal over the next reporting period.*

Goal #2: *Continue to work with Code Enforcement, Housing, Museum, Library, and Ontario Heritage on streamlining project review and education. Expand the outreach efforts to other City Agencies, real estate community, and HERO administrators and contractors to promote preservation.*

Response: *Staff continues to work with various City departments and the local non-profit heritage group to promote, inform, educate, and celebrate historic preservation and the program.*

Goal #3: *Support the downtown revitalization efforts by streamlining design review for sign permits, façade improvements, and infill projects.*

Response: *Over the last reporting period, construction of a three story office building was completed as well as a public park, the Ontario Town Square. The park features a clock tower, bandstand, gazebo, children's play area, and a seat wall that includes the "Ontario Through the Years" history mural that represents the founding and development of Ontario.*

Goal #4: *Complete intensive level survey of the west side of Holt Boulevard.*

Response: *Staff continues to make slow but steady progress on this goal. Staff will continue working towards accomplishing this goal over the next reporting period.*

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Goal #5: Bring forward reconnaissance level survey of the downtown growth area that has land use designations of mixed use or high density residential to support the Development Code update for new infill construction. Make Tier recommendations to the approving authority.

Response: Staff continues to make progress on this goal. Over the last reporting period staff has completed the Draft Tier recommendations for the downtown growth area.

E. What are your local historic preservation goals for 2014-2015?

Goal #1: Continue to build upon Ontario's CHRID by inputting historic property data.

Goal #2: Continue to work with Code Enforcement, Housing, Museum, Library, and Ontario Heritage on streamlining project review and education. Expand the outreach efforts to other City Agencies, real estate community, and HERO administrators and contractors to promote preservation.

Goal #3: Complete intensive level survey of the west side of Holt Boulevard.

Goal #4: Support the downtown revitalization efforts by streamlining design review for sign permits, façade improvements, and infill projects.

Goal #5: Create a walking tour of Ontario's Historic Downtown highlighting buildings and structures significant to Ontario's history.

F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? *Require Historic Preservation training/awareness for contractors seeking state contractor's license.*

G. In what subject areas would you like to see training provided by the OHP? How would you like to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Certified Local Government Program -- 2013-2014 Annual Report

(Reporting period is from October 1, 2013 through September 30, 2014)

Training Needed or Desired	Desired Delivery Format
1. Best practice program examples	1. Interactive workshops and webinars
2. How to improve energy efficiency of historic homes without effecting architectural integrity	2. Workshops, bulletins

H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

XII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov

Historic Preservation/Planning Commission Minutes

Certified Local Government

Annual Report

2013-2014

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

March 25, 2014

CONTENTS	PAGE
PLEDGE OF ALLEGIANCE	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of February 25, 2014.....	2
PUBLIC HEARINGS	
B. File No. PCUP13-029.....	2
C. File No. PCUP13-033.....	4
D. File No. PDEV13-034	5
E. File No. PDEV13-027	6
F. File No. PDEV13-028	7
G. File No. PHP14-001	8
MATTERS FROM THE PLANNING COMMISSION.....	8
DIRECTOR'S REPORT	9
ADJOURNMENT	9

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

March 25, 2014

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:30 p.m.

COMMISSIONERS

Present: Chairman Gage, Vice-Chairman Willoughby, Delman, Downs, Gregorek, Mautz, and Ricci

Absent: None.

OTHERS PRESENT: Planning Director Murphy, City Attorney Gomer, Associate Planner Hildebrand, Principal Planner Zeledon, Principal Planner Wahlstrom, Associate Planner Ayala, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Ms. Mautz.

ANNOUNCEMENTS

No one responded from the audience.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of February 25, 2014, approved as written.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Willoughby, to approve the Planning Commission Minutes of February 25, 2014, as written. The motion was carried 7 to 0.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT

REVIEW FOR FILE NO. PCUP13-029: A Conditional Use Permit to establish a large-scale recycling center and parking area for Main Street Fibers, located 608 East Main Street, within the M3 (General Industrial) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APNs: 1049-082-06 & 1049-081-11); **submitted by Main Street Fibers.**

Associate Planner John Hildebrand presented the staff report and asked the Planning Commission to approve File No. PCUP13-029, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Willoughby asked about the fence structure on the left side of the tracks asking it will be replaced.

Mr. Hildebrand answered yes.

Mr. Willoughby asked if the site is the old GE Baseball Field.

Mr. Hildebrand answered yes. He added the scope of this project involves the metal recycling facility only.

Mr. Gage asked if there are any little league field paraphernalia left for historical value.

Mr. Murphy referred his question to the applicant.

PUBLIC TESTIMONY

Greg Young, President, Main Street Fibers, appeared and spoke.

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

Ms. Mautz spoke about the improvements the family has been trying to make on this site. She stated this project has been a long time coming.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Ricci, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Willoughby, seconded by Mautz, to adopt resolutions to approve the Conditional Use Permit, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP13-033:** A Conditional Use Permit to establish a green waste and manure composting facility on a 5 acre portion of a 18.3 acre former dairy cattle farm, located at the southeast corner of Schaefer Avenue and Walker Avenue, at 8559 East Schaefer Avenue, within the SP(AG) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project (APNs: 0216-313-003 & 0216-313-004); **submitted by RWP.**

Associate Planner John Hildebrand presented the staff report and asked the Planning Commission to approve File No. PCUP13-029, pursuant to the facts and reasons contained in the staff report and attached resolutions.

PUBLIC TESTIMONY

Chris Kiralla, Applicant, appeared and spoke.

Mr. Willoughby asked for the percentage between green waste and manure.

Mr. Kiralla answered the majority will be green waste.

Mr. Willoughby asked if any structures will be demolished on the property for this use.

Mr. Kiralla answered no.

Bob Feenstra, appeared and spoke.

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

Mr. Gregorek asked for the number of truck trips for this facility per day.

Mr. Murphy answered ten to fifteen truck trips per day.

Mr. Gregorek asked about the designated truck route.

Mr. Murphy answered staff is working with the applicant to route south on Walker down to Edison; as opposed to going northbound.

Mr. Gage asked how far the nearest residential is from this site.

Mr. Murphy referred to the location map and stated one mile.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was

carried 7 to 0.

It was moved by Delman, seconded by Downs, to adopt resolutions to approve the Conditional Use Permit, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-034:** A Development Plan to construct 46 single family homes and 0.96 acre pocket park on 9.56 acres of land within Planning Area 8 of the Subarea 29 Specific Plan, located at the southeast corner of McCleve Way West and Salisbury Way. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino (APN: 218-321-01 and 04); **submitted by Ryland Homes.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-034, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gage asked about parking at the site.

Mr. Zeledon each home will have a two-car garage, a standard driveway, and on-street parking.

Mr. Murphy added some of the garages will have two-car plus parking option.

Mr. Gage asked if guest parking is allowed on the street.

Mr. Murphy answered yes.

PUBLIC TESTIMONY

Craig Moraes, Representative, Ryland Homes, appeared and spoke.

Mr. Willoughby asked for the proposed date for model homes to open.

Mr. Moraes stated they are hoping to begin in August 2014 to open in November 2014.

Mr. Gage asked about a proposal for a park.

Mr. Moraes stated there is a park with a grass area and picnic benches on site.

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

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Mautz, to adopt a resolution to approve the Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-027:** A Development Plan (File No. PDEV13-027) to construct 69 single family homes on 9.91 acres of land within Planning Area 9 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way West and Merrill Avenue. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-042-04); **submitted by KB Homes Southern California.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-027, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Downs asked for the set back from back of the house to the alley.

Mr. Zeledon answered 15 to 20 feet.

Mr. Willoughby asked if there is room to park a car without extending it into the alley way.

Mr. Murphy stated people will still try to park there, but we discourage that.

Mr. Willoughby asked if it is a citable violation if parking takes place where unauthorized.

Mr. Murphy stated the Home Owner's Association is aggressive in enforcement activity.

Mr. Willoughby asked how a guest will get to the front door of a home.

Mr. Zeledon answered there will be connectivity through a walkway.

Mr. Gage asked about guest parking areas.

Mr. Zeledon referred to the presentation showing the Commission the guest parking areas. He stated there are nineteen guest parking slots and on-street parking as well.

Mr. Murphy stated the Development Code requires two parking spaces within an enclosed garage.

PUBLIC TESTIMONY

John Miles, Project Manager, KB Homes, appeared and spoke.

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

Ms. Mautz stated this is another excellent project brought to our city and commented on Mr. Zeledon's great work.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to adopt a resolution to approve the Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN FILE NO. PDEV13-028: A Development Plan (File No. PDEV13-028) to construct 53 single family homes and a 0.57 acre park on 8.76 acres of land within Planning Area 12 of the Subarea 29 Specific Plan, located on the southwest corner of McCleve Way East and Discovery Lane. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared for the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino. (APN: 218-052-02); **submitted by KB Homes Southern California.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to approve File No. PDEV13-028, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gage asked about guest parking.

Mr. Zeledon spoke about the parking arrangements stating each home has a two-car garage with an 18-foot minimum driveway and on-street parking availability.

Mr. Murphy stated the alley ways are unauthorized parking areas.

PUBLIC TESTIMONY

John Miles, Project Manager, KB Homes, appeared and spoke.

Mr. Willoughby asked if this project is associated with the Home Owner's Association.

Mr. Miles answered yes.

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

Mr. Murphy stated all three projects this evening are part of the Lewis Stratham overall master plan area and as such, they will all have access to a 16,000 square foot club house.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Ricci, to approve the Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

- G. **FILE NO. PHP14-001:** A request for a Local Landmark designation of a 1½ story Minimal Traditional style residential building, within the R1- Single Family Residential zone, located at 227 West Sixth Street (APN: 1047-343-04); **submitted by Ken and Sue Miller.** City Council action is required.

Associate Planner Diane Ayala presented the staff report and asked the Planning Commission to recommend approval of File No. PHP14-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Gregorek stated this is an excellent example for local landmark designation in the City.

Mr. Gage asked if the two-story garage is part of the original plan.

Ms. Ayala stated the two-story garage was constructed in 1949; about ten years after the home was built.

PUBLIC TESTIMONY

No one responded from the audience.

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

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Mautz, to recommend adoption of a resolution to approve the Local Landmark, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Ricci, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Mr. Gregorek stated they met on March 13, 2014.

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

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

New Business

Mr. Ricci spoke about possible wall improvements across from Bellevue Cemetery; between G Street and D Street; on Mountain Avenue.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

ELECTION OF OFFICERS

Ms. Mautz nominated Mr. Willoughby as Chairman. Mr. Downs seconded that motion.

Mr. Delman nominated Mr. Gage for a consecutive term as Chairman. Mr. Gregorek seconded that motion. The motion was carried with 4 to 2 votes.

Mr. Gregorek nominated Mr. Willoughby as a consecutive term for Vice-Chairman. The motion was carried with 6 to 0 votes.

DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 8:00 p.m. Mr. Willoughby motioned to adjourn to a Special meeting April 8, 2014 at 6:30 p.m., seconded by Mr. Ricci.


Secretary Pro Tempore


Chairman, Planning Commission

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

May 27, 2014

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Special Minutes of April 29, 2014	2
A-02. File No. PDEV14-007	2
PUBLIC HEARINGS	
B. File Nos. PGPA13-006 and PZC13-004	3
C. File No. PDCA14-002.....	4
D. File No. PGPA13-004	5
E. File No. PSPA13-003	5
F. File No. PADV14-001.....	7
MATTERS FROM THE PLANNING COMMISSION.....	7
DIRECTOR'S REPORT	8
ADJOURNMENT	8

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

May 27, 2014

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:30 p.m.

COMMISSIONERS

Present: Chairman Gage, Vice-Chairman Willoughby, Delman, Downs, Gregorek, and Mautz

Absent: None.

OTHERS PRESENT: Planning Director Murphy, City Attorney Gomer, Principal Planner Zeledon, Senior Planner Mercier, Senior Planner D. Ayala, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Mr. Willoughby.

ANNOUNCEMENTS

Mr. Murphy stated items D and E will be presented together with separate actions.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Special Planning Commission Minutes of April 29, 2014, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV14-007: A Development Plan for the phased construction of two industrial buildings totaling 910,119 square feet on two parcels of land totaling 41.85 acres, located at the northeast corner of Philadelphia Street and Wineville Avenue, within the M3(VI) (General Industrial/Vintage Industrial Overlay) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the proposed project pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria

of the Airport Land Use Compatibility Plan (ALUCP) for ONT (APNs: 0238-161-31 & 33); **submitted by Trammell Crow Co.**

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Willoughby, to approve the Consent Calendar items as presented. The motion carried 5 to 0 with Gregorek absent.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT FILE NO. PGPA13-006 AND ZONE CHANGE FILE NO. PZC13-004:** A public hearing to consider a General Plan Amendment (**File No. PGPA13-006**) to change the land use designation from General Commercial to Medium Density Residential (11.1-25 du/ac) and modify the Future Buildout Table to be consistent with the land use designation changes (amending Exhibits LU-01 and LU-03) for approximately 5.1 acres of land (eastern portion of a 7.8 acre site) in conjunction with a request to change the zoning designation (**File No. PZC13-004**) from C3 (Commercial Service District) to R2 (Medium Density Residential- proposed 11.1-18 du/ac) for approximately 7.8 acres of land, located at 2324 South Euclid Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. A Mitigated Negative Declaration has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 1051-061-01); **submitted by South Coast Communities, LLC. City Council action is required.**

Senior Planner Diane Ayala presented the staff report and asked the Planning Commission to recommend approval of File Nos. PGPA13-006 and PZC13-004, pursuant to the facts and reasons contained in the staff report and attached resolutions.

Mr. Gage asked for the difference between access for Commercial and access for Residential.

Mr. Murphy stated Commercial properties are reliant on the access off of Euclid Avenue and in this case, the way the project is anticipated by the Developer is that the primary access would be off of Fern Avenue and the secondary access off of Euclid Avenue. The City has been unsuccessful in obtaining an access easement with the property to the north.

Mr. Willoughby asked for the frontage on Euclid Avenue.

Raymond Lee, Assistant City Engineer, stated the frontage is about two-hundred feet.

PUBLIC TESTIMONY

Brian Bower, South Coast Communities, appeared and spoke.

Mr. Willoughby asked if the right turn off of Euclid allowed by CalTrans would cause

possible issues.

Mr. Bower stated they are still negotiating with CalTrans on this particular issue.

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

Mr. Downs asked about the "ramp" policy with CalTrans.

Mr. Lee stated CalTrans has a policy not to allow a ramp closer than three-hundred feet.

Mr. Murphy stated CalTrans is generally protective with anything that is within three-hundred feet for the purpose of signal timing.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to recommend adoption of the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Gregorek. The motion was carried 5 to 0.

It was moved by Willoughby, seconded by Mautz, to recommend adoption of a resolution to approve the General Plan Amendment and Zone Change, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Mautz, Willoughby, and Gage; NOES, none; ABSENT, Gregorek. The motion was carried 5 to 0.

Mr. Gregorek arrived at 6:48 p.m.

- C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FILE NO. PDCA14-002: A public hearing to consider a Development Code Amendment (File No. PDCA14-002) revising Chapter 14 (Residential Districts) of the Ontario Municipal Code to; 1) Increase the density range in the R2 (Medium Density Residential) Zoning District from 11.1-16 du/acre to 11.1-18 du/acre, and 2) Increase the height restriction from 35 feet to 45 feet. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to general rule exemption contained in Section 15061(b)(3) of the CEQA Guidelines; **submitted by City of Ontario City. Council action is required.**

Senior Planner Diane Ayala presented the staff report and asked the Planning Commission to recommend approval of File No. PDCA14-002, pursuant to the facts and reasons contained in the staff report and attached resolutions.

PUBLIC TESTIMONY

No one responded from the audience.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to recommend adoption of a resolution to approve the Development Code Amendment, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 6 to 0.

- D. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA13-004:** A public hearing to consider a General Plan Amendment to revise the Land Use Element of the Policy Plan, Exhibit LU-01 Official Land Use Plan and Figure LU-03: Future Buildout to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Neighborhood Commercial to Medium Density Residential; and 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Neighborhood Commercial. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-19, 0218-201-39 and 0218-201-42); **submitted by Brookfield Residential. City Council action is required.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to recommend approval of File No. PGPA13-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

- E. **ENVIRONMENTAL ASSESSMENT AND AN AMENDMENT TO THE AVENUE SPECIFIC PLAN FILE NO. PSPA13-003:** An amendment to The Avenue Specific Plan (File No. PSPA13-003) to: 1) change the land use designation for 14 acres of land at northwest corner of Edison Avenue and Haven Avenue from Retail Commercial to Medium Density Residential; 2) change the land use designation for 10 acres of land at the southwest corner of Edison Avenue and Haven Avenue from Medium Density Residential to Retail Commercial; 3) change the land use designation for 19.9 acres of land within of Planning Area PA-4, located at the southwest corner of Archibald Avenue and Schaefer Avenue, from Retail Commercial to Low Medium Density Residential consistent with the Policy Plan (General Plan) Land Use Plan Exhibit LU-01; 4) increase the residential unit count by 269 units (from 2,606 to 2,875) and reduce the commercial square footage from 250,000 square feet to 130,000 square feet; 5) eliminate the Work/Live overlay zone; and 6) revise and update housing product types, exhibits and language to reflect the proposed changes and TOP Policy Plan consistency. The project site is located south of Schaefer Avenue, north of Edison Avenue, between Carpenter Avenue and Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-191-20, 0218-201-05, 0218-201-30, 0218-201-39, 0218-201-42, 0218-201-43 and 0218-201-45); **submitted by Brookfield Residential. City Council action is required.**

Principal Planner Rudy Zeledon presented the staff report and asked the Planning Commission to recommend approval of File No. PSPA13-003, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby stated we're losing 130,000 square feet of Commercial space. He asked if we're picking it up anywhere in that general area.

Mr. Zeledon answered no. He stated the reduction of 130,000 square feet is less than one percent of the New Model Colony area which is over 11 million square feet.

Mr. Murphy stated the loss relative to The Ontario Plan is actually 33,000 square feet.

Mr. Gage asked about the 19.9 acres of commercial loss.

Mr. Murphy stated the 19.9 acres at the southwest corner of Schaefer Avenue and Archibald Avenue was designated as a commercial site. The site has a limited frontage along the Archibald Avenue and very long frontage along Schaefer Avenue. This property calls for two bridges to go over the spillway and the flood control channel. Combining all factors of this property, results in a marginal commercial piece of property.

Mr. Gage asked about the accesses on Edison Avenue.

Mr. Murphy stated there will be signalized intersections at Haven Avenue and Edison Avenue that will allow access either down Haven Avenue or to the commercial center from Edison Avenue. There will be driveways along both Haven and Edison Avenues that will provide right-in and right-out access.

Mr. Downs asked about what is proposed to the south of the property.

Mr. Murphy stated the way the General Plan is laid out; it shows it as a low density residential piece but the Specific Plan will blend the densities. The re-designation of the commercial piece on the southwest corner has gone "full circle."

PUBLIC TESTIMONY

Derek Barbour, Brookfield Residential, appeared and spoke.

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

Mr. Willoughby stated he is happy to see new the new development coming into the New Model Colony. Staff did another wonderful job.

Mr. Gage stated he is convinced this particular commercial reduction will be satisfactory.

Mr. Gregorek added that he is in support of the project.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Delman, to recommend adoption of the CEQA Determination, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Mautz, seconded by Willoughby, to recommend adoption of the General Plan Amendment, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Gregorek, to recommend adoption of the CEQA Determination, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 6 to 0.

It was moved by Downs, seconded by Delman, to recommend adoption of the Specific Plan Amendment, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 6 to 0.

HISTORIC PRESERVATION ITEMS

- F. **FOURTEENTH ANNUAL MODEL COLONY AWARDS NOMINATIONS:** A request for the Historic Preservation Commission to accept the nominations (File No. PADV14-001) for the Fourteenth Annual Model Colony Awards, as recommended by the Historic Preservation Subcommittee; **submitted by City of Ontario. City Council presentation of Awards.**

Mr. Delman stated all five nominations are well-deserving of the awards.

Mr. Willoughby stated he appreciates the active historic preservation efforts we have in the City.

Mr. Gage thanked Mrs. Stewart for preserving her historic property.

Mrs. Stewart spoke about the history of her home.

Mr. Gage spoke about his experience in his participation in Ontario Heritage.

It was moved by Delman, seconded by Downs, to recommend adoption Fourteenth Annual Model Colony Awards Nominations, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, Willoughby, and Gage; NOES, none; ABSENT, none. The motion was carried 6 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on April 11, 2014.

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

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

New Business

Mr. Delman spoke about the California Preservation Foundation conference that he attended from April 23-25, 2014.

Mr. Gage spoke about the same conference and shared the history of the conference facility.

Mr. Gregorek spoke about the venue of the conference and shared his experience there.

Mr. Gage spoke about his participation at the Planning Commission Academy from March 26-28, 2014.

NOMINATIONS FOR SPECIAL RECOGNITION

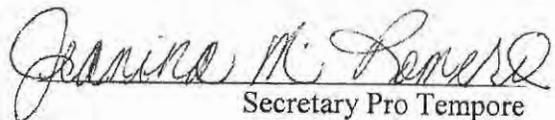
None at this time.

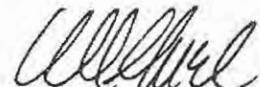
DIRECTOR'S REPORT

Mr. Murphy echoed Chairman Gage's comment about supporting historic preservation. He spoke about the Model Colony award ceremony on June 3, 2014 at 6:30 p.m.

ADJOURNMENT

The meeting was adjourned at 7:58 p.m. Mr. Willoughby motioned to adjourn, seconded by Mr. Gage.


Secretary Pro Tempore


Chairman, Planning Commission

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

July 22, 2014

<u>CONTENTS</u>	<u>PAGE</u>
PLEDGE OF ALLEGIANCE	3
ANNOUNCEMENTS.....	3
PUBLIC COMMENTS.....	3
CONSENT CALENDAR	
A-01. Minutes of June 24, 2014	3
PUBLIC HEARINGS	
R. File No. PHP14-005	4
B. File Nos. PDEV13-031, PCUP13-041 & PVAR13-009.....	4
C. File Nos. PDEV14-011, PCUP14-011, AND PVAR14-004.....	6
D. File No. PMTT13-005	7
E. File No. PMTT13-006.....	8
F. File No. PDA14-003	9
G. File No. PDA14-004	10
H. File Nos. PDEV13-009, PCUP13-003, PVAR13-004 & PDA14-005.....	10
I. File Nos. PDEV13-032, PCUP13-042, AND PVAR13-010.....	11
J. File Nos. PDEV14-002 AND PCUP14-005.....	12
K. File Nos. PDEV14-003 AND PMTT14-003	13
L. File Nos. PDEV13-042 AND PMTT13-019	14
M. File No. PMTT14-013	15
N. File No. PMTT14-014.....	15

O.	File No. PMTT14-015	16
P.	File No. PMTT14-016	16
Q.	File No. PGPA14-003	17
	MATTERS FROM THE PLANNING COMMISSION	18
	DIRECTOR'S REPORT	18
	ADJOURNMENT	18

CITY OF ONTARIO PLANNING COMMISSION

MINUTES

July 22, 2014

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairman Gage at 6:30 p.m.

COMMISSIONERS

Present: Vice-Chairman Willoughby, Delman, Downs, Gregorek, and Mautz

Absent: Gage.

OTHERS PRESENT: Planning Director Murphy, City Attorney Gomer, Senior Planner Batres, Associate Planner Hildebrand, Associate Planner Burden, Senior Planner Noh, Principal Planner Zeledon, Senior Planner D. Ayala, Administrative Intern Antuna, Assistant City Engineer Lee, Sr. Management Analyst Melendrez, and Planning Secretary Romero

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Mautz.

ANNOUNCEMENTS

Mr. Murphy stated items J, M, N, O, and P will be requested to be continued.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning Commission Minutes of June 24, 2014, approved as written.

It was moved by Mautz, seconded by Gregorek, to approve the Planning Commission Minutes of June 24, 2014, as written. The motion was carried 5 to 0 with Chairman Gage absent.

PUBLIC HEARING ITEMS

- R. **LOCAL LANDMARK DESIGNATION FILE NO. PHP14-005:** A request for a Local Landmark designation for a 1,648 square foot California Bungalow style residential building, within the R1.5- Single Family Residential zone, located at 410 West E Street (APN: 1048-342-07); **submitted by Cynthia Anne Matranga. City Council action is required.**

Administrative Intern, Elly Antuna, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PHP14-005, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

No one responded.

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

Mr. Gregorek commended staff on this project.

Mr. Murphy acknowledged Ms. Antuna for a job well done as this was her first presentation.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to recommend adoption of a resolution to approve a Local Landmark, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- B. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND VARIANCE REVIEWS FOR FILE NOS.: PDEV13-031, PCUP13-041 & PVAR13-009:** A Development Plan (File No. PDEV13-031) to add 2,604 square feet to an existing 6,028 square foot restaurant (El Pescador), a Conditional Use Permit (File No. PCUP13-041) to allow live entertainment and to expand the floor area for the restaurant with an existing Type 47 (On-sale General) ABC license, and a Variance (File No. PVAR13-009) request to allow a reduced side yard setback from 20-feet to 7.5-feet, for property within the C1 (Shopping Center Commercial) zone, located at 2322 S. Mountain Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to § 15301 (Class 1- Existing Facilities) of the California Environmental Quality Act Guidelines. (APN: 1015-181-09); **submitted by Victor Ortiz.**

Senior Planner, Luis Batres, presented the staff report. He stated that staff is

recommending the Planning Commission approve File Nos. PVAR13-009, PCUP13-041, and PDEV13-031, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Mr. Gregorek asked about the number of parking spaces to be lost.

Mr. Batres answered two parking spaces will be lost.

Mr. Downs asked about a utility easement and/or water line under the property line.

Mr. Batres stated there is a water line easement along southern property line which is owned by the City of Chino. If the applicant is not able to re-route the easement, they will have to bring the building back a minimum of ten feet to allow for footings.

Raymond Lee, Assistant City Engineer, appeared and spoke. He stated the City of Chino is ok with the current design based on the ten-foot set-back requirement.

Mr. Willoughby asked if food sales would have to take place while alcohol is being served.

Mr. Batres stated that is correct.

Mr. Willoughby asked for the current number of parking spaces on the property.

Mr. Murphy answered there are 212 parking spaces in all.

Mr. Willoughby asked will there be a loss of parking spaces if the self-storage project goes forward.

Mr. Batres answered yes.

Mr. Murphy stated there are 123 parking spaces that would be provided east of the main building or the office area for the public storage facility not including additional parking spaces within the public storage area itself.

Luis Niebla, applicant, appeared and spoke in favor of the project.

Matthew Jones, representative of Maria Jones, appeared and spoke in opposition to the project until the parking issue could be resolved.

Larry Schultz, Senior Vice-President of City National Bank, appeared and spoke, expressing concerns about resolving the parking issue.

Greg Brown, co-tenant owner Del Taco, appeared and spoke in opposition to the project because of parking issues and the use being a nightclub.

Pat Patterson, Patterson Development, appeared and spoke. He hoped the parking could

be resolved to allow his public storage project to move forward.

Mr. Niebla, rebutted Mr. Jones' comments referencing pulling permits and addressed Mr. Brown's comments regarding a "night club."

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

Mr. Gregorek spoke about the conditions regarding parking and CC&R's stating he supports this item.

Ms. Mautz asked if the City is requesting a "right-turn only" out of the lot.

Mr. Murphy stated it will be full access.

Mr. Delman agreed with Mr. Gregorek's comment and commended the restaurant for a clean record.

Mr. Willoughby stated he hopes to see all parties involved succeed in their businesses.

Mr. Murphy spoke about Mr. Jones' comments and suggested a revision to the CC&R's wording. He also spoke about various city parking ratios.

Mr. Willoughby clarified that it is not the responsibility of the Planning Commission to interpret CC&R's. Those are between the parties involved.

Mr. Murphy agreed with Mr. Willoughby and added that the purpose of a Conditional Use Permit is to ensure that a "use" is a good neighbor.

Mr. Downs spoke about the traffic on Mountain Avenue and stated he supports this item.

PLANNING COMMISSION ACTION

It was moved by Gregorek, seconded by Downs, to adopt a resolution to approve the Variance, Conditional Use Permit, and Development Plan, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- C. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV14-011, PCUP14-011, AND PVAR14-004: A Development Plan (File No. PDEV14-011) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP14-011) to establish a wireless telecommunication use, and a Variance (File No. PVAR14-004) to exceed the maximum allowable telecommunication tower height from 50-feet to 65-feet, located at the southeast corner of Vineyard Avenue and Locust Street, at 1650 South Vineyard Avenue, within the M2 (Industrial Park) zoning designation. The proposed project is located within the Airport Influence Area of

Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 0113-394-31); **submitted by AT&T Mobility.**

Associate Planner, John Hildebrand III, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV14-011, PCUP14-011, and PVAR14-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Mr. Gregorek asked if the elevation will have more of a “tapered” look.

Mr. Hildebrand answered yes.

Mr. Gregorek asked what is needed to begin the operation of business.

Mr. Hildebrand answered a final inspection will be required.

Shannon Nichols, AT&T, appeared and spoke.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

It was moved by Delman, seconded by Mautz, to adopt a resolution to approve the Variance, Conditional Use Permit, and Development, subject to conditions of approval. Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- D. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-005:** A Tentative Tract Map (TT 18876) to subdivide 8.57 gross acres of land into 82 single-family lots and 10 lettered lots, within Planning Area 4 (RD-6) of the Esperanza Specific Plan, located on the northwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

Senior Planner, Henry Noh, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT13-005, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Jason Lee, Distinguished Homes, appeared and spoke.

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

Mr. Downs

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Downs, to adopt the CEQA Determination, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

It was moved by Downs, seconded by Mautz, to adopt a resolution to approve a Tentative Tract Map, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

- E. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT13-006: A Tentative Tract Map (TT 18878) to subdivide 18.66 gross acres of land into 135 single family lots and 25 lettered lots, within Planning Area 5 (RD-5) of the Esperanza Specific Plan, located on the southwest corner of Eucalyptus Avenue and Milliken Avenue. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-252-17); **submitted by Distinguished Homes.**

Senior Planner, Henry Noh, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PMTT13-006, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Jason Lee, Distinguished Homes, appeared and spoke. He noted his objection to the requirement for the recycled water line construction.

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

PLANNING COMMISSION ACTION

It was moved by Downs, seconded by Delman, to adopt the CEQA Determination, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

It was moved by Delman, seconded by Downs, to adopt a resolution to approve a Tentative Tract Map, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

Vice-Chairman Willoughby called for a five-minute recess.

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-003:** A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) (File PDA 14-003) to amend Development Agreement, File No. PDA06-002, to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The project is located on the northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9, and 10 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-12 and 16); **submitted by GDC Investments 6, L.P., a Delaware Limited partnership. City Council Action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA14-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Jason Lee, Distinguished Homes, appeared and spoke. He noted his objection to the requirement for the recycled water line construction.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to recommend adoption of the CEQA Determination, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

It was moved by Downs, seconded by Mautz, to recommend adoption of a resolution to

approve a Development Agreement, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

- G. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT FILE NO. PDA14-004:** A Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware limited partnership (Esperanza Specific Plan) (File PDA 14-004) to amend Development Agreement, File No. PDA 06-003 to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders and include the additional development of up to 217 residential units on 27.23 acres of land. The project is located on the northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan. The proposed project is located within the Airport Influence Area of the Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. An addendum to the Esperanza Specific Plan EIR (SCH#2002061047) has been prepared for this project pursuant to the requirements of California Environmental Quality Act (APN: 0218-332-11 and 17); **submitted by GDCI-RCCD L.P. a Delaware Limited partnership. City Council Action is required.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PDA14-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

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

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to recommend adoption of the CEQA Determination, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

It was moved by Delman, seconded by Downs, to recommend adoption of a resolution to approve a Development Agreement, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

- H. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, VARIANCE REVIEW, AND DEVELOPMENT AGREEMENT FOR FILE NOS. PDEV13-009, PCUP13-003, PVAR13-004 & PDA14-005:** A Development Plan to continue use of a 65-foot tall AT&T non-stealth monopole telecommunication facility (File No. PDEV13-009), a Conditional Use Permit to operate the facility (File No. PCUP13-003), and a Variance to allow a telecommunication facility to exceed the 35 foot height limit (PVAR13-004), within a 1,010 square foot lease area

on 9.5 acres of land within the SP(AG) zone, located at 13524 S. Grove Avenue, in conjunction with a Development Agreement (File No PDA14-005) between the City of Ontario, John J. Anker, and AT&T Mobility for the future relocation/removal of telecommunication equipment from the current/future right-of-way of Grove Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental impacts for consideration. (APN: 1052-481-02); **submitted by AT&T Mobility. City Council action is required on the Development Agreement.**

Associate Planner, Clarice Burden, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PDEV13-009, PCUP13-003, and PVAR13-004; and that the Planning Commission recommend approval of PDA14-005, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Terri Grisenti, AT&T Mobility, appeared and spoke.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to recommend adoption of the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

It was moved by Mautz, seconded by Downs, to adopt a resolution to approve a Variance, Conditional Use Permit, and Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

It was moved by Delman, seconded by Gregorek, to recommend adoption of a resolution to approve a Development Agreement, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- I. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND VARIANCE REVIEW FOR FILE NOS. PDEV13-032, PCUP13-042, AND PVAR13-010:** A Development Plan (File No. PDEV13-032) to construct a 65-foot tall, stealth (monopine) telecommunication tower, a Conditional Use Permit (File No. PCUP13-042) to operate a telecommunication tower within 500-feet of property zoned for residential use, and a Variance (File No. PVAR13-010) to exceed the maximum allowable telecommunication tower height from 40-feet to 65-feet, located at the southwest corner of Euclid Avenue and Francis Street, at 1868 South Euclid Avenue,

within the C1 (Shopping Center Commercial) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1050-371-16); **submitted by Verizon Wireless.**

Associate Planner, John Hildebrand III, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV13-032, PCUP13-042, and PVAR13-010, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gregorek asked if there will be a "co-location" for this project.

Mr. Hildebrand stated Verizon submitted plans showing a potential co-location.

PUBLIC TESTIMONY

Veronica Arvizu, Smart Link, LLC (Verizon Wireless), appeared and spoke.

Tim Kwan, A-1 Capital Investments, appeared and spoke in opposition to the project.

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

Mr. Gregorek remarked that the aerial view on the map shows Philadelphia Street where Francis Avenue should be located.

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Delman, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

It was moved by Mautz, seconded by Downs, to adopt a resolution to approve a Variance, Conditional Use Permit, and Development Plan, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

J. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV14-002 AND PCUP14-005:

A Development Plan (File No. PDEV14-002) for the construction of a 2,200 square-foot convenience store in conjunction with an existing vehicle fueling station and a Conditional Use Permit (File No. PCUP14-005) for the expansion of alcoholic beverage sales, located near the northwest corner of Haven Avenue and I-10 Freeway, at 3445 East Shelby Street, within the Garden Commercial land use designation of the Wagner Specific Plan. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be

consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). (APN: 0210-182-13); **submitted by Haven Mini Mart, Inc.**

Planning Director, Scott Murphy, presented the staff report. He stated that staff is recommending the Planning Commission continue this item to the next Planning Commission meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Mautz, to continue this item to the next Planning Commission meeting, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- K. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NOS. PDEV14-003 AND PMTT14-003 (TT 18949):** A Development Plan (File No. PDEV14-003) to construct 9 single-family homes and a Tentative Tract Map (File No. PMTT14-003) to subdivide approximately 6.8 acres into 9 lots for property located at 915 South Oaks Avenue, within the AR (Agricultural Residential) zoning district. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Pursuant to the California Environmental Quality Act, staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. (APN: 1011-421-25, 26); **submitted by Crestwood Communities.**

Senior Planner, Luis Batres, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV14-003 and PMTT14-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Patrick Diaz, Crestwood Communities, appeared and spoke.

Mr. Downs asked if the property owner to the east of the property had been contacted regarding the extension into the property.

Mr. Diaz stated there is an existing Dedication that continues to Elderberry Avenue on the east side of the property.

Fernando Lares, property owner east of lot 6, appeared and spoke about a drainage

and traffic concern.

Floyd Hathurst, property owner, appeared and spoke about same concern as Mr. Lares. Monica Rodewald, property owner, appeared and spoke about a traffic concern.

Mr. Diaz addressed the concerns of drainage and traffic.

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

Mr. Willoughby asked if storm drains will exist on Oaks Avenue.

Raymond Lee, Assistant City Engineer, appeared and spoke. He stated we are requiring the project to detain on site. He also stated the current plan is to complete the cul-de-sac and connect to Elderberry Avenue to provide secondary access to improve circulation. Mr. Downs and Mr. Willoughby spoke about the curb line.

PLANNING COMMISSION ACTION

It was moved by Delman, seconded by Downs, to adopt the CEQA Determination and Mitigated Negative Declaration, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

It was moved by Downs, seconded by Delman, to adopt a resolution to approve a Development Plan and Tentative Tract Map, Roll call vote: AYES, Delman, Downs, Mautz, and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, Gage. The motion was carried 4 to 0.

- L. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP REVIEW FOR FILE NO'S. PDEV13-042 AND PMTT13-019 (TT18945): A Development Plan (File No. PDEV13-042) to construct 75 single family homes and Tentative Tract Map (File No. PMTT13-019) to subdivide 7.33 acres of land into 75 residential lots and 18 lettered lots, within Planning Area 13 of the Subarea 29 Specific Plan, generally located at the northeast corner of McCleve Way East and Discovery Street. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. The environmental impacts of this project were analyzed in the EIR (SCH#2004011009) prepared the Subarea 29 Specific Plan (File No. PSP03-003). All adopted mitigation measures of the related EIR shall be a condition of project approval and are incorporated herein by reference. (APN No. 0218-052-12 and 0218-052-13); **submitted by Woodside Homes.**

Principal Planner, Rudy Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV13-042 and PMTT13-019, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

PUBLIC TESTIMONY

Michael Jagels, Woodside Homes, appeared and spoke.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to adopt a resolution to approve a Development Plan and Tentative Tract Map, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- M. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-013 (TT18991)**: A Tentative Tract Map (File No. PMTT14-013) to subdivide 3.51 acres of land into 17 residential lots and 5 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located north of Edison Avenue and west of Haven Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portion of 0218-201-05, and 0218-201-42); **submitted by Brookfield Residential.**

Principal Planner, Rudy Zeledon stated that staff is recommending the Planning Commission continue this item to the next Planning Commission meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was based on a voice vote to continue this item to the next Planning Commission meeting, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- N. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-014 (TT18992)**: A Tentative Tract Map (File No. PMTT14-014) to subdivide 30.26 acres of land into 227 residential lots and 23 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southwest corner of Haven Avenue and Schaefer Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: 0218-201-

30 and 0218-201-42); **submitted by Brookfield Residential.**

Principal Planner, Rudy Zeledon stated that staff is recommending the Planning Commission continue this item to the next Planning Commission meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was based on a voice vote to continue this item to the next Planning Commission meeting, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- O. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-015 (TT18993):** A Tentative Tract Map (File No. PMTT14-015) to subdivide 28.27 acres of land into 210 residential lots and 17 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN: Portions 0218-201-05 and 0218-201-45); **submitted by Brookfield Residential.**

Principal Planner, Rudy Zeledon stated that staff is recommending the Planning Commission continue this item to the next Planning Commission meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was based on a voice vote to continue this item to the next Planning Commission meeting, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- P. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT14-016 (TT18994):** A Tentative Tract Map (File No. PMTT14-016) to subdivide 22.81 acres of land into 138 residential lots and 13 lettered lots, within Planning Area 10A of The Avenue Specific Plan, generally located at the southeast and southwest corners of Schaefer Avenue and Turner Avenue. The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans (ALUCP) for ONT and Chino Airports. An addendum to The Avenue Specific Plan EIR (SCH# 2005071109) has been prepared for this project pursuant to the requirements of California Environmental Quality Act. (APN:

0218-201-39, 0218-201-42 and 0218-201-43); **submitted by Brookfield Residential.**

Principal Planner, Rudy Zeledon stated that staff is recommending the Planning Commission continue this item to the next Planning Commission meeting.

PUBLIC TESTIMONY

No one responded.

PLANNING COMMISSION ACTION

It was based on a voice vote to continue this item to the next Planning Commission meeting, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

- Q. **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT FILE NO. PGPA14-003:** A public hearing to consider a General Plan Amendment to revise the Mobility Element of The Ontario Plan (Figure M-2) to change the Functional Street Classifications of State Street between Benson and Bon View Avenues from a four lane collector to a two lane collector and Hamner (Milliken) Avenue from 750 feet south of Edison Avenue to Bellgrave Avenue from an eight lane principal arterial to a six lane principal arterial. An Addendum to The Ontario Plan FEIR (SCH# 2008101140) has been prepared for this project pursuant to the requirements of the California Environmental Quality Act (APNs: None); **submitted by City of Ontario. City Council action is required.**

Planning Director, Scott Murphy, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval of File No. PGPA14-003, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

General discussion took place by the Planning Commission regarding airport traffic.

PUBLIC TESTIMONY

No one responded.

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

PLANNING COMMISSION ACTION

It was moved by Mautz, seconded by Downs, to recommend adoption of the CEQA Determination, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT, Gage. The motion was carried 5 to 0.

It was moved by Delman, seconded by Gregorek, to recommend adoption of a resolution to approve a General Plan Amendment, Roll call vote: AYES, Delman, Downs, Gregorek, Mautz, and Willoughby; NOES, none; RECUSE, none; ABSENT,

Gage. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee did not meet.

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

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

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

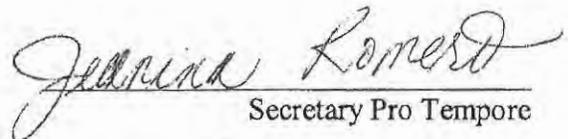
None at this time.

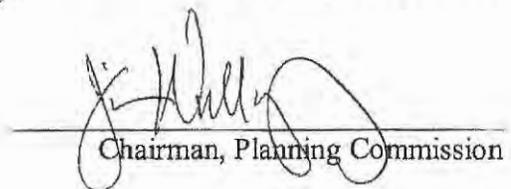
DIRECTOR'S REPORT

None at this time.

ADJOURNMENT

The meeting was adjourned at 9:45 p.m. Mr. Willoughby motioned to adjourn, seconded by Gregorek.


Secretary Pro Tempore


Chairman, Planning Commission

Historic Preservation Subcommittee Minutes

Certified Local Government

Annual Report

2013-2014

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: January 9, 2014

Time: 5:40-6:28 p.m.

Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Robert Gregorek and Richard Delman
Staff: Diane Ayala and Rudy Zeledon
Public: Ron Ruhl (San Bernardino County Housing Authority)

- A. **PUBLIC COMMENT:** None
- B. **MINUTES:** Minutes from **August 8, 2013** approved with a 2-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

- C. **HISTORIC LANDMARKS/TIER DESIGNATIONS:** None
- D. **HISTORIC DISTRICTS:** None
- E. **CALIFORNIA AND NATIONAL REGISTERS:** None
- F. **REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION:**

1. **FILE NO. PHP13-010. 1124 S. Palm Avenue.** A request to remove a one story, single family residence from the City's List of Eligible Historic Resources was reviewed by the HPSC. The vernacular wood framed home was constructed in 1948. The HPSC determined that the home did not meet local designation criteria, as contained in the Historic Preservation Ordinance, because the architectural style of the style is representative of the mid-century era in which it was constructed. With a 2-0 vote, the HPSC approved the request to remove the property from the Eligibility List. (APN: 1049-562-19). **Applicant: Leticia Vera**

PROJECT REVIEW

G. **CERTIFICATE OF APPROPRIATENESS:**

1. **FILE NO. PHP11-022. 200 S. Euclid Avenue.** A request to revise a previously approved Certificate of Appropriateness for the Frankish Building, a National Register historic resource and local landmark, which includes replacement of the storefront window system and profile. Upon consideration of the request, the HPSC determined that the proposed revision to the storefront windows was in substantial compliance with the previously approved Certificate of Appropriateness. The HPSC recommended that pre-construction jobs with the contractor and property owner, and project manager should be a standard requirement. With a 2-0 vote, the HPSC approved the request (APN: 1049-058-03). **Applicant: Housing Authority of the County of San Bernardino.**

H. **MISCELLANEOUS REVIEWS:** None

DISCUSSION ITEMS

- I. **RECENT PLAN CHECK & WAIVERS:** None
- J. **Other Matters:** Review the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings (2011).
- K. **UPCOMING MEETINGS AND EVENTS:** It was noted that the next Historic Preservation Subcommittee meeting was February 13, 2014.

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



AGENDA ITEM F1
1/9/2014 HPSC MEETING
FILE NO. PHP13-010

REMOVAL FROM ELIGIBILITY LIST: 1124 S. Palm Avenue

Historic Name: None
Architectural Style: Vernacular
Date Built: 1948

Subject Property:



EVALUATION:

This single story residence was constructed in 1948 in an early Wood Frame Vernacular style. The home has little alteration. The windows have been recently replaced vinyl. This style of home was commonly constructed during 1910-1925. Since this home was constructed outside of the architectural style's period of significance, it fails to meet the criteria as contained in the City's Historic Preservation Ordinance. Staff recommends removal of the subject property.

CRITERIA:

January 9, 2014

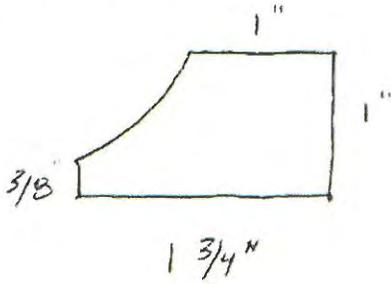
Agenda Item F1

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

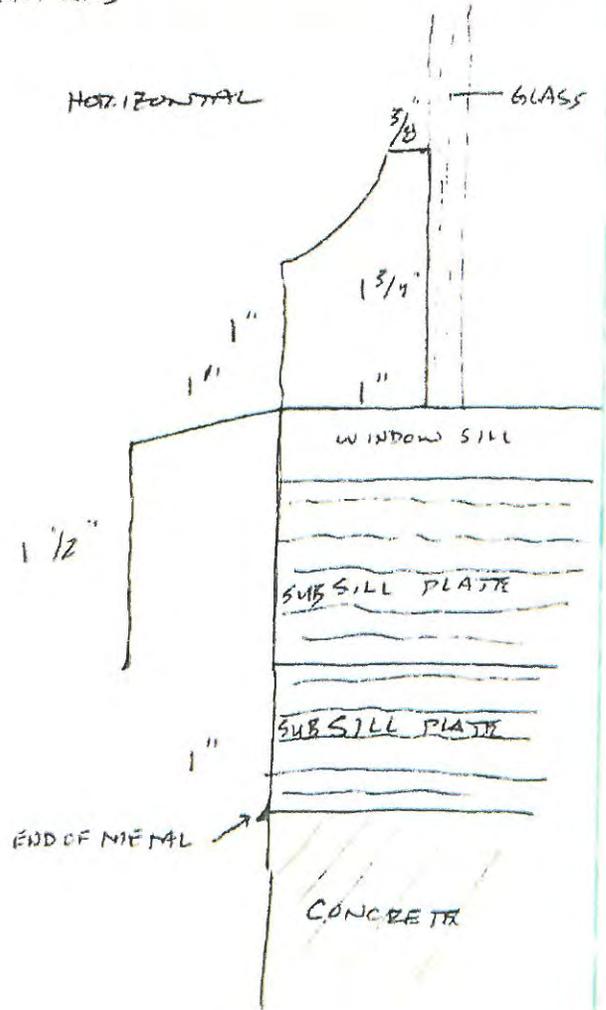
FRANKISH BUILDING
GLASS STOP PROFILES

NEW

VERTICAL

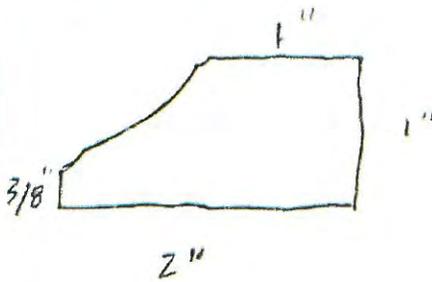


HORIZONTAL

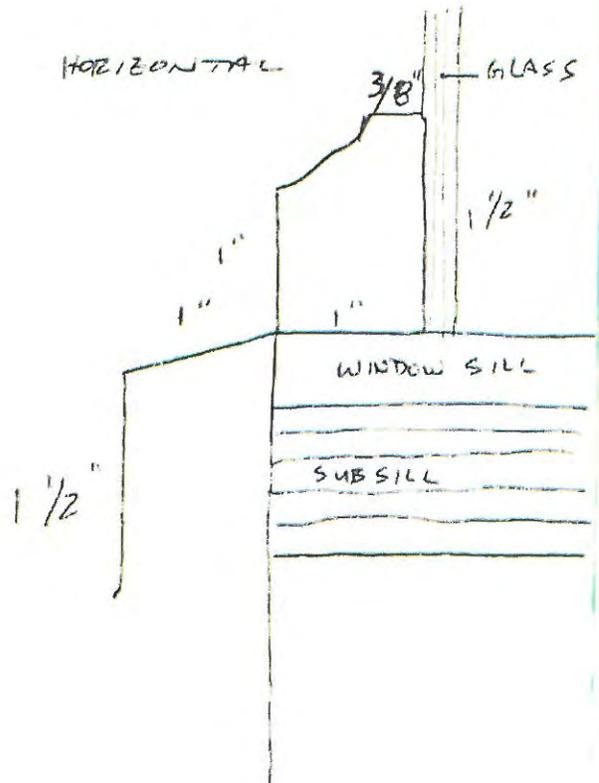


EXISTING

VERTICAL



HORIZONTAL



HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: February 13, 2014

Time: 5:40-6:40 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Jim Downs (arriving at 5:50p.m.), Robert Gregorek and Richard Delman

Staff: Chuck Mercier, Diane Ayala and Rudy Zeledon

Public: None

A. PUBLIC COMMENT: None

B. MINUTES: Minutes from **January 9, 2014** approved with a 2-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/TIER DESIGNATIONS:

1. FILE NOS. PHP14-001 and PHP14-002. 227 West Sixth Street. A request for a local landmark designation (File No. PHP14-001) and Tier Determination (PHP14-002) for a Minimal Traditional style, single family home located at 227 West Sixth Street was reviewed by the HPSC. The HPSC determined that the historic resource met the Tier III criteria as contained in Article 26, Historic Preservation and with a 3-0 vote the HPSC approved the Tier III (File No. PHP14-002). The HPSC determined that the historic resource met local landmark criteria as contained in Article 26, Historic Preservation and with a 3-0 vote the HPSC recommended approval to the Historic Preservation Commission (File No. PHP14-001). **Applicant: Ken and Sue Miller**

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. FILE NO. PHP13-009. 204- 225 E. Transit Street. A request to construct a new 2 level concrete parking structure located on approximately 1 acre of land, within the C2- Central Business District zoning district, generally located at the southeast corner of S. Lemon Avenue and E. Transit Street. The HPSC reviewed the requested and determined that the infill with certain improvements and architectural detailing was compatible with the local landmark at 217 S. Lemon Avenue and with the surrounding context. In addition, the HPSC stated that they would like to retain, salvage, reuse, or relocate as many mature trees on site. With a 3-0 vote, the HPSC recommended approval with conditions to the Historic Preservation Commission. (APN: 1049-064-01, 02, 03, 04, and 05) Related File No. PDEV13-023. **Applicant: Fullmer Construction**

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. It was noted that the next Historic Preservation Subcommittee meeting is March 13, 2014.

2. 2. The 2014 Annual California Preservation Conference is scheduled for April 22-25
3. The Model Colony Awards is scheduled for June 3, 2014
4. Staff informed the HPSC that the graphics for the history wall featured at Ontario Town Square are near complete.

HISTORIC PRESERVATION SUBCOMMITTEE



REGULAR MEETING

Date: February 13, 2014
Time: 5:30 p.m.
Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

A. PUBLIC COMMENT:

B. **MINUTES:** Approve minutes from **January 9, 2014.**

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/ TIER DETERMINATION:

1. **File Nos. PHP14-001 and PHP14-002. 227 West Sixth Street.** A request for a local landmark designation (File No. PHP14-001) and Tier Determination (PHP14-002) for a Colonial Revival, single family home located at 227 West Sixth Street. **Applicant: Ken and Sue Miller**

D. **HISTORIC DISTRICTS:** None

E. **CALIFORNIA AND NATIONAL REGISTERS:** None

F. **ELIGIBILITY LIST/ TIER DETERMINATION:** None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. **FILE NO. PHP13-009. 204- 225 East Transit Street.** A Certificate of Appropriateness application to construct a new 2 level concrete parking structure located on approximately 1 acre of land, within the C2-Central Business District zoning district, generally located at the southeast corner of S. Lemon Avenue and E. Transit Street (APN: 1049-064-01, 02, 03, 04, and 05) Related File No. PDEV13-023. **Applicant: Fullmer Construction**

H. **MISCELLANEOUS REVIEWS:** None

DISCUSSION ITEMS

I. **RECENT PLAN CHECK & WAIVERS:** None

J. UPCOMING MEETINGS AND EVENTS:

1. Next Historic Preservation Subcommittee meeting is March 13, 2014
2. California Preservation Foundation Conference, April 22-25.
3. Preservation Month is May

Ontario Planning Commission
HISTORIC PRESERVATION SUBCOMMITTEE



AGENDA ITEM C1
2/13/2014 HPSC MEETING
FILE NO. PHP14-001

LANDMARK DESIGNATION: 227 West Sixth Street

Historic Name: The Charles Jones House
Architectural Style: Minimal Traditional with Colonial Revival influence
Date Built: 1938 (est.)

Subject Property:



EVALUATION:

Built in 1939, this 1 ½ story Minimal Traditional style home is rectangular in plan. It has a side facing steeply pitched gable end and twin dormers. The roof is covered with composition shingles. The façade is symmetric with a centrally located front door. The building's Character-defining Features include horizontal wood siding, multi-light wood hung windows, and window shutters. The house has minimal eaves, which is typical for these period homes. The front entry door has a decorative surround which accents the single door and flanking sidelights. There is also a detached two-story garage and storage at the end of the driveway which can be seen from public view. This building has similar design features which match the house and was constructed in 1949.

According to the Daily Report, a permit was issued to Charles Jones for the construction of the home in 1938. It notes that twentieth Century Builders have the contract.

This property meets the criteria 4 (see below) as contained in the City's Historic Preservation Ordinance.

Agenda Item C1

CRITERIA:

1. It exemplifies or reflects special elements of the City's history.
2. It is identified with persons or events significant in local, state, or national history.
3. It is representative of the work of a notable builder, designer, architect, or artist.
4. **It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.**
5. It is a noteworthy example of the use of indigenous materials or craftsmanship.
6. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation.
7. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
8. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

HISTORIC PRESERVATION SUBCOMMITTEE/COMMISSION



TIER DETERMINATION

Date: February 13, 2014

Location: 227 West Sixth Street

Historic Name: The Charles Jones House

APN: 1047-343-04

Description:

Decision Date: February 13, 2014

Related Files: PHP14-022 (Tier) &
PHP14-001 (Landmark)

Decision Making Body: HPSC

Tier Determination: III

Current Historic Status: Eligible



This 1 ½ story Minimal Traditional style home was built in 1939. The house is rectangular in plan and has a side facing steeply pitched gable end. The roof is covered with composition shingles. There are twin dormers which face the street. The façade is symmetric with a centrally located front door. The building's Character-defining Features include horizontal wood siding, multi-light wood hung windows, and window shutters. The house has minimal eaves, which is typical for these period homes. The front entry door has a decorative surround which accents the single door and sidelights. There is also a detached two-story garage and storage at the end of the driveway which can be seen from public view. This building has similar design features which match the house and was constructed in 1949.

INDIVIDUAL PROPERTY

HISTORIC DISTRICT

TIER DETERMINATION

- Tier I** – Properties which should not be demolished or significantly altered. These properties are the most significant historical or cultural properties and must meet any of the following:
- A property listed on the City's List of Eligible Historical Resources and meets at least 1 of the architectural category and 3 criteria in the history category as listed below;
 - A contributing structure in a district where the district meets 1 of the criterion in the architecture category and 3 criterion in the history category.

- Tier II** – Properties where demolition should be avoided. These properties must meet any of the following:
- Any property listed or determined eligible for listing in the National Register of Historic Places; or
 - Any property listed or determined eligible for listing in the California Register of Historic Resources; or
 - A property listed on the City's List of Eligible Historical Resources and meets at least 2 of the criteria in either the architecture or history categories; or
 - A contributing structure in a Eligible Historic District where the district meets at least 2 of the criteria in either architecture or history categories.



- Tier III** – Properties where demolition should be avoided where possible, but may be appropriate under certain circumstances. These properties must be one of the following:
- Designated Historic Landmarks, or
 - Contributing structures in a Designated Historic District, or
 - Eligible Historical Resources as defined in Section 9-1-2612.

TIER CRITERIA

Architecture (Check all that apply)

- The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.
- The structure is (or the district contains resources which are) the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer or major importance to the City, state or nation.

Explanation: Not Applicable

History (Check all that apply)

- It is the location of an historic event(s) that have had a significant contribution to the history of the City, state or nation.
- It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.
- It is identified with a person(s) who has exerted a major influence on the heritage or history of the City, state, or nation.
- It embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers.
- It has a direct relationship to one of the principle historic contexts in the City's history, including:
 - The Model Colony including the Chaffey Bros., and Ontario Land and Improvement Co.
 - The Guasti Winery or the Wine Industry
 - The Dairy Preserve, or the Dairy Industry
 - The Citrus Context, or the Citrus Industry
- It is related with a business, company or individual significant in the agricultural history of the City.

Explanation:

Not applicable

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: March 13, 2014

Time: 5:50-6:40 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Jim Downs and Robert Gregorek

Staff: Diane Ayala

Public: None

A. PUBLIC COMMENT: None

B. MINUTES: Minutes from **February 13, 2014** approved with a 2-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/TIER DESIGNATIONS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION:

1. **FILE NO. PHP14-003. 2064 S. Magnolia Avenue.** A request to remove a single family residence from the City's List of Eligible Historic Resources was reviewed by the HPSC. The HPSC determined that the property did not meet the landmark criteria as contained in Article 26, Historic Preservation and with a 2-0 vote the HPSC approved the request. The property will be removed from the list. **Applicant: Edwards Family Trust**

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. It was noted that the next Historic Preservation Subcommittee meeting is April 10, 2014. The HPSC proposed a new start time 6:00 pm for regular HPSC meetings.
2. The 2014 Annual California Preservation Conference is scheduled for April 22-25
3. The Model Colony Awards is scheduled for June 3, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



REGULAR MEETING

Date: March 13, 2014
Time: 5:30 p.m.
Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

A. PUBLIC COMMENT:

B. MINUTES: Approve minutes from **February 13, 2014.**

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/ TIER DETERMINATION: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. ELIGIBILITY LIST/ TIER DETERMINATION:

1. **FILE NO. PHP14-003. 2064 S. Magnolia Avenue.** A request to remove a one story, single family residence, located within the Agricultural Residential (AR) zoning District, from the City's List of Eligible Historic Resources. **Applicant: Edwards Family Trust**

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. Next Historic Preservation Subcommittee meeting is March 13, 2014
2. California Preservation Foundation Conference, April 22-25.
3. Model Colony Awards scheduled for June 3, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: April 10, 2014

Time: 5:54-6:45 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Richard Delman, Jim Downs and Robert Gregorek

Staff: Diane Ayala

Public: Petrina Delman

A. PUBLIC COMMENT: None

B. MINUTES: Minutes from **March 13, 2014** approved with a 2-0 vote (Delman abstain).

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/TIER DESIGNATIONS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: Model Colony Award nominations were approved with a 3-0 vote.

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. The next Historic Preservation Subcommittee meeting is July 10, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



REGULAR MEETING

Date: April 10, 2014

Time: 6:00 p.m.

Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

A. PUBLIC COMMENT:

B. MINUTES: Approve minutes from **March 13, 2014.**

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/ TIER DETERMINATION: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS:

1. Model Colony Awards Nominations

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. Next Historic Preservation Subcommittee meeting is May 8, 2014
2. California Preservation Foundation Conference, April 22-25.
3. Model Colony Awards scheduled for June 3, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: June 12, 2014

Time: 6:-6:35 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Richard Delman, Jim Downs and Robert Gregorek

Staff: Diane Ayala

Public: None

A. PUBLIC COMMENT: None

B. MINUTES: Minutes from **April 10, 2014** approved with a 3-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/TIER DESIGNATIONS:

1. FILE NOS. PHP14-005 & PHP14-006. A request to designate a historically eligible, single family California Bungalow style house, located at 410 West E Street, a local landmark (File No. 14-005) and Tier determination (File No. PHP14-006) were reviewed by the HPSC. With a 3-0 vote, the HPSC recommended that the Historic Preservation Commission recommend approval to the City Council determining that the property met local landmark designation criteria as contained in Article 26. With a 3-0 vote, the HPSC approved a Tier III designation determining that the historic resource met the Tier III criteria as contained in Article 26. (APN: 1048-342-07)

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: Model Colony Award nominations were approved with a 3-0 vote.

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. The next Historic Preservation Subcommittee meeting is July 10, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



REGULAR MEETING

Date: June 12, 2014
Time: 6:00 p.m.
Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

A. PUBLIC COMMENT:

B. MINUTES: Approve minutes from **April 10, 2014.**

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/ TIER DETERMINATION:

1. FILE NOS. PHP14-005 & PHP14-006. A request to designate a historically eligible, single family California Bungalow style house, located at 410 West E Street, a local landmark (File No. 14-005) and Tier determination (File No. PHP14-006) APN: 1048-342-07. Submitted by Cynthia Matranga.

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS: Next HPSC meeting is July 10, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: August 14, 2014

Time: 6:15-7:10 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Richard Delman, Jim Downs and Robert Gregorek

Staff: Diane Ayala

Public: None

A. PUBLIC COMMENT: None

B. MINUTES: Minutes from **June 10, 2014** approved with a 3-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/TIER DESIGNATIONS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

1. FILE NO. PHP14-007. 111 West J Street. A Certificate of Appropriateness request to relocate and reconstruct a partially demolished 350 square foot, detached garage on site, legalize a 328 square foot, raised deck attached to west side of home, and legalize a rear two story addition with a porch and second story balcony (400 square feet) for a historic eligible home within the R1 (Single Family Residential) zone, located at 111 West J Street, was reviewed by the HPSC. The HPSC discussed assessing penalties and fines for the partial demolition that was completed without permits and approvals pursuant to Section 9-1.2680, Enforcement and Penalties, of the Ontario Development Code. The HPSC requested to not take action on enforcement and penalties at this time. The HPSC determined that the proposed alterations were: 1) Compatible with the architectural features of the home, 2) Improvements did not detract from the value of the historic resource, and 3) Project was consistent with Article 26, Historic Preservation Ordinance with recommended conditions of approval. With a 3-0, the HPSC approved the Project with conditions of approval. **Applicant: Dale Cummins**

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. OTHER:

1. Staff has been asked to provide comments and recommendations on the SANBAG and CalTrans' I-10 Corridor improvement project and the Euclid Avenue Interchange and Bridge pursuant to Section 106 compliance. City staff is coordinating comments and recommendation with the City of Upland on the project.

2. The National Trust of Historic Preservation has contacted staff regarding grants opportunities for the development of Guasti Plaza.

3. Commissioner Gregorek requested recorded surveys for the dairy barns in the New Model Colony area be brought forward for review for historic significance.

K. UPCOMING MEETINGS AND EVENTS:

1. The next Historic Preservation Subcommittee meeting is September 11, 2014
2. Ontario Town Square and Route 66 to opening on September 19.

HISTORIC PRESERVATION SUBCOMMITTEE



REGULAR MEETING

Date: August 14, 2014
Time: 6:00 p.m.
Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

A. PUBLIC COMMENT:

B. MINUTES: Approve minutes from **June 12, 2014.**

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/ TIER DETERMINATION: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS:

1. FILE NO. PHP14-007. A Certificate of Appropriateness to relocate and reconstruct a partially demolished 350 square foot, detached garage on site, legalize a 328 square foot, raised deck attached to west side of home, and legalize a rear two story addition with a porch and second story balcony (400 square feet) for a historic eligible home within the R1 (Single Family Residential) zone, located at **111 West J Street.**
Applicant: Dale Cummins

H. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

I. RECENT PLAN CHECK & WAIVERS: None

J. UPCOMING MEETINGS AND EVENTS:

1. Next Historic Preservation Subcommittee meeting is September 11, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



MINUTES

Date: September 11, 2014

Time: 6:05-7:00 p.m.

Location: **City Hall, Community Conference Room**
303 East "B" Street
Ontario, CA 91764

Attendance:

Planning Commissioners: Jim Downs and Robert Gregorek

Staff: Diane Ayala

Public: None

A. PUBLIC COMMENT: None

B. MINUTES: Minutes from **August 14, 2014** approved with a 2-0 vote.

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/TIER DESIGNATIONS: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. REMOVAL FROM ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MILS ACT CONTRACT:

1. **FILE NO. PHP14-008.** 324 East I Street. A request for a Mills Act Contract was reviewed by the HPSC. The HPSC determined that the project meet the criteria contained in Article 26, Historic Preservation of the Ontario Development Code and, with a 2-0 vote, recommended approval to the Historic Preservation Commission. Applicant: Janette De La Rosa Ducut.

I. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

J. RECENT PLAN CHECK & WAIVERS: None

K. UPCOMING MEETINGS AND EVENTS:

1. Ontario Heritage 5th Annual Cemetery Tour is Saturday, October 11, 2014.
2. The next Historic Preservation Subcommittee meeting is October 14, 2014

HISTORIC PRESERVATION SUBCOMMITTEE



REGULAR MEETING

Date: September 11, 2014
Time: 6:00 p.m.
Location: City Hall, Community Conference Room
303 East "B" Street
Ontario, CA 91764

A. PUBLIC COMMENT:

B. MINUTES: Approve minutes from **August 14, 2014.**

DESIGNATIONS: Projects in the Designation section of the agenda are not considered projects under CEQA.

C. HISTORIC LANDMARKS/ TIER DETERMINATION: None

D. HISTORIC DISTRICTS: None

E. CALIFORNIA AND NATIONAL REGISTERS: None

F. ELIGIBILITY LIST/ TIER DETERMINATION: None

PROJECT REVIEW

G. CERTIFICATE OF APPROPRIATENESS: None

H. MILLS ACT CONTRACT:

1. **FILE NO. PHP14-008.** 324 East I Street. A request for a Mills Act Contract. **Applicant:** Janette De La Rosa Ducut

I. MISCELLANEOUS REVIEWS: None

DISCUSSION ITEMS

J. RECENT PLAN CHECK & WAIVERS: None

K. UPCOMING MEETINGS AND EVENTS:

1. Ontario Town Square Opening Ceremony is Friday, September 19th
2. Ontario Heritage Cemetery Tour is October 11th
3. Next Historic Preservation Subcommittee meeting is October 9, 2014

Historic Preservation/Planning Commissioner Resumes

Certified Local Government

Annual Report

2013-2014

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner Richard Delman

Date of Appointment: 3/2009 Date Term Expires: 11/2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

**Certified Local Government
Planning Commissioner's Resume Form**

Full Name: Richard Delman

Address: _____

Occupation: Corporate Vice President, Otto Instrument Service Incorporated

Education: Chaffey Junior College

Certificates, degrees, licenses held: A.S. Aeronautics, FAA Repairman Certificate, and Private Pilot Certificate: Single and Multi-Engine land with Instrument Rating.

Date Appointed to Planning Commission: March 2009

Other commission or committees you either have or are currently serving on:

San Bernardino Valley College: Aeronautical Advisory Committee, Member 2000-2003

National Air Transportation Association: Aircraft Avionics and Maintenance Committee, Member 1990-2004

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

Ontario Heritage Board Member

Memberships in historic preservation or planning related organizations:

Ontario Heritage

Conferences attended on Historic Preservation, Planning, etc.

2007 Design Review, Santa Fe

2009 Best Practices in Historic Preservation, San Diego

2010 CPF Annual Conference- The Sierra Nevada

2010 Planners Institute, Monterey, CA

2011 Planners Institute and Mini Expo

2011 APA Planning Commission Workshop

2013 CPF Annual Conference- Orange County

2014 CPF Annual Conference- Monterey

Additional Comments relevant to historic preservation:

My wife and I own the Historic Oakley House on Euclid Avenue.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner James B. Downs

Date of Appointment: 1/2011 Date Term Expires: 11/2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Certified Local Government Planning Commissioner's Resume Form

Full Name: James B. Downs

Address: _____

Occupation: Director, Purchasing; Torrance Unified School District

Education: West Coast University, University of Phoenix

Certificates, degrees, licenses held: AA in Purchasing Technology and Programming Technology

Date Appointed to Planning Commission: January 2011

Other commission or committees you either have or are currently serving on:

Planning Commission; City of Bell (1973-1978)

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

San Bernardino School Board Association, Chaffey High School Marching Band Booster, Kiwanis Club,

San Bernardino County Work Investment Board

Memberships in historic preservation or planning related organizations:

Board of the Ontario Museum of History and Art; President

Conferences attended on Historic Preservation, Planning, etc.

2011 Planners Institute and Mini Expo

2012 Planners Institute

Additional Comments relevant to historic preservation:

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner Richard Gage

Date of Appointment: 2/2009 Date Term Expires: 11/2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Certified Local Government Planning Commissioner's Resume Form

Full Name: Richard Anthony Gage

Address: _____

Occupation: Mortgage & Real Estate Banker – Owner of Home Loan Market

Education: California State University, San Diego, Chaffey College

Certificates, degrees, licenses held: B.S. Business Management, A.A. Business, Real Estate Agent License, Real Estate Brokers License, Notary Public

Date Appointed to Planning Commission: February 17, 2009

Other commission or committees you either have or are currently serving on:

Historic Preservation Subcommittee; General Plan Subcommittee; Sign Committee

Committee for the rehabilitation of the Chaffey High School Gym

(Chaffey High School is Ontario Historic Landmark No. 58)

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

Chair of Historic Home tour; Historic Downtown Tour Docent;

Ontario Heritage – President; Chaffey High School Alumni Association

Historic Chaffey High School Gym Renovation Citizens Committee

Memberships in historic preservation or planning related organizations:

Ontario Heritage

American Planning Association

Conferences attended on Historic Preservation, Planning, etc.

National Preservation Conference – 2000, League of California Cities – 1998, 2000

California Preservation Foundation Annual Conference– 2001, 2003, 2004, 2005, 2009, 2010, 2011, and 2012

Cal Poly Symposium - 2002

2006 CPF Seminar-Design review for Historic Buildings, Districts and Landscapes

2009 San Diego Historic Context Training

2010 Planners Institute, Monterey, CA

2013 Planning Commission Academy

2014 Planning Commission Academy

2014 California Preservation Foundation Annual Conference, Monterey

Additional Comments relevant to historic preservation:

I live in an historic home (1928 French Provincial style) that I have restored over the past 35 years.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner Robert Gregorek II

Date of Appointment: 7/1997 Date Term Expires: 11/2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Certified Local Government Planning Commissioner's Resume Form

Full Name: Robert L. Gregorek II

Address: _____

Occupation: Engineering Geologist

Education: B.A. Earth Science, California State University, Fullerton; M.S. in Engineering Geology, California State University, Los Angeles

Certificates, degrees, licenses held: Professional Geologist, Certified Engineering Geologist – State of California

Date Appointed to Planning Commission: July 2, 1996

Other commission or committees you either have or are currently serving on:

Historic Preservation Subcommittee – 1997- Current

City of Ontario, City Council standby officer – Current

City of Ontario, Agricultural Preserve Advisory Committee – 1995-1997

City of Ontario, Convention Center Citizens Advisory Committee – 1993-1995

County of Riverside, Planning Department Coordinating Committee – 1992-2001

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

Memberships in historic preservation or planning related organizations:

Ontario Heritage; American Planning Association

National Trust for Historic Preservation; California Preservation Foundation

Conferences attended on Historic Preservation, Planning, etc.

National Preservation Conference – 2000

California Preservation Foundation – 2001, 2003, 2004, 2007, 2008, 2011, 2012, 2013 and 2014

Seminar on Design Review for Historic Buildings, Districts and Landscapes – 2006

2011 Planners Institute and Mini Expo

Additional Comments relevant to historic preservation:

I have actively served on the Historic Preservation Subcommittee since the subcommittee's inception approximately 17 years ago. As a professional geologist in the field, I have an intimate understanding of building codes and seismic retrofit requirements and how it can potentially impact unreinforced masonry buildings. Personally, I enjoy learning about historic architecture. Through observation of historic architecture in other cities I am able to share new ideas with the City of Ontario to further preservation goals.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner Sheila Mautz

Date of Appointment: 1/2013 Date Term Expires: 11/2014

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Certified Local Government
Planning Commissioner's Resume Form

Full Name: Sheila Mautz

Address: _____

Occupation: Retired

Education: _____

Certificates, degrees, licenses held: _____

Date Appointed to Planning Commission: July 1990 and January 2013

Other commission or committees you either have or are currently serving on:

Ontario City Council- 7 years experience

Historic Preservation Subcommittee

Ontario Planning Commission – 12 years experience

Countywide Gang and Drug Task Force

Noise Abatement Commission (County Appointment)

Public Health Service – County Board of Appeals

Ontario General Plan Advisory Committee

Downtown Revitalization Commission

City Pride / NeighborNet Committee

City representative on the Inland Empire Utilities Agency Regional Policy Committee and the Chino Basin Desalter Authority, liaison to the Library Board of Trustees, Inland Empire Landscape Alliance Task Force

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

California State Games and Goodwill Games, YMCA, Kiwanis, Crime Stoppers, Mercy House fundraising,

Chaffey High School Renaissance Committee

Memberships in historic preservation or planning related organizations:

Ontario Heritage

Conferences attended on Historic Preservation, Planning, etc.

2001 California Preservation Foundation

American Planning Association; League of California Cities

Additional Comments relevant to historic preservation:

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner Nicola Ricci

Date of Appointment: 7/2013 and 8/2014 Date Term Expires: 11/2016

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

**Certified Local Government
Planning Commissioner's Resume Form**

Full Name: Nicola Ricci

Address: _____

Occupation: At &T Maintenance Splicer

Education: _____

Certificates, degrees, licenses held: FCC General Radiotelephone Operator license, Certified in Solar Power for Telecommunications, Wireless Communications Technologies, Data Communications and Network, and Wireless LAN Technologies, also certified with the FOA (Fiber Optic Association) as CFOT (Certified Fiber Optic Technician) Builder A-Scholl in the US Navy CTC

Date Appointed to Planning Commission: July 2013 and August 2014

Other commission or committees you either have or are currently serving on:

Head Lector and member of the Liturgy Committee at Our Lady Of Lourdes Church

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

Memberships in historic preservation or planning related organizations:

Conferences attended on Historic Preservation, Planning, etc.

2014 Planning Commission Academy

Additional Comments relevant to historic preservation:

Promote and preserve the region's rich cultural and historic resources and enhance public and private partnerships to address regional development needs.

Statement of Qualifications
for
Certified Local Governments Commissioners

Local Government City of Ontario

Name of Commissioner Jim Willoughby

Date of Appointment: 1/2011 Date Term Expires: 11/2018

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

Certified Local Government
Planning Commissioner's Resume Form

Full Name: Jim Willoughby

Address: _____

Occupation: Pastor; Echo's of Faith Christian Center

Education: Bethel School of Theology

Certificates, degrees, licenses held: _____

Date Appointed to Planning Commission: January 2011

Other commission or committees you either have or are currently serving on:

Recreation and Parks Commission

Civic Organizations you are involved with, volunteer for, or serve on the Board of Directors:

Restoration Village board member, I.C.F.M. board president

Memberships in historic preservation or planning related organizations:

Conferences attended on Historic Preservation, Planning, etc.

2011 Planners Institute and Mini Expo

Additional Comments relevant to historic preservation:

Resident of Ontario for over 40 years

Planning Staff Resumes

Certified Local Government

Annual Report

2013-2014

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City of Ontario

Name of Commissioner Scott Murphy, Planning Director

Date of Appointment: 1997 Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

303 East "B" Street
Ontario, CA 91764

Phone: 909.395.2036
Fax: 909.395.2420

SCOTT MURPHY

Planning Director

Specialization

Public policy development and public administration. Community development including land use planning, housing, environmental planning, code development building, code enforcement and social programs.

Education

1985 Bachelor of Science, Urban and Regional Planning: California State Polytechnic University, Pomona

Professional Affiliations

American Institute of Certified Planners (AICP)
American Planning Association (APA)

Conferences/Training Attended

2014- California Chapter APA Conference, Anaheim

Qualifications

Mr. Murphy has over 29 years of public and private planning experience in Southern California, working in various professional capacities for the cities of Costa Mesa, Glendora, Rancho Cucamonga, and Ontario and a couple of residential builders. Mr. Murphy has supervised both advance planning, including historic preservation, and land development/current planning. Mr. Murphy is presently the Planning Director for the City of Ontario, overseeing a staff of 20. The City of Ontario has and continues to maintain a strong historic preservation program for our established community with seven historic districts and 95 local landmarks.

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City of Ontario

Name of Commissioner Cathy Wahlstrom, Principal Planner

Date of Appointment: 1999 Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

CATHY D. WAHLSTROM

Principal Planner

Specialization

Preparation and management of general, specific, housing and redevelopment plans, historic preservation, land planning, urban design, land use regulations, environmental planning, economic development and citizen involvement.

Education

1978 Bachelor of Science, Anthropology/Geography: California State Polytechnic University, Pomona
1993 Masters of Science, Urban and Regional Planning: California State Polytechnic University, Pomona

Professional Affiliations

American Planning Association (APA)
California Chapter and Urban Design and Preservation Division APA
National Trust for Historic Preservation
California Historical Society
Ontario Heritage

Speaker

- California Preservation Foundation (CPF): 2004, 2006, 2007, 2008, and 2011 OHP Training; San Diego, Sacramento, Hollywood, Napa, and Santa Monica, California
- California Chapter American Planning Association: 2005 State Conference; Yosemite, California
- International City Managers Association (ICMA): 2001 Best Practices Symposium; Newport, Rhode Island
- Council for Urban Economic Development (CUED): 2001 Annual Conference; Atlanta, Georgia
- League of California Cities: 2000 Mayors Conference; Monterey, California
- California Geographic Information Association (CGIA): 2000 Conference; Palm Springs, California
- Environmental Systems Research Institute (ESRI): 2000 User Conference; San Diego, California

Awards

- 2007 - American Planning Association, California Chapter, Outstanding Planning Award, [California Historical Resource Inventory Database \(CHRID\)](#)
- 2004 - Inland Empire Association of Environmental Professionals, Outstanding Environmental Resource Document Award, [City of Ontario New Model Colony Historic Context](#)
- 2001 - California Redevelopment Association (CRA); Award of Excellence Education, Marketing and Promotion.
- 2001 - California Geographic Information Association (CGIA); Outstanding GIS Internet Application
- 2000 - Council for Urban Economic Development (CUED); Internet Economic Development Promotion Award
- 2000 - California Economic Development (CALED); Award of Excellence Marketing and Promotion
- 1999 - Environmental Systems Research Institute (ESRI); Best Map Objects GIS Internet Application

Conferences/Training Attended

2002- Cal Poly Historic Preservation Symposium
2002- CPF Conference, Santa Rosa
2003- CLG Training, Glendale
2003- CPF Conference, Santa Barbara
2003- Cal Poly Historic Preservation Symposium
2004- CLG Training, San Diego
2004- CLG Training, Ontario
2004- CPF Conference, San Francisco
2004- CCAPA Annual Conference, Palm Springs
2004- CLG Training, Sacramento
2005- CCAPA Annual Conference, Yosemite
2005- CPF Conference, Riverside
2006- CPF Design Workshop, Rancho Santa Fe
2006- CPF Conference, Sacramento
2007- CBF Conference, Hollywood
2007- California Environmental Quality Act (CEQA) Training
AEP SB-18 Training
2009- CPF Conference
2011- CPF Conference, Santa Monica
2014- CPF Conference, Monterey

Qualifications

Ms. Wahlstrom oversees the City of Ontario's Advance Planning Division. She is responsible for managing The Ontario Plan (General Plan), Airport Compatibility, Healthy Community and Historic Preservation Programs. Cathy has over twenty years of professional community development experience with the Cities of Chino, Rancho Cucamonga and Ontario, where she has developed and implemented a wide range of planning, housing, economic development and redevelopment projects.

Statement of Qualifications
for
Certified Local Governments Commissioners and Staff

Local Government City of Ontario

Name of Commissioner Diane Ayala, Senior Planner

Date of Appointment: 2004 Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.

DIANE AYALA

Senior Planner

Specialization

Ms. Ayala has completed major coursework in physical and human geography, remote sensing of the environment, and land use planning. Practical application of skills are utilized in land use planning, design review, historic preservation, land use regulations, environmental planning and providing support for historic property owners.

Education

2004 Bachelor of Arts, Environmental Studies: California State University, San Bernardino

Professional Affiliations

California Preservation Foundation
Ontario Heritage
Association of Environmental Professional
National Trust for Historic Preservation
American Planning Association (APA)

Speaker

- California Preservation Foundation (CPF): 2006, 2007, and 2011 OHP Training; Sacramento, Hollywood, and Santa Monica, California
- California Chapter American Planning Association: 2006 State Conference; Orange County

Awards

2007- American Planning Association, California Chapter, Outstanding Planning Award, California Historical Resource Inventory Database (CHRID)

Conferences/Training Attended

2005- CPF Conference, Riverside
2006- CPF Design Workshop, Rancho Santa Fe
2006- CPF Conference, Sacramento
2007- CPF Conference, Hollywood
2007- California Environmental Quality Act (CEQA) Training
AEP SB-18 Training
2008- Secretary of the Interior's Identifying Historical Integrity, Ventura
2009- Best Practices in Historic Preservation
2010- CPF Conference, Nevada City
2010- Historic Resource Survey Workshop
2011- CPF Conference, Santa Monica
2012- CPF Conference, Oakland
2013- CPF Conference, Orange County
2014- CPF Conference, Monterey

Qualifications

As Senior Planner for the City of Ontario's Advance Planning Division, Ms. Ayala works on the daily activities involving the implementation of the Historic Preservation Ordinance and Secretary of the Interior Standards. This includes processing of various applications, environmental reviews, assisting with various reports and land use studies, designation of properties, downtown design review, evaluation of historic contexts, and review of conservation plans. Other projects that Ms. Ayala has worked on include Phase II and Phase III of the Cultural Historic Resource Inventory Database (CHRID), a comprehensive update for the General Plan and the Development Code, public awareness programs, and preparation of specific plans and environmental reports.

**Statement of Qualifications
for
Certified Local Governments Commissioners and Staff**

Local Government City of Ontario

Name of Commissioner Elly Antuna, Planning Intern

Date of Appointment: 2014 Date Term Expires: N/A

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.

At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community.

Are you a professional in one of the disciplines associated with historic preservation?

Yes

No

Summarize your qualifying education, professional experience, and any appropriate licenses or certificates. Attach a resume.



City of Ontario
PLANNING DEPARTMENT

303 East "B" Street
Ontario, CA 91764

Phone: 909.395.2036
Fax: 909.395.2420

ELLY ANTUNA

Planning Intern

Specialization

Ms. Antuna has completed major coursework in land use planning, political theory and processes, urban design and sustainable development. Practical application of skills are utilized in land use planning, design review, historic preservation, land use regulations, environmental planning and providing support for historic property owners.

Education

2015 Bachelor of Science, Urban and Regional Planning: California State Polytechnic University, Pomona

Professional Affiliations

American Planning Association (APA)

Awards

2013 – California State Polytechnic University, Pomona, Urban and Regional Planning Faculty; Merit Award

Qualifications

Ms. Antuna supports the Historic Preservation department with daily activities including implementation of the Historic Preservation Ordinance and Secretary of the Interior Standards, processing of various applications, assisting with various reports and land use studies, designation of properties and Mills Act applications and monitoring.

Public Education

Certified Local Government

Annual Report

2013-2014

Since Ontario's founding in 1882 by the Chaffey Brothers, the "Model Colony" remains distinctive in its commitment to creating opportunity and building value in the community. For over a century, Ontario has attracted settlement, development, and investment which have resulted in a sustainable well-balanced place to live, work, and play. The images included in the exhibit highlight events, people, and places that helped shape Ontario from "The Vision" Era to the "Commitment to Community" Era. *Ontario Through the Years* commemorates and celebrates Ontario's past and the framework it has established for the future.

The compilation of images is organized into ten periods of history. Each decade is in chronological order and identified by title and date. Selected images within each decade represent milestones that define the period in City's history. While each decade has brought challenges through local, regional, and worldwide events, it has also brought innovation and prosperity. Ontario's resilience, sense of community, and leadership has resulted in an ever thriving "Model" City as envisioned by its founders.

"There is no better land in the state...."

George Chaffey
February 28, 1882

1890s to 1940s



[View 1880-1890s](#)

[View 1900-1919](#)

[View the 1920s](#)

[View the 1930s](#)

[View the 1940s](#)

1950s to 2000s



[View the 1950s](#)

[View the 1960s - 1970s](#)

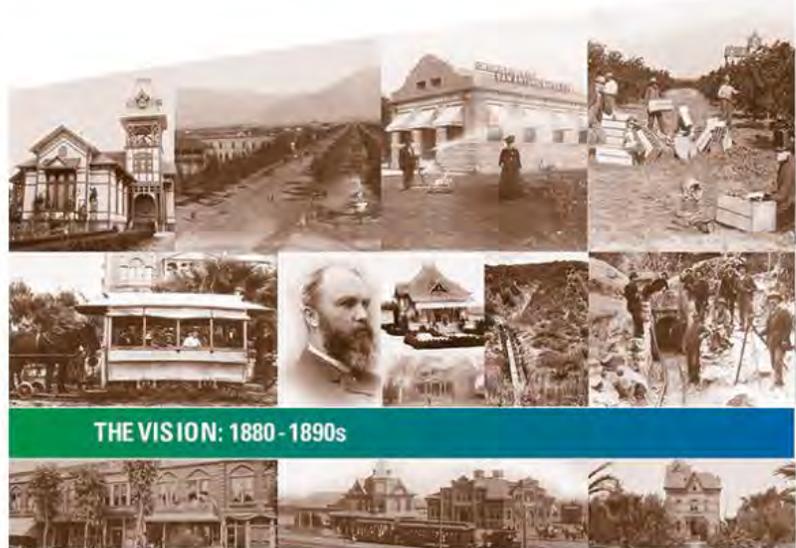
[View the 1980s](#)

[View the 1990s](#)

[View the 2000s](#)

The Vision (1880-1890s)

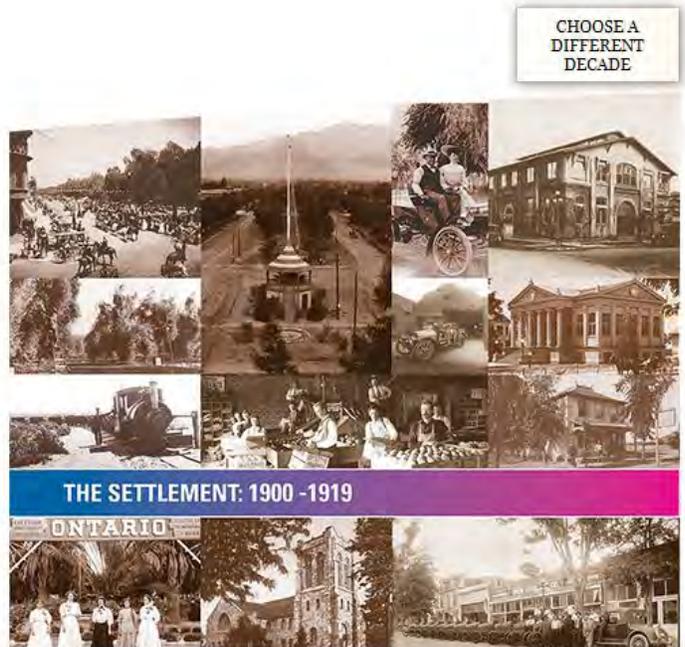
This section represents George Chaffey's vision of a well balanced community. In 1882, George Chaffey stood at the base of the San Gabriel Mountains and saw tremendous potential in the canyons, washes, and the land. He visualized a new community complete with water, transportation and education delivery systems. World famous Euclid Avenue, Chaffey High School campus (previously Chaffey College), and Downtown stand as living monuments of this vision and the far reaching influence of Ontario's founding father. The Ontario Plan, as it came to be called, embraced three objectives. To distribute the water for irrigation over the entire tract and each farm lot, provide an agricultural college for the general education, and establish a grand landscaped thoroughfare to be a thing of beauty forever. With Euclid Avenue as the stately backbone of the Colony, gravity irrigation systems, electric street lights and streetcars, telephones and telegraphs, rights and access to water and irrigation, and a temperate California climate attracting prospective property owners, Ontario quickly became a destination for those seeking a new life on the west coast.



(Click on a specific image for more details)

The Settlement (1900-1919)

The Settlement can also be referred to "the Charles Frankish Era." Frankish and the Ontario Land and Improvement Company were responsible for building infrastructure and attracting new settlers to Ontario. During the 1900s and 1910s, Ontario solidified itself as a proper City with a library, fire department, electric and water companies, financial institutions, downtown stores, a boarding house, hotels, schools, a daily newspaper, social organizations and churches, a post office and thriving agriculture and industries. Despite a growing sense of community and pride in the Chaffey's settlement, northern Ontario incorporated and was named the City of Upland in 1906.



Working Together for Victory (1940s)

Working Together for Victory reflects Ontario's resilience during the period of time in which America was involved in World War II. After much hesitation, the United States joined allied forces after the attack on the Pearl Harbor U.S. Naval Base on December 7, 1941. As adult men of age were drafted or volunteered for military service, they left behind their jobs and families. Women filled vacant positions in war production industry representing 25% of the workforce. Within a year, the national unemployment rate was under 2%. Ontario citizens and businesses joined forces to assist the nation's war efforts. Everyone from the local Girl Scouts troops, to employees of the General Electric Company, focused their efforts on production and conservation of resources for the war.



DIFFERENT
DECADE

The Future Takes Flight (1950s)

The Future Takes Flight defines a new post-war era filled with hope and prosperity. Ontario shifted from an agriculturally based to an industrially based economy; mass production housing was constructed; manufacturing jobs became increasingly available; and the population swelled from 22,872 in 1951 to 46,627 by 1960 placing a demand on existing medical, police, fire, and educational services. As the country began to "rebuild" after the end of World War II, the 1950s brought on the Cold War Era and a growing concern to prepare for an atomic bomb attack. The defense industry maintained funding and the aeronautical industry began to flourish either at, or adjacent to, the Ontario International Airport. Manufacturing plants, such as General Electric, returned to household appliance production to serve American consumers. The 1950s saw a rise of the middle class and the beginning of suburban sprawl. Standardized production of modest single family homes with modern amenities made the "American Dream" of homeownership affordable and possible. By 1957, Ontario was served by three railroads, the Ontario International Airport, the San Bernardino Freeway (I-10), California State Highway Route 71, and U.S. highways 60, 66, 70, and 99.



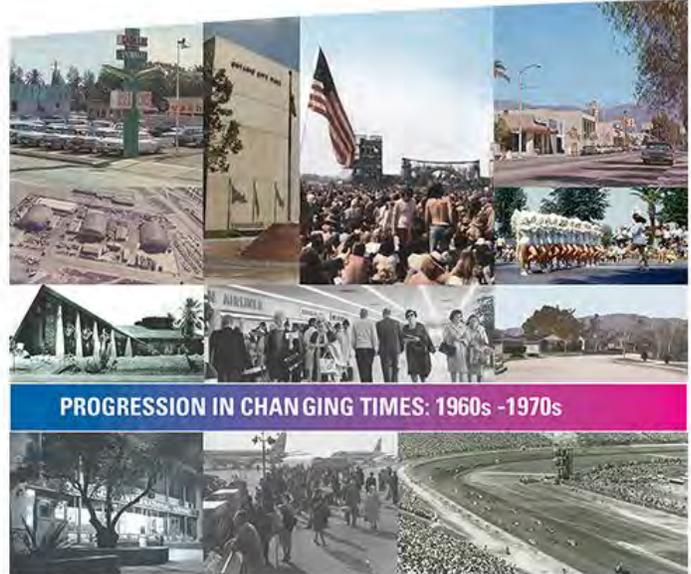
DIFFERENT
DECADE

(Click on a specific image for more details)

CHOOSE A
DIFFERENT
DECADE

Progression in Changing Times (1960s-1970s)

Progression in Changing Times represents a new age of idealism, protest of the Vietnam Conflict and the draft, beginning of the Civil Rights Act, labor union, environmental, and women's rights movements, the launch of the aerospace industry, oil shortage, construction of the Ontario Motor Speedway, and a new passenger terminal at the Ontario International Airport. The 1960s and the 1970s were decades of a revolution and change in politics, music, society, and technology around the world. Ontarians were highly active in voluntarism through civic and social organizations such as men and women clubs, church groups, city improvement groups, hospital auxiliary groups and many more. As the population grew and the "Baby Boom" generation (1945-1965) came to an end, needs for service continued. In 1960, Chaffey College moved to its new campus in Rancho Cucamonga under the leadership of its President Daniel B. Milliken. A new City Hall building and library were constructed and a new branch office of the County Department of Public Welfare had opened. The majority of groves and vineyards had relocated making way for large retail shopping centers and subdivision. Despite the challenges of the decades, Ontarians enjoyed leisure, entertainment, and travel.



CHOOSE A
DIFFERENT
DECADE

Hub for Commerce (1980s)

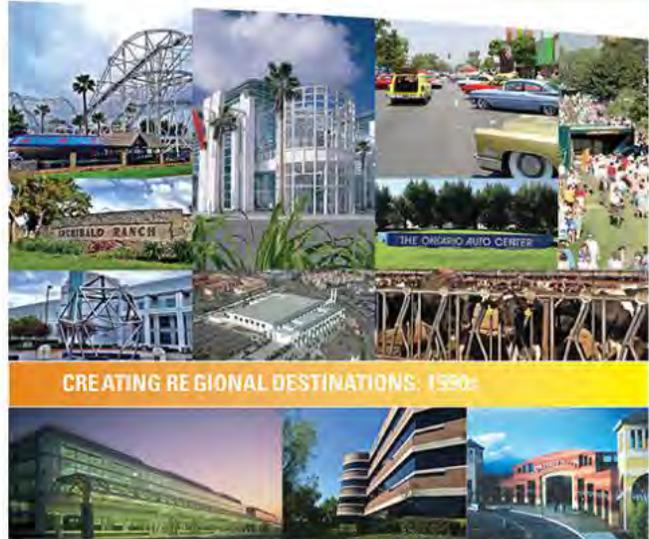
Hub for Commerce describes Ontario's job growth from rapid industrial expansion of automotive plants, air cargo, commerce centers, offices, hospitality, and housing. Ontario's close proximity to railroads, freeways, and the airport, and the vast amount of land available, made industrial and commercial development very attractive. In 1985, the California Commerce Center in Ontario was included in the Port of Long Beach Foreign Trade Zone. The "duty-free" zone incentivized dozens of companies to locate within the California Commerce Center. During the 1980s, Ontario had been ranked the 7th fastest growing city in California due to its industry, manufacturing, and lifestyle.



Creating Regional Destinations (1990s)

Creating Regional Destinations in Ontario includes an increase in specific plans and developments including the Ontario Auto Center, annexation of 8,200 acres of the Chino Agricultural Land Preserve, construction of the Ontario Mills Mall, Ontario Convention Center, and the new passenger terminal the Ontario International Airport. The 1990s is defined by the advent of the World Wide Web, also known as the "Information Superhighway." Advanced technology in the areas of communication, transportation, and production shrunk the world to a "global village." Economic globalization during the 1990s increased at a rapid rate under the framework of the General Agreement on Tariffs and Trade and World Trade Organization. Through cross-border movement of goods, service, and technology, free flowing capital grew worldwide resulting in a freedom of choice for consumers and a freedom of thought for innovation. In 1996, the 1.7 million-square-foot Ontario Mills Mall, which is Southern California's largest outlet shopping mall and entertainment center with two movie theaters, was constructed, offering shoppers an "Ultimate Shopping Experience." The Ontario Auto Center expanded offering automobile shoppers a wider selection and ease of accessibility to each dealership. Ontario's Sphere of Influence, commonly referred to as the "Ag Preserve," was annexed into the City of Ontario and dedicated as the "New Model Colony" in 1999. The annexation became a pivotal turning point for Ontario's growth by providing land development opportunity. The 8,200 acres of land was the last significant underdeveloped area in the San Bernardino valley.

CHOOSE A
DIFFERENT
DECADE

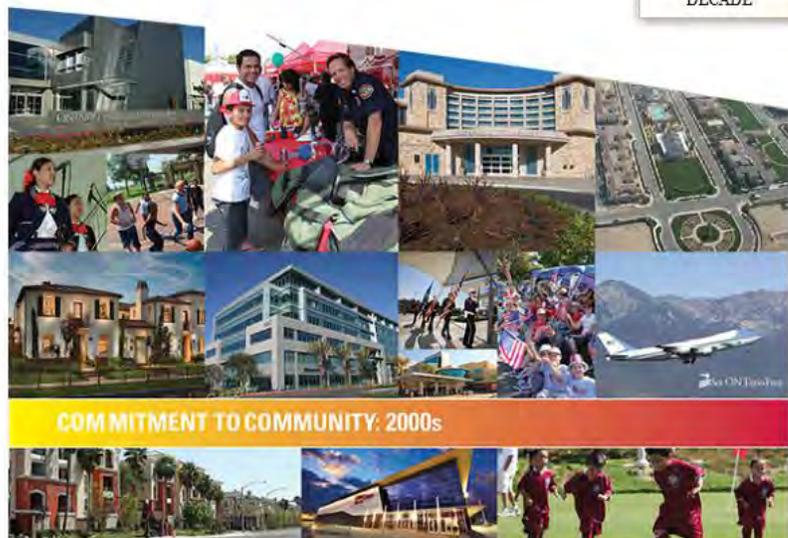


(Click on a specific image for more details)

Commitment to Community (2000s)

Commitment to Community represents the City's commitment to adding value to ensure a sustainable well-balanced place to invest, live, work, and play in. Ontario's resilience and commitment to community is evident in the constant evolution of the Chaffey's original plan for Ontario. The City has continued to introduce new services and programs to serve the community and maintain Ontario's status as a unified and prosperous community. Ontario's conservative fiscal policies and visionary leadership has resulted in maintaining a high quality of municipal services, expanding and maintaining the City's infrastructure and facilities, and bringing new capital projects to the community.

CHOOSE A
DIFFERENT
DECADE



SOUTH FACING WALL

THE VISION: 1880-1890'S

- 1** Central School

Central School was constructed at the corner of G Street and Sultana Avenue. The school originally opened in 1887 and was in use until 1912. Central School was rebuilt in 1913 to address issues including overcrowding and fire danger. The school was ultimately closed after extensive damage caused by the Long Beach earthquake. As part of the Works Progress Administration program, the school that was rebuilt for the third time still stands today.
- 2** Euclid Avenue in 1888

Euclid Avenue was originally laid out by the Chaffey brothers, George and William, as one of the main features of their new Model Colony. It was staked out in 1882 and named Euclid because of the admiration George had for the Greek mathematician. Fast growing California Pepper trees were planted along with Palm trees. Euclid Avenue is a State scenic highway and was selected by a committee of landscape architects as one of the world's seven most beautiful boulevards. Euclid Avenue was listed on the National Register of Historic Places in 2005.
- 3** Ontario Power Co. and San Antonio Water Co. Building

The Ontario Power Company constructed this building in approximately 1907. The man and woman pictured are thought to be W.D. and Mrs. Kingery. The building and site are associated with San Antonio Water Company, Ontario Water and Power Company (est. 1895), Hotpoint, and the General Electric Company. The Ontario Water and Power Company later became the main office for Southern California Edison until the 1950s when it was sold to the City of Ontario. The property has since been adaptively reused and is currently home to the Chaffey Community Museum of Art.
- 4** Oakley Family working in their orange grove

The Oakley family was a prominent pioneer family originally from Ontario, Canada. After arriving in Ontario, California, Abraham Oakley purchased land in 1884 and began ranching citrus. In this photograph several members of the Oakley family are seen picking and packing fruit in the Oakley's orange grove.
- 5** Mule Car, 1888-1890

Ontario's gravity mule car was constructed in 1887 and the Ontario and San Antonio Heights Railroad Company commenced in 1888. The mule car ran between the Southern Pacific Railroad and 24th Street along the Euclid Avenue median. The mules would pull the car up the hill to the top of Euclid Avenue, then climb aboard a special platform built on the back of the car, and ride back down the hill. In 1895, the line was electrified by E.H. Richardson, inventor of the Hotpoint Iron. When the line was electrified, the mules became the property of a nearby rancher and as legend has it, the mules pulled the plough fine uphill, but because of their training, refused to work downhill.

- 6** George Chaffey, Jr., circa 1893
George Chaffey, born on January 28, 1848 in Brockville, Ontario, Canada, and his brother William Benjamin Chaffey founded the City of Ontario in September of 1882. George and William B. Chaffey innovatively planned the Model Colony complete with a central boulevard (Euclid Avenue), agricultural college (Chaffey College) and a mutual water company (San Antonio Water Co.). The Chaffey brothers named the development "Ontario" after their hometown of Ontario, Canada.
- 7** Chaffey's Ontario Land and Improvement Company, fountain in the front
The Ontario Land and Improvement Company was originally built on the median of Euclid Avenue just north of the railroad tracks. This location served as a convenient stop for potential buyers that would exit the train and then be taken to the Ontario Hotel for accommodations. In an effort to entice potential buyers, George Chaffey had a small fountain constructed just in front of the land company building to boast the availability of water when the trains came through.
- 8** Jim Lewis in front of his home at S. Laurel Ave, 1908
Built by John Gerry, one of Ontario's most prominent early builders, the fourteen room, two-story home was built in 1893 for Dr. Orville S. Ensign and his family for use as a residence and medical practice. In the early 1900s, the residence was used as a boarding house by Jim Lewis, seen in this picture, and his family who retained the property in their family for 71 years. The Dr. O.S. Ensign House was listed on the National Register of Historic Places in 2011.
- 9** Water sluice down Stoddard Canyon
The Chaffey Brothers understood that in order for Ontario to become a successful agricultural community, water would have to be readily available to land owners. The surface water that flowed through the San Antonio Canyon was shared by the Pomona Land & Water Company and the Chaffey Brothers as part of an agreement. Wooden water flumes, as seen in the photograph, brought down the water from the canyon. The water would then flow into reservoirs to be distributed to land owners.
- 10** San Antonio Light and Power company Hogsback tunnel
The San Antonio Light and Power Company cut this tunnel through Hogsback. The tunnel brought water to the power plant located at the foot of Hogsback grade on the San Antonio Creek.
- 11** Rose Block on Euclid between A (Holt) and B St.
The Rose Block, located on the west side of Euclid Avenue between A (Holt) and B Streets, was designed by architect George Fyfe and constructed in 1887. The northern portion of the building was used by Mr. Henry J. Rose, George Chaffey's brother-in-law, for his pharmacy and hardware store. The southern portion of the building was occupied by the Ancient Order of United Workmen.
- 12** Chino Valley Railway Train and Station in Ontario
In the 1880s, Richard Gird built a private railway from Chino to Ontario. The line extended from East Main Street in Ontario, south along the middle of Euclid Avenue for two miles, it then turned west to the middle of the town of Chino. Competition with the Southern Pacific Railroad put the railway out of business in 1901 and the tracks were removed.

- 13** Chaffey College The original Chaffey College building converted to Ontario High School, later becoming Chaffey High School. Chaffey College established in 1885 as an affiliate for the University of Southern California (USC). Both the high school and college courses were offered at the campus from 1901 to 1960. The original buildings were replaced in the 1930's as part of the Federal Works Progress Administration (WPA).

THE SETTLEMENT: 1900-1919

- 14** Festivo Days, Circa 1909 An early day celebration at the northwest corner of A Street (Holt) and Euclid Avenue.
- 15** Graber's olive grove Clifford C. Graber and his brother Charles originally began growing citrus and while waiting for the citrus trees to produce, Clifford Graber began harvesting olives. Graber Olives have always been allowed to ripen on the tree and are then cured without oxidation. The C.C. Graber Company is Ontario's oldest continuously operated business, dating back to 1894.
- 16** Euclid Avenue facing north, circa 1895 California Pepper tree lined Euclid Avenue was modeled after Magnolia Avenue in Riverside and was named after George Chaffey's favorite mathematician. Euclid Avenue is a State scenic highway and is considered to be one of the seven most beautiful streets in America. The original bandstand can be seen in this image.
- 17** Oldsmobile, 1903 Charles Frankish and Mrs. Frankish are seen driving around town in their Oldsmobile car. The Oldsmobile car was introduced in 1901 at a cost of \$650.00 and was the first mass-produced car in the U.S.A. While Ontario had outstanding public transportation the private automobile was becoming quite popular and in 1911 it was reported that there was one automobile for every 24 citizens. During this time filling stations and auto sales garages started popping up all over town.
- 18** Old Fire Station A fire hall building was constructed of concrete block in 1911 at 316 North Euclid Avenue. A new 6-cylinder Mitchell fire truck was purchased and provided by local auto dealer F. A. C. Drew. Originally, the fire hall employed two full-time employees, one to work during the day, the other at night.
- 19** Hotpoint plant The Hotpoint Electric Heating Company evolved from Earle Holmes Richardson's numerous inventions during his time as an Ontario Power Company employee. In 1904, Earl Richardson developed the Hotpoint iron. This was the first iron that could heat the tip, which was most practical for pressing ruffles and pleats. At one time the plant was known as the world's largest electrical appliance manufacturer. Eventually, Hotpoint became part of General Electric. The Ontario factory remained a major employer in Ontario until its closing in 1982.

- 20** Carnegie Library in Ontario
In 1902, Ontario residents raised \$700 to purchase the land on the southwest corner of Euclid Avenue and D Street for a library. The Ontario Public Library was built in 1907 with funds donated by Andrew Carnegie. The building was designed by Franklin Pierce Burnham. S. L. Bloom of Corona was contracted to construct the building. The Carnegie Library was demolished in 1959.
- 21** Italian Vineyard Co. train loaded with grapes at Guasti
In 1915, the Italian Vineyard Company boasted 4,000 acres of wine grapes. The Italian Vineyard Co. installed its own narrow gauge railroad system to transport grapes from the field to the wineries and fermenting center in 1910. The wineries and fermenting center were adjacent to the railroad tracts allowing for convenient transport from the steam powered train that could pull up to forty carloads of grapes.
- 22** Ontario's first citrus fruit packing house
In this photograph is Ontario's first citrus fruit packing house. Started in 1891 by N.L. Mitchell and G.T. Butterfield, the packing house was located on the corner of Main Street and Lemon Avenue in a former livery stable which eventually became the home of General Electric/Hotpoint. The establishment of packing houses evolved from loosely packed fruit in boxes with crude stamps and labels to a complex system that included washing, sorting and stamping fruit into uniform boxes. As a result of this improved system of packing fruit, Ontario was able to ship train loads of fruit along the Santa Fe rail line.
- 23** The Avenue Boarding House
Built in 1884, the Avenue Boarding House provided housing for nearby construction workers. The house was moved from its original location to the College Park Historic District in 1923. Beverly Cleary, a children's author, resided at the Avenue Boarding House while attending Chaffey Junior College. She wrote about the Avenue Boarding House in her book "The Luckiest Girl."
- 24** Girls next to Frankish Fountain and Ontario sign
The Frankish Fountain was commissioned in 1886 as a symbol of prosperity. The fountain was originally located in the Euclid Avenue median near Holt Boulevard. The Frankish Fountain was the second fountain placed on Euclid Avenue. In 1952, the Frankish Fountain was threatened by demolition due to decades of disrepair. The community rallied for its preservation and restoration. The Frankish Fountain was then relocated to the front of Old City Hall in 1983 when the Euclid Avenue rail underpass was constructed.
- 25** Bethel Congregational Church
This 1912 church building is an excellent example of the Gothic Revival style of architecture and is probably the best in the City of Ontario. Significant architectural features include its irregular shaped plan and split stone construction, gables with arched, lancet, stained-glass windows, a central square corner bell tower with decorative vents, and arched lanced entrances. The Harwood stained-glass windows were removed from the congregation's first church building (located on Holt Blvd. and Palm Ave.). Oak pews, paneling, and stair rails adorn the interior along with a 1930 Pilcher organ. The congregation was organized in 1885 by founding members including the Chaffey family.

- 26** Harvester Tractors on display outside of Drew Carriage Co. Established in Ontario in 1902, the Drew Carriage Company Inc. was a carriage manufacturer that later became an automotive paint supplier for DuPont. In the late 1970s, Drew Carriage Company moved from Ontario to Montclair, California. Pictured here are two train car loads of International Harvester tractors on display outside of the Drew Carriage Company. International Harvester tractors were founded in 1902 from Deering Harvesting Company. The introduction of gas powered tractors in Ontario began to change the layout of the citrus groves by adding roads to allow access for these vehicles. The Ontario Town Square is located on the previous Drew Carriage Company site.

THE CITY THAT CHARMS: 1920'S

- 27** W.W. Smith Grocery Built in 1911, this building was first known as W.W. Smith Grocery Store. However, this building is most commonly known as Wight Jeweler. In 1947, Don Wight purchased the jeweler business and oversaw the operations for 66 years until the late 1980s when it closed its doors. This two story Commercial style landmark building was considered a gem to the City of Ontario with all of its ornate architectural detailing. The building housed retail uses on the first floor with offices on the second floor.
- 28** Armstrong Nurseries, 1920 In 1902, Armstrong issued his first catalog using a mailing list he purchased from a defunct nursery. Eventually, Armstrong Nurseries would grow to become a worldwide mail-order business. Along with their mail-order catalog business, Armstrong Nurseries began delivering orders to clients throughout the region by truck.
- 29** Daily Report Building In 1910, Fred E. Unholz launched the Daily Republican which later became the Daily Report. The newspaper was sold to the Allen brothers, Crombie and H.L. and it was renamed The Daily Report. The Daily Report was sold in 1930 to Frank and Jerene Appleby. When Frank died, Jerene Appleby remarried local architect Jay Dewey Harnish. Ms. Appleby Harnish ran the newspaper for nearly thirty years until 1965. The paper was sold and changed names several times over the years. It is known today as the Inland Valley Daily Bulletin.
- 30** Bank of America Building (former Bank of Italy) In 1904, Amadeo Peter Giovannini, along with five other former directors of the Columbus Bank, opened the Bank of Italy to serve the needs of the growing immigrant and working class population. This marketing approach was prosperous and revolutionary. The Bank of Italy was considered the first statewide branch-banking system in the United States. It was during the 1930s, when the name officially changed to Bank of America. This building is located at the northeast corner of B Street and Euclid Avenue adjacent to the Ontario Town Square.

- 31** Granada Theater
- The Granada Theater was built in 1926 of reinforced concrete with a wood truss roof, interior lath and plaster walls, and hardwood floors. The Portland Cement Company considered it one of the prettiest and most artistic buildings in Southern California. The Granada was the second Fox Theater built on the West Coast and was considered one of the "Baby Foxes." In addition to showing motion pictures, it was also used to host a live vaudeville theater. The three-story Emmons Building consists of a movie theater, first floor retail shops, and second and third floor offices. L.A. Smith of Los Angeles was the architect and Frank W. Edwards of Ontario was the builder. The total cost of construction was \$100,000. The Granada Theater/Emmons Building is located at 303 North Euclid Avenue.
- 32** Archie D. Mitchell
- The Ontario Aircraft Corporation was founded in 1923 by Waldo Waterman and Archie Mitchell. Waterman and Mitchell created an airstrip near San Antonio Avenue on land they had leased from the Union Pacific Railroad. They called the airstrip Latimer Field after nearby Latimer Packing House. They built a hanger and started the "Ontario Aircraft Corporation." The Ontario Airport Corporation began as a small landing strip and a few years later the airstrip shifted three miles east to Ontario International Airport's current location.
- In 1914, Mitchell was appointed Ontario City Attorney where he served a 2-year term the first time and then a second term from 1937 until 1947. His second term ended as a result of being elected to the San Bernardino County Superior Court in Ontario. He was the first Ontario native to become a judge on the Superior Court West End.
- 33** Waldo Waterman,
Ontario Aviator
- Waldo Waterman, grandson of California Governor Robert Waterman, was the most experienced of Ontario's early aviators. The Ontario Aircraft Corporation was founded in 1923 by Waldo Waterman and Archie Mitchell. Waterman and Mitchell created an airstrip near San Antonio Avenue on land they had leased from the Union Pacific Railroad. They called the airstrip Latimer Field after nearby Latimer Packing House. They built a hanger and started the "Ontario Aircraft Corporation." The Ontario Airport Corporation began as a small landing strip and a few years later the airstrip shifted three miles east to Ontario International Airport's current location.
- 34** Ontario Fire Department,
1922
- The fire department became part of the city in 1916. In 1922, a new fire station was built on the northeast corner of Euclid Avenue and Transit Street. While new electrical bells were installed, it was reported that the original fire bell was moved to the top of this new building and used in case of emergencies.

- 35** Chamber of Commerce building and members The Chamber of Commerce building and members. The Ontario Chamber of Commerce was established in 1909. Matters of most importance to the group were roads, water, and public parks. Through the years, the Chamber has participated in every phase of Ontario's development. The Ontario Chamber sponsored the Dinner of States which later became the All States Picnic. Eventually, the Chamber served as a networking organization for the business community.
- 36** Hotpoint Clubhouse The Hotpoint Clubhouse was built in 1917 by Earl H. Richardson, founder of the Hotpoint Company and inventor of the Hotpoint Iron. The Craftsman style clubhouse was built by Richardson to provide a social gathering place for his employees. The Clubhouse contained a company store and cafeteria. Classes were also taught in the kitchen to promote its Hotpoint appliances. The Clubhouse was also used as a community facility for dances, weddings and dinners. The Hotpoint Clubhouse was in use until the plant closed in 1982.
- 37** Mrs. Mary Grotholtman House This Craftsman Bungalow home is one of the finest examples of the style in Ontario. The home appears unaltered and is one of the few one-story craftsman bungalows that can be considered an "airplane bungalow." The slope of the roof, the depths of the eaves and the front attic dormer accentuate the sweeping lines reminiscent of early airplanes. This house has all the classic elements of the style including a rock porch and chimney, clapboard siding and tapered porch columns.
- 38** Ford Lunch As automobiles became the preferred method of travel, enterprises that catered to the traveling public such as restaurants, motels, and service stations, sprang up along A Street (now Holt Blvd.). Ford Lunch located on Holt Blvd. and Euclid Avenue became a favorite midway stopping point for the movie stars and celebrities on their way to Palm Springs.
- 39** Ontario, aerial view circa 1920 Euclid Avenue was originally laid out by the Chaffey brothers as one of the main features of their new Model Colony. It was staked out in 1882 and named Euclid because of the admiration George Chaffey had for the Greek mathematician. California Pepper trees were planted between the Palm trees because they grew at a faster rate and would provide adequate landscaping. Euclid Avenue is a State scenic highway and was selected by a committee of landscape architects as one of the world's seven most beautiful boulevards.

BUILDING OF CIVIC PRIDE: 1930'S

- 40** Cucamonga Valley Wine Company
The Cucamonga Valley Wine Co. was established by Italian native Giovanni (John) Vai of Los Angeles. This building and location served as a winery and distillery for the company. Vai had gained wide spread recognition for the high quality El Camino Real and El Camino Rancho wines and brandies. He was also Vice President of Padre Winery (established in 1912) in Cucamonga which is now the Biane winery. In 1937, Vai, who was the sole owner and vintner, purchased the La Fourcade ranch located on Foothill Boulevard and Rochester in Cucamonga along with the 1,000 acre vineyard. The Cucamonga Valley Wine Co. employed over 200 vineyard workers during the vintage season. The Cucamonga Valley Wine Co. is significant to Ontario's history and is representative of the City's viticulture industry that was so once prominent in this region.
- 41** Ontario's second City Hall Building (1936-1979)
In 1910, the City purchased the Ontario Country Club for \$10,000 and used the facility as City Hall until 1934. In 1936, the club building was leveled to make way for a larger City Hall. In 1937, the City Hall was built in the Mediterranean Revival Style. The building's construction was federally funded by Works Project Administration (WPA) and designed by San Bernardino architect, Dewitt Mitcham. The total cost of construction was \$100,000. The building served as Ontario's City Hall until 1979. The building is now home to the Museum of History and Art, Ontario.
- 42** Salvation Army dedication of new facility, May 1, 1932
During the "Great Depression," the Salvation Army relocated to their new quarters at Euclid Avenue and Emporia Street to provide services to those in need. The dedication of the building is pictured here.
- 43** Chaffey High School
In 1933, the Long Beach earthquake hit Ontario, damaging many buildings on the Chaffey High School and Chaffey Junior College campus. The high school buildings were rebuilt with funds from the State Emergency Relief Act (SERA), Public Works Administration (PWA), and Work Projects Administration (WPA). Between 1934 and 1941, several new buildings were constructed on the campus, including the Aeronautics Building (1934), Chaffey Memorial Library and girls' gymnasium (1935); North Hall, South Hall, boys' gymnasium and athletic headquarters, music building, plunge, stadium and bleachers (1937); civic auditorium (1939, named for Gardiner W. Spring); bus/maintenance shop buildings (1940); and second unit of the Aeronautics Building (1941, called the Industrial Arts Building).

- 44** All States Picnic, 1939 The All States Picnic is an Ontario tradition that began in 1939. The picnic is meant to recognize the diversity of Ontario residents and the states they had originally come from. Picnic tables were lined up along the Euclid Avenue median from Hawthorne to E Street with signs for each of the country's 48 states (Hawaii and Alaska did not become states until 1959). The picnic boasted the "World's Longest Picnic Table" according to Ripley's Believe It or Not! The picnic was suspended briefly during World War II and again in 1981 when the number of native Californians began to outnumber those who came from out of state. The picnic was resumed again in 1991 for Ontario's Centennial Anniversary and continues to be held on the 4th of July every year.
- 45** California Theater, Euclid Avenue The single screen California Theater was located on the southeast corner of B Street and Euclid Avenue at 126 N. Euclid Avenue and opened during the 1930s.
- 46** Jay Littleton Ballpark at John Galvin Park Ontario Ballpark, renamed Jay Littleton Ballpark, at John Galvin Park is located at Grove Avenue and 4th Street. The ballpark was built as a SERA (State Emergency Relief Administration) project, started in 1935 and completed in 1937. It was used as the spring training home of the Los Angeles Angels Pacific Coast League until World War II.
- 47** Street Improvements on Euclid Avenue (1935-1943) The gutter improvements pictured here were completed under the Works Project Administration (WPA). The WPA was established under U.S. President Franklin D. Roosevelt's New Deal during the 1930s. This program was intended to be a relief measure for the American people during the Great Depression Era.
- During the first year of the WPA, 550 local residents were employed on projects in Ontario.
- 48** Connie's Corner Union Gas Station Conrad "Connie" Stroh, a grandson of Charles Frankish, owned this well-known service Union Oil Gas Station at the northwest corner of Euclid and Transit. Connie Stroh occupied the corner from 1931 to 1947 and later made it famous by writing a column in the Daily Report called "Connie's Corner" from 1975-1979.
- 49** Associated Telephone Company Ontario Branch of the Associated Telephone Company was located at 132 West "D" Street. The company moved into this building in June 1936
- 50** Torley's Market on A St. (Holt) Torley's Market was located at 416 East "A" (Holt) street. This site was developed in 1930 with Torley's Big Store. The original building is described as having a "large tower" with neons and pull down doors. On New Year's Eve 1935, the building was so severely damaged by a fire that it had to be completely removed. The rebuilt store was larger in size but did not have the same "high tower" as the original. Torley's Big Store appears to be Ontario's first "big box" retail store. In 1976, Torley's Big Store closed its doors.

WORKING TOGETHER FOR VICTORY: 1940'S

- 51** Union Pacific Railroad Station
Pictured here is the train depot located on East State Street. The depot was constructed in 1903, the year that the Salt Lake Route railroad reached Ontario. The Salt Lake Route consisted of a railway connecting Los Angeles and Salt Lake City and was in operation until 1921 when Union Pacific Railroad purchased it. During the war years, the rails were a key element in movement of war production goods. The depot was ultimately demolished in 1977.
- 52** Ostran's Department Store, circa 1930's-1940's
For over fifty years the Ostran's Department Store served Ontarians from the ground floor of this 1908 commercial brick building. It was built by Cleveland & Blocker and designed by architect Ferdinand Davis of Pomona for Mary Ellen Agnew, the original owner. The second floor served as the Agnew Apartments from 1914-1917 and the Victory Apartments from 1945 (est.) to 1974.
- 53** Granada Theater
The Granada was the second Fox Theater built on the West Coast and was considered one of the "Baby Foxes." In addition to showing motion pictures, it was also used to host a live vaudeville theater. The three-story Emmons Building consists of a movie theater, first floor retail shops, and second and third floor offices. L.A. Smith of Los Angeles was the architect and Frank W. Edwards of Ontario was the builder.
- 54** Ontario Post Office
Designed by architect Louis A. Simon, the Post Office is representative of a period where Federal Government sought vigorously to stimulate the economy. Jobs were created through its construction of public buildings. The Post Office is one of only few buildings in Ontario that were constructed by the W.P.A. This was significant because the Federal Government not only wished to create jobs, but also produce buildings of fine character and craftsmanship. The integrity of the Post Office has remained unaltered and is in excellent condition.

In 1942, Nellie Best completed two vividly-colored murals on either side of the lobby depicting the Chaffey Brothers innovative plan for Ontario, the "Model Colony". The mural project was funded through the WPA in partnership with the Section of Fine Arts and the Chaffey Community Art committee (CCA). CCA member Jay Dewey Harnish hired the nationally-acclaimed artist Nellie Best to paint murals.

- | | | |
|-----------|--|--|
| 55 | Frankish Building located on Euclid Avenue, 1940s | The Frankish Building has a first floor retail/office and the Charlemagne Apartments on the second and third stories. It was built in 1916 by Charles Frankish. Charles Frankish moved to Ontario in 1885 and became one of the founders and President of Ontario Land and Improvement Company who purchased the Chaffey Bros. holdings when they left Ontario for Australia. Frankish was instrumental in the installation of the stone curbs, the San Antonio Heights Railroad on Euclid Avenue, installation of the first electric lights in Ontario in 1895, and development of several residential tracts off South Euclid Avenue. The Franking Building is listed on the National Register of Historic Places. |
| 56 | Gemmel's Drug Store | Alexander R. Gemmel owned and operated Gemmel Drugstores for 30 years prior to selling the store to Charles Cummins in February of 1955. Gemmel was an active participant in community affairs as a charter member and past president of the Ontario Rotary Club, Ontario Cemetery Association board, Bank of America board of directors, and Ontario Masonic Lodge No. 31. |
| 57 | Marine ground maneuvers near the Air National Guard base | Marine ground maneuvers near the Air National Guard base located at the Ontario Airport. |
| 58 | Girl Scouts for Victory | During World War II, Girl Scouts efforts and activities were focused on community service and conserving food and clothes to preserve resources for the war efforts. |
| 59 | Works Progress Administration Airport Runways | Construction of the Ontario Airport runway extension in 1941 funded by WPA |
| 60 | United Service Organization (USO) Dance, March 9, 1945 | U.S. Army Air Force 443rd A.A.F. Base Unit/Ontario was housed at the Frankish Building. Elisted men staged an evening's entertainment were soldiers served refreshments while guests danced to an all-solider orchestra. |
| 61 | C.B. Griffeth at Gemmel Pharmacy | Patrons and employees of Gemmel Pharmacy in downtown Ontario gather around the radio on the soda fountain to hear President Franklin Delano Roosevelt's 1941 declaration of war. |

- 62** Edison Electric Appliance Company
- This industrial site is the birthplace of what would become known as the Hotpoint Electric Heating Company. This Company was founded by Ontario pioneer, entrepreneur, and inventor, E.H. Richardson, among other Ontario pioneers, such as M. Richardson, B.C. Sheppard and T.E. Parke. E.H. Richardson was the inventor of many electrical appliances, most notably the electric flatiron. In 1906, the Pacific Electric Heating Company moved its business into the no longer existing Frankish-Stamm building on the corner of Main Street and Lemon Avenue. In 1908, with the help of a Los Angeles based investor named Willis Booth, Richardson changed the name of the business to the Hotpoint Company. It is here where innovative electrical household appliances, such as the famous, Hotpoint Electric Iron, heaters, curling irons, heating pads, and ovens, began to be manufactured. During World War II the production of household products was suspended while the company contributed to the war effort, earning the company the Army-Navy E Award for exceptional performance in war production.

NORTH FACING WALL

THE FUTURE TAKES FLIGHT: 1950'S

- 63** San Bernardino Freeway (I-10) at the Euclid Avenue Bridge and Interchange
- Aerial photograph of the San Bernardino freeway (I-10) looking east. The 1956 Federal Aid Interstate Highway Act authorized the appropriation of funds for the construction of the Interstate Highway System. Federal funding would absorb nearly all of the expense leaving the states responsible for only 10% of the shared construction costs.
- 64** Kaiser Residential Tract
- The Kaiser Tract was built in 1946 by the Kaiser Community Homes Project. The opening of the Kaiser Steel plant in nearby Fontana exacerbated the housing shortage created by lack of construction during WWII. These reasonably priced homes were built not only for Kaiser Steel employees, but for Veterans as well. A partnership between Kaiser Steel industrialist Henry J. Kaiser and physician Sydney Garfield to provide healthcare to Kaiser shipyard workers eventually evolved into what is now Kaiser Permanente. The employees of the Kaiser Fontana steel plant were the first to be able to purchase complete medical coverage for a family of four for \$1.80 a week.
- 65** Hotpoint/General Electric's one millionth iron produced
- The largest single employer in Ontario was the Hotpoint/General Electric plant in Ontario. On November 14, 1956, Ronald Reagan, host of the "General Electric Theater" television program, received the 50-millionth flatiron.
- 66** Home of the All States Picnic sign
- Home of the All States Picnic, Ontario
- 67** First National Bank, Hotel Beverly Building, the Frankish Building and Old Post Office
- Photograph shows the First National Bank, Hotel Beverly Building, the Frankish Building and Old Post Office on Transit and Laurel Streets in 1950. This 1928 commercial building represents one of the best examples of Art Deco architecture in the City. This First National Bank of Ontario paid \$50,000 for its construction. The bank occupied the site from 1903 until 1965. First National Bank of Ontario was founded by some of the founding fathers of Ontario including George Chaffey, N.W. Stowell and Lyman Stewart.

- 68** Euclid Avenue, 1950's Looking north up Euclid Avenue from Holt Blvd.
- 69** Armstrong Nurseries, 1957 Armstrong Nurseries new gift shop on Mountain Avenue in 1957. This Mid-Century building was constructed in the flamboyant Googie style of architecture.
- 70** Market Basket Supermarket at the Ontario Plaza At Mountain Avenue and Fourth Street, the Ontario Plaza expanded with the construction of the Market Basket supermarket. Nearly six blocks of shops and services marked Ontario's transition away from the downtown core and into suburban-style shopping. The Plaza featured many specialty stores including J.M. McDonalds Department store, Lerner's, Thrifty Coffee Shop, Grants, Armstrong Nurseries, Woolworth's, and Ontario Bakery.
- 71** Ontario Police Department, 1940 Ontario Police Department, 1940- in front of auto dealership on Holt Blvd.
- 72** Ontario Sunkist Plant The citrus industry remained the largest employer. Sunkist and its Exchange Orange Products division began to market new types of products that were very profitable.

PROGRESSION IN CHANGING TIMES: 1960'S-1970'S

- 73** Crestview Motor Co. Car Dealership Crestview Motor Co. Car Dealership located on Holt Blvd. Ontario, 1962 for new cars and complete car service.
- 74** General Electric Aircraft Apparatus Service Shop, Ontario International Airport Providing service for General Electric aircraft apparatus, turbojet engine repair and overhaul, aircraft electrical systems, engine accessories, aircraft instruments, and superchargers...the Aircraft Service Shop of General Electric Company played a vital role in keeping the nation's military and civilian jets flying. Under the direction of manager L A. Beck, the shop's 325 employees were specially trained to the exacting requirements of their field. Located at the Ontario International Airport, the Aircraft Service Shop was easily accessible to all southland airframe manufacturers which enabled the shop to give fast service on new equipment and modification and repair of used equipment for the new "jet age".
- 75** City Hall Building City Hall Building was constructed in the Brutalism style of architecture in 1979
- 76** California Jam Music Festival CALIFORNIA JAM (1974) and California Jam II (1978) were held at Ontario Motor Speedway in Ontario and became known as "Cal Jam" and "Cal Jam II." Both outdoor music festivals were televised on ABC Television and attracted nearly 250,000 fans. Cal Jam performers included Seals & Crofts, Rare Earth, Black Oak Arkansas, Earth Wind & Fire, The Eagles / Jackson Browne, Black Sabbath, Deep Purple, Emerson Lake & Palmer, Rubicon, Bob Welch, Frank Marino & Mahogany Rush, Dave Mason, Santana, Heart, Foreigner, Ted Nugent, and Aerosmith.

- | | | |
|-----------|--|--|
| 77 | Euclid Avenue | North view of southbound Euclid Avenue and F Street |
| 78 | All States Picnic Parade | All States Picnic Parade, July 4 th |
| 79 | Royal Tahitian at Whispering Lakes Golf Course | The 1961 construction of the 250-acre Whispering Lakes Country Club, located on Riverside Drive, included an 18-hole par-three course landscaped with 15 lagoons, tropical plants, palm, trees, and bamboo grass fences. The Royal Tahitian, a Polynesian inspired design, served as the Clubhouse and featured an extensive banquet facility and restaurant that accommodated 1,700 people, and an outdoor concert area. Numerous events, luaus, dances, and dinner shows were held at the Royal Tahitian some highlight shows were Louis Armstrong, the Four Tops, James Brown, Martha and the Vandals, Ray Charles, Ella Fitzgerald, and Johnny Rivers. |
| 80 | Ontario International Airport, 1968 - passenger terminal | Ontario International Airport, 1968 - passenger terminal |
| 81 | Suburban residential development | Typical suburban single family residential neighborhood development in Ontario |
| 82 | Ontario International Airport - Passenger building | Ontario International Airport - Passenger building constructed in 1960 |
| 83 | Ontario International Airport, 1961 | Los Angeles bound flight finds itself landing at Ontario Airport due to fog. These Boeing 707's flown by TWA were among the first jets to land at Ontario International Airport during these alternative operations. |
| 84 | California 500 Race at the Ontario Motor Speedway, September 6, 1970 | The Ontario Motor Speedway was home to the First California 500 Race. The 2.5 mile oval shaped track opened in 1970 and was demolished in 1983. |

HUB FOR COMMERCE: 1980'S

- | | | |
|-----------|--------------------------|---|
| 85 | The Ontario Hilton Hotel | The Hilton Hotel was built in 1983 and was the only full service hotel east of Vineyard Avenue and north of the San Bernardino Freeway. The hotel accommodated social and business visitors alike with 309 rooms and over 15,000 square feet. |
| 86 | Red lion Inn | Constructed in the 1980s, this "hacienda" style designed hotel features large rooms, pool area, and a convention conference center. |

- 87** CentreLake Plaza Office Building Located within the 70-acre CentreLake Specific Plan area, this three story building was constructed for offices. The CentreLake master planned business park is a multi-use area that includes opportunities for offices, retail shops, hotels, and restaurants and features landscaped pedestrian walkways and two lakes.
- 88** UPS Cargo at ONT In 1987, the United Parcel Service (UPS) became the first package delivery company in history to service every address in the United States.
- 89** Frankish Fountain The Frankish Fountain was relocated to the front of Old City Hall in 1983 when the Euclid Avenue rail underpass was constructed.
- 90** 84' Olympic Torch The 1984 Summer Olympics torch relay was run from May 7 until July 28, prior to the opening of the 1984 Summer Olympic Games in Los Angeles. The route covered around 9,300 miles across the United States and involved over 3,600 torchbearers. The torch passed thru Ontario along Euclid Avenue on June 23, 1984.
- 91** Empire Towers I, located in the Ontario Center Empire Towers is a premier office campus development that will ultimately contain approximately 500,000 square feet of Class "A" office space in multiple buildings. The campus features pedestrian pathways, secluded seating areas, fountains and artwork. Adjoining the project to the east is an extensively landscaped plaza encompassing over seven acres.
Empire Towers I is a Class "A", nine (9) story steel frame office building totaling approximately 180,000 square feet. The typical floor plate is approximately 25,000 square feet.
- 92** CentreLake Plaza Office Building Located within the 70-acre CentreLake Specific Plan area, this three story building was constructed for offices. The CentreLake master planned business park is a multi-use area that includes opportunities for offices, retail shops, hotels, and restaurants and features landscaped pedestrian walkways and two lakes.
- 93** Creekside Village Creekside Village, a 410- acre residential specific planned community, was constructed in 1980. Creekside features approximately 2,600 living units, offers a variety of housing type, pedestrian paths, landscaped open space, community recreational acres, and a lake amenity.
- 94** California Commerce Center California Commerce Center at Ontario is a 3,400 acre master planned business park. At the time, it was the largest in the Inland Empire and the second largest in Southern California.
- 95** Creekside Single Family Home Creekside Village opened in 1982.
- 96** BMW BMW of North America opened their 207,000 square foot parts distribution center in the California Commerce Center in 1987.

CREATING REGIONAL DESTINATIONS: 1990'S

- | | | |
|------------|--|---|
| 97 | Scandia | Scandia is a family fun center with arcade games, rides, miniature golf, bumper boats, go karts, and batting cages. |
| 98 | Archibald Ranch | At the southeast corner of Archibald Avenue and Riverside Dr., within the Chino Agricultural Preserve, 370 acres of land were annexed into the City of Ontario in 1986. The development of a 982,000 square foot retail center and residential units occurred during the early 1990s. |
| 99 | Ontario Convention Center | Built in 1997, the Ontario Convention Center has 225,000 square feet of flexible meeting and exhibit space, including a 70,000-square-foot Exhibit Hall and a 20,000-square-foot Ballroom. The state-of-the-art center also offers the latest in audiovisual technology as well as Wi-Fi, Internet, DS3, VOIP and video conferencing. |
| 100 | Inland Valley Street Rods Rally and Cruise | The first "Rally and Cruise" car show on Euclid Avenue was in 1993. This event is open to any year Harley Davidson and pre-1975 Cars & Trucks, Antiques, Street Rods, Muscle Cars, Classics and Special Interest Vehicles. As part of this fundraising event, the Kiwanis Club of Ontario hosts a pancake breakfast. |
| 101 | Ontario Auto Center | During the late 1980s, "auto malls" became increasingly popular in the Inland Empire revolutionizing the way locals purchased autos due to ease of accessibility and high visibility for shoppers. By 1990, over 100 acres of land was dedicated to the Ontario Auto Center with seventeen dealerships. |
| 102 | Christmas on Euclid | The "Christmas on Euclid" annual Festival includes a classic car show, food purveyors, artisans, health practitioners, independent businesses, local schools, and non-profit organizations. Over 100 regional artisans show their handcrafted products at Christmas on Euclid and entertainment includes live music, holiday performances, demonstrations, and various children's activities. The centerpiece to this event features a nativity scene display sculpted by the world-renowned artist Rudolph Vargas. The first two scenes were placed on display in 1959 and were completed in 1976. Vargas or "Maestro," as referred to by his fellow sculptors, refused to create similar displays for other cities making this piece of art truly one of a kind. This premier Winter Festival draws approximately 30,000 people annually from the immediate area and the larger Inland Empire region. |
| 103 | Toyota Distribution Center | Toyota operates a 500,000-sq.-ft. parts distribution center within the 1993 Toyota/Ontario Business Park Specific Plan area. The company picked the location primarily for port access, since most of its inventory is imported via the Pacific Ocean, according to Ed Huante, national manager of the company's North American Part Center California. In addition to port proximity, Toyota was drawn to Ontario's access to major interstate highways, rail, and a large commercial airport. |

- | | | |
|------------|---|---|
| 104 | Ontario Convention Center | Built in 1997, the Ontario Convention Center has 225,000 square feet of flexible meeting and exhibit space, including a 70,000-square-foot Exhibit Hall and a 20,000-square-foot Ballroom. The state-of-the-art center also offers the latest in audiovisual technology as well as Wi-Fi, Internet, DS3, VOIP and video conferencing. |
| 105 | Dairy Farms | In 1998, Ontario's Sphere of Influence, commonly referred to as the "Ag Preserve," was annexed into the City of Ontario and dedicated as the "New Model Colony." The 8,200 acre of land was the last significant underdeveloped area in the San Bernardino valley. In 1993, the San Bernardino Board of Supervisors voted to consider dissolving the Ag Preserve status, thus paving the way for the transition of agricultural uses to other locations and the ultimate development of the area within an urban setting. |
| 106 | LA/Ontario International Twin Terminals | Ground breaking for LA/Ontario International twin terminals was in 1995. Each terminal is 265,000 square feet, for a total of 530,000 square feet and can accommodate up to 10 million passengers annually. |
| 107 | Empire Corporate Center | The 80,000 square foot multi-story office building is located in the Ontario Center. |
| 108 | Ontario Mills Mall | The 1.7 million-square-foot Ontario Mills is Southern California's largest outlet shopping mall and entertainment center with two movie theaters including a state-of-the-art IMAX theaters. Ontario Mills was constructed in 1996 and located where the parking lot was for the Ontario Motor Speedway. |

COMMITMENT TO COMMUNITY: 2000'S

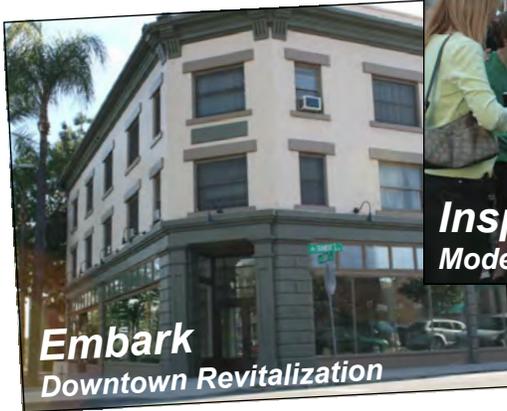
- | | | |
|------------|----------------------------------|--|
| 109 | Ontario Police Station | In 2005, a 165,840 sq. ft. commercial building, formerly a FEDCO retail store building, was retrofitted for the City of Ontario's Police Department. |
| 110 | Cinco De Mayo Celebration | Celebration event at DeAnza Park |
| 111 | Recreation and Community Service | Ontario Recreation & Community Services' Summer Day Campers engaged in outdoor play at Westwind Park |
| 112 | Ontario Fire Department | The Ontario Fire Department currently has eight stations, which are comprised of eight 4-man paramedic engine companies and two 4-man truck companies. The Department responds to more than 15,000 calls per year serving and protecting a city population of approximately 173,000. |
| 113 | Ovitt Community Family Library | After extensive remodeling, the Ovitt Community Family Library re-opened in 2006. |

- 114** New Model Colony Aerial The New Model Colony encompasses 8,200 acres and offers a diversity of 30,000 homes, several million square feet of retail and commercial uses (including offices and industrial/business parks and two major power retail centers), a bounty of recreational and sports facilities, schools, a large village green, a public library, and miles of local and regional trails.
- 115** Edenglen Home The first community in the "New Model Colony." The Edenglen community is planned to have a total of 542 homes built by two of southern California's finest homebuilders, Brookfield Homes and Standard Pacific Homes
- 116** 2009 Ontario Airport Towers A 150,000 sq. ft., six-story Class A office building and two, one-story retail buildings, totaling 10,500 sq. ft. on 15.1 acres, at the northeast corner of Archibald Avenue & Guasti Road.
- 117** 9-11 Remembrance day The community, along with the Ontario Police and Ontario Fire Departments, honor those who died during the September 11, 2001 terrorist attacks on the United States.
- 118** Kaiser Permanente Ontario Medical Center Located on a 28-acre, master-planned campus, Kaiser Permanente's Ontario Vineyard Medical Center includes a medical office building, a new central plant and IT building, a surgery center, and a hospital support building. The campus includes a four-story medical office building over a basement level radiation therapy center which houses linear accelerators, a CT scan machine and a Ximatron.
- 119** Fourth of July Parade on Euclid Fourth of July Parades on Euclid Avenue are a long standing tradition. The earliest record of the Fourth of July Parade on Euclid Avenue is 1895.
- 120** Air Force One flies over Ontario and SetONTFree Logo President George W. Bush arrives in Air Force One at the Ontario International Airport on August 30, 2005. The President later spoke at the James L. Bruttle Senior Center in Rancho Cucamonga.
- 121** Ontario Town Square Apartments on Holt A \$200 million project, developed by J.H. Snyder, encompasses a 12-city-block area featuring a high quality, pedestrian-oriented development with nearly 800 housing units, including senior housing, and 80,000 square feet of ground floor retail, a community park and restaurants.
- 122** Citizen's Business Bank Arena On October 16, 2008, Ontario celebrated the Grand Opening of the City-owned 11,000-seat Citizens Business Bank Arena. The state-of-the-art arena includes 9,500 fixed seats with additional "portable" seating risers to accommodate capacities of 11,089 for concerts, 9,736 for ice hockey and 10,832 for basketball. The 225,000 square foot venue also features 36 suites located on two levels and a continuous concourse hosting a variety of refreshment stands and merchandise kiosks, a VIP club and other fan

amenities. Citizens Business Bank Arena is home to Ontario Reign, a proud affiliate of the Los Angeles Kings.

123 Kids at play at the
Ontario Soccer Park

The 20-acre Ontario Soccer Park was opened in 2009. It features synthetic turf tournament sized fields, adult and junior sized turf fields, concession stands, restrooms, and picnic shelter and tables, parking lot, and greenbelt areas.



Embark
Downtown Revitalization



Inspire
Model Colony Awards Program



Engage
Neighborhood Walking Tours

The City of Ontario invites you
to join us for the
14th Annual Model Colony Awards
June 3, 2014



“New Age of Preservation: Embark, Inspire, Engage”

The Ontario City Council is proud to present the **14th Annual Model Colony Awards** recognizing and celebrating the community’s achievements in the areas of preservation, restoration, and rehabilitation. Please join us for this special ceremony on:

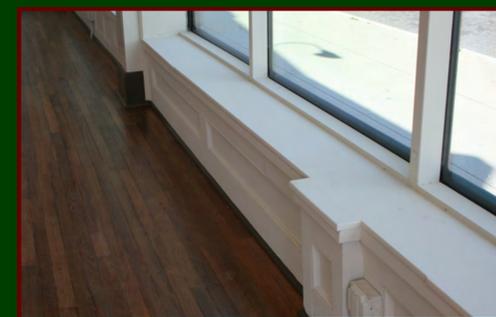
Tuesday, June 3, 2014 at 6:30 p.m.
Ontario City Hall, Council Chambers
303 East B Street
Ontario, CA 91764



THE REHABILITATION AWARD



THE FRANKISH BUILDING, LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, WAS BUILT IN 1916 BY CHARLES FRANKISH, AN EARLY PROMINENT ONTARIO PROMOTER AND DEVELOPER. THE BUILDING INCORPORATES CHARACTERISTICS OF THE SECOND RENAISSANCE REVIVAL STYLE OF ARCHITECTURE FEATURING ELEMENTS INSPIRED BY THE ITALIAN RENAISSANCE. THE BUILDING IS CONSTRUCTED WITH REINFORCED CONCRETE, PRECAST CONCRETE BLOCKS CALLED ART STONE, CEMENT PLASTER, AND GLAZED WHITE BRICK. LARGE PLATE GLASS WINDOWS SEPARATED BY COLUMNS, EMBELLISH THE FIRST FLOOR, AND A RECESSED COURT AT THE REAR OF THE BUILDING. THE HOUSING AUTHORITY OF SAN BERNARDINO COUNTY PURCHASED THE COMMERCIAL AND RESIDENTIAL MIXED-USE BUILDING SEVERAL YEARS AGO TO PROVIDE AFFORDABLE HOUSING AND TO LEASE THE GROUND FLOOR RETAIL SPACE. THE REHABILITATION OF THE FIRST FLOOR INTO TWO LEASE SPACES INTEGRATED THE RESTORATION OF MANY OF THE BUILDING'S ORIGINAL FEATURES. THE TIN CEILING WAS RESTORED AND REPAINTED, THE HARDWOOD FLOORS WERE REFURBISHED AND THE MOLDING WAS PAINTED. THE COLUMNS IN BOTH SPACES WERE ALSO UPDATED WITH MOLDING TO MATCH THE EXISTING MOLDING.



THE FRANKISH BUILDING ~ 200 SOUTH EUCLID AVENUE



THE REHABILITATION AWARD



THIS MEDITERRANEAN REVIVAL STYLE, FOUR DWELLING UNIT APARTMENT HOUSE WAS CONSTRUCTED FOR MRS. DEE GHOLSON IN 1922. PRIOR TO THE MOST RECENT OWNERSHIP, THE PROPERTY HAD UNDERGONE EXTENSIVE NON-PERMITTED CONSTRUCTION INCLUDING CONVERSION OF ONE UNIT TO A COMMERCIAL USE AND A GARAGE CONVERSION.

DURING THE REHABILITATION, A SIGNIFICANT EFFORT WAS MADE TO PRESERVE MANY OF THE BUILDING'S ORIGINAL FEATURES, INCLUDING THE MULTI-PANELED FRENCH DOORS AND SEVERAL DOUBLE-HUNG WINDOWS. THE EXTERIOR OF THE BUILDING WAS REPAINTED IN A COMPLIMENTARY COLOR SCHEME AND ALL WINDOWS, TRIM, AND FRAMES WERE REPAIRED AND REPAINTED. THE

INTERIORS WERE REMODELED RESTORING FOUR RESIDENTIAL UNITS. NEW KITCHEN AND BATHROOM CABINETS, COUNTER TOPS AND FIXTURES, NEW CARPET AND FLOORING, AS WELL AS NEW LIGHTING FIXTURES AND WINDOW COVERINGS WERE INSTALLED. HISTORIC INTERIOR DOORS AND HARDWARE BASEBOARDS, AND MOLDING WERE REUSED AND REFURBISHED.

MRS. DEE GHOLSON APARTMENT HOUSE ~ 621 NORTH EUCLID AVENUE



THE REHABILITATION AWARD



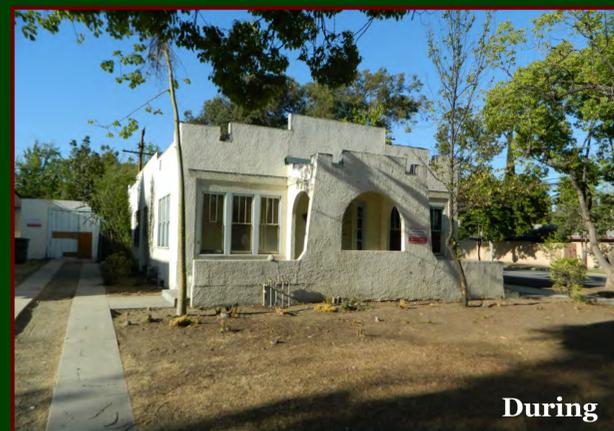
THE ONTARIO POWER CO. BUILDING HAS BEEN ASSOCIATED WITH MANY COMPANIES AND AGENCIES SIGNIFICANT TO ONTARIO'S HISTORY, INCLUDING THE ONTARIO ELECTRIC COMPANY, THE ONTARIO POLICE DEPARTMENT AND THE WEST END SYMPHONY ORCHESTRA. MOST RECENTLY, THE ONTARIO POWER CO. BUILDING HAS BEEN HOME TO THE CHAFFEY COMMUNITY MUSEUM OF ART. THE MUSEUM STAFF HAS ENJOYED LEARNING ABOUT AND EMBRACING THE HISTORY OF THE BUILDING. THEY HAVE FOUND CREATIVE SOLUTIONS TO ADAPTIVELY REUSE THE BUILDING AS AN ART GALLERY WHILE MAINTAINING THE ORIGINAL FEATURES, SUCH AS INSTALLING SOLAR SCREENS ON THE WINDOW INTERIOR TO FILTER ULTRAVIOLET RAYS AND PROTECT THE ART WORK. THE DROPPED CEILING THROUGHOUT MOST OF THE BUILDING WAS REMOVED TO OPEN UP THE SPACE AND TRULY SHOWCASE THE WORK WITHIN.



THE ONTARIO POWER CO. BUILDING ~ 217 SOUTH LEMON AVENUE



THE RESTORATION AWARD



AFTER SEVERAL YEARS OF NEGLECT AND DISREPAIR, THIS HISTORIC PROPERTY ENTERED INTO RECEIVERSHIP IN 2013. THE RESTORATION PROJECT INCLUDED EXTENSIVE INTERIOR AND EXTERIOR IMPROVEMENTS THAT ACCENTUATE THE ORIGINAL ARCHITECTURAL DETAILS. THE KITCHEN WAS BROUGHT BACK TO ITS ORIGINAL BEAUTY AND FEATURES DRAWERS AND PANTRY SHELVES WITH VENTS. THE FRONT, BACK, AND SIDE YARDS AND PARKWAYS WERE IMPROVED WITH IRRIGATION AND THE ORIGINAL HOLLYWOOD DRIVEWAY WAS RESTORED WITH NEWLY INSTALLED GRASS.

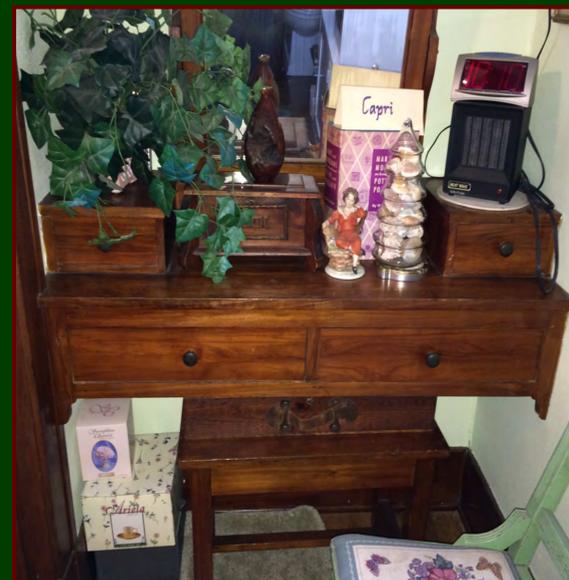
THE CARRIE PEOPLES HOUSE ~ 427 EAST J STREET



THE AWARD OF MERIT



THIS MEDITERRANEAN REVIVAL STYLE HOUSE WAS BUILT IN 1924 BY FRED J. GIMBY, ONE OF THE ROSEWOOD COURT DEVELOPERS. FOR NEARLY FIFTY YEARS, THE STEWART FAMILY HAS WORKED TO KEEP THE CHARACTER OF THE HOUSE BY PRESERVING AND MAINTAINING MANY OF THE HOME'S UNIQUE FEATURES. THE LIVING ROOM FEATURES A FIREPLACE WITH DISTINCTIVE BACHELDER STYLE TILE. ALL OF THE FIXTURES, HANDLES AND HARDWARE THROUGHOUT THE HOME ARE ORIGINAL. ALL OF THE NATURAL WOOD IN THE HOME, INCLUDING FLOORS, BASE BOARDS, MOLDING, TRIM, DOORS, AND CABINETS HAVE NEVER BEEN PAINTED. THE BATHROOM WAS RECENTLY RENOVATED DURING WHICH THE BATHROOM FLOOR WAS REPLACED WITH PORCELAIN HEXAGON TILES TO REPLICATE THE ORIGINAL ROSETTE DESIGN.



THE WILLIAM A. McCONNELL HOUSE ~ 117 EAST J STREET