

**ONTARIO CITY COUNCIL
ONTARIO HOUSING AUTHORITY
MINUTES
DECEMBER 16, 2014**

JOINT MEETINGS

Regular meetings of the Ontario City Council and Ontario Housing Authority were held on Tuesday, December 16, 2014 at the Ontario City Hall, 303 East B Street, Ontario, California.

CLOSED SESSION

The Mayor called the City Council/Housing Authority meetings to order at 6:06 p.m., and inquired whether persons were present who wished to speak to a Closed Session item. Hearing none, he noted that members were present except for Council Member Avila who arrived at 6:11 p.m. and Council Member Bowman who arrived at 6:16 p.m. and thereupon adjourned to Closed Session for discussion as follows:

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN: 1048-551-01 through 1048-551-09, 1048-552-13 through 1048-552-19, 1048-553-01, 1048-553-05 through 1048-553-15; 110-128 North Euclid Avenue, 115-127 East Holt Boulevard, 115 North Lemon Avenue, 116 East "C" Street, 116 East "D" Street, 127 East "C" Street, 200-240 North Euclid Avenue, 275 North Lemon Avenue, 308 North Euclid Avenue, 334 North Euclid Avenue; City/Authority Negotiator: Al C. Boling or his designee; Negotiating parties: Pacific Development Group II, a California general partnership; Under negotiation: Price and terms of payment.
- GC 54956.9 (d)(2), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION: *One case.*
- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: *City of Ontario v. City of Los Angeles, Los Angeles World Airports, and Los Angeles Board of Airport Commissioners, RIC 1306498.*

CALL TO ORDER – OPEN SESSION

The Mayor called the City Council/Housing Authority meetings to order at 6:31 p.m., and requested the City Clerk call the roll.

PRESENT:	Mayor/Chairman	Paul S. Leon
	Mayor pro Tem/Vice Chairman	Alan D. Wapner
	Council/Authority Members:	Jim W. Bowman, Debra Dorst-Porada and Paul Vincent Avila

ABSENT: None

Also present were City Manager/Executive Director Al C. Boling, Assistant City Attorney/Legal Counsel Thomas Rice and City Clerk/Secretary Mary E. Wirtes.

The Pledge of Allegiance was led by Council Member Avila.

In the absence of *Pastor Ezequiel Salazar*, Montecito Baptist Church, Mayor Leon called for a volunteer from the audience. The Invocation was offered by *Tim Vande Griend*.

CLOSED SESSION REPORT

Assistant City Attorney Rice reported three items were discussed in Closed Session and no reportable actions were taken.

PUBLIC COMMENT

Wendy Hamilton, thanked City Council for the Special City Council Meeting held on December 9, 2014 and asked for an update regarding the SCE Tehachapi Renewable Transmission Project.

John G. Johnson, thanked City Council for their support to remove the Edison towers adjacent Archibald Ranch.

Peggi Hazlett, gave an update on the Ontario Chamber of Commerce's upcoming events.

Tom Burciaga, congratulated Police Chief Hopley on his retirement and offered him a plaque as a token of their appreciation on behalf of Our Lady of Guadalupe Church.

Don Tisor, thanked City Council and staff for the Special City Council Meeting held on December 9, 2014 and wished all Happy Holidays.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Boling indicated there were no announcements.

SPECIAL CEREMONIES

RECOGNITION OF POLICE CHIEF RETIREMENT

City Manager Boling announced the retirement of Police Chief Hopley and gave a brief review of Chief Hopley's career. City Council Members individually commended Chief Hopley and presented him with the Key to the City and wished him a happy retirement.

SWEARING IN OF POLICE CHIEF

Mayor Leon introduced Bradford Kaylor and City Clerk Wirtes administered the Oath of Office.

Meeting recessed at 7:05 p.m.

Meeting reconvened at 7:14 p.m.

CONSENT CALENDAR

MOTION: Moved by Council Member Bowman, seconded by Council Member Dorst-Porada to approve the Consent Calendar items as recommended.

1. APPROVAL OF MINUTES

Approved Minutes for the regular meeting of the City Council and Housing Authority of November 18, 2014, as on file in the Records Management Department:

2. BILLS/PAYROLL

Approved **Bills** in the amount of \$13,144,717.95 for the period from November 2, 2014 through November 15, 2014 and **Payroll** in the amount of \$3,301,634.66 for the period of November 2, 2014 through November 15, 2014, when audited by the Finance Committee.

3. A RESOLUTION APPROVING PARCEL MAP NO. 19563 FOR SUBDIVISION OF LAND AT THE NORTHEAST CORNER OF JURUPA STREET AND HOFER RANCH ROAD

City Council adopted a resolution approving Parcel Map No. 19563 for subdivision of land purposes, located at the northeast corner of Jurupa Street and Hofer Ranch Road within the Airport Business Park (Hofer Ranch) Specific Plan area.

RESOLUTION NO. 2014-120 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING PARCEL MAP NO. 19563 FOR SUBDIVISION OF LAND PURPOSES, LOCATED AT THE NORTHEAST CORNER OF JURUPA STREET AND HOFER RANCH ROAD.

4. REJECTION OF BIDS RECEIVED FOR SOUND INSULATION OF 56 HOUSES UNDER THE ONTARIO QUIET HOME PROGRAM

City Council rejected all bids received in connection with Contract No. P150-1415-02 for the sound insulation of 56 houses under the Ontario Quiet Home Program.

5. AN ORDINANCE LEVYING SPECIAL TAXES WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 - SERVICES)

City Council considered and adopted an ordinance authorizing the levy of special taxes within City of Ontario Community Facilities District No. 19 (Countryside Phase 1 - Services). First reading and introduction took place at a public hearing on December 2, 2014.

ORDINANCE NO. 3007 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 - SERVICES).

6. AMENDMENTS TO THREE AGREEMENTS WITH INLAND EMPIRE UTILITIES AGENCY AND JURUPA COMMUNITY SERVICES DISTRICT RELATED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA'S CHINO BASIN DRY YEAR YIELD PROGRAM/INLAND EMPIRE UTILITIES AGENCY/JURUPA COMMUNITY SERVICES DISTRICT

City Council approved and authorized the City Manager to execute amendments to three existing agreements, subject to non-substantive changes, with the Inland Empire Utilities Agency (IEUA) and with the Jurupa Community Services District (JCSD) for the Chino Basin Dry Year Yield Program.

7. AN ORDINANCE AMENDING CHAPTER 19 TO TITLE 4 OF THE ONTARIO MUNICIPAL CODE RELATING TO ROTATIONAL TOWING SERVICES

City Council considered and adopted an ordinance amending Chapter 19 to Title 4 of the Ontario Municipal Code, regarding the regulation of rotational towing services. First reading and introduction took place at a public hearing on December 2, 2014.

ORDINANCE NO. 3008 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING SECTION 4-19 OF THE ONTARIO MUNICIPAL CODE, RELATING TO ROTATIONAL TOWING SERVICES.

MOTION UNANIMOUSLY CARRIED. The Mayor/Chairman declared Resolution No. 2014-120 and Ordinance Nos. 3007 and 3008 unanimously adopted.

END OF JOINT CONSENT CALENDAR

PUBLIC HEARINGS

8. A PUBLIC HEARING TO CONSIDER AN INTERIM URGENCY ORDINANCE PROHIBITING THE ISSUANCE OF BUSINESS LICENSES TO MASSAGE ESTABLISHMENTS

City Council adopted an interim urgency ordinance placing a temporary moratorium on the issuance of business licenses for massage establishments.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

The Mayor opened the public hearing, seeing no one requesting to be heard, the public hearing was closed. There were no written communications.

ORDINANCE NO. 3009 AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TEMPORARILY PROHIBITING THE ISSUANCE OF BUSINESS LICENSES OR OTHER PERMITS OR ENTITLEMENTS FOR MASSAGE ESTABLISHMENTS.

MOTION: Moved by Mayor pro Tem Wapner, and seconded by Council Member Dorst-Porada and unanimously carried to adopt Ordinance No. 3009.

9. A PUBLIC HEARING TO CONSIDER RESOLUTIONS APPROVING ADOPTION OF THE CITY OF ONTARIO COMMUNITY CLIMATE ACTION PLAN

City Council adopted a resolution approving an Addendum to The Ontario Plan Certified Environmental Impact Report (SCH #2008101140) analyzing the environmental effects of the project pursuant to State CEQA Guidelines Section 15164; and adopted a resolution approving the Community Climate Action Plan.

RESOLUTION NO. 2014-121 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ONTARIO PLAN CERTIFIED ENVIRONMENTAL IMPACT REPORT (SCH #2008101140) FOR THE COMMUNITY CLIMATE ACTION PLAN, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

RESOLUTION NO. 2014-122 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE COMMUNITY CLIMATE ACTION PLAN, AN IMPLEMENTATION COMPONENT OF THE ONTARIO PLAN SUPPORTING THE ENVIRONMENTAL IMPACT REPORT (SCH #2008101140).

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

The Mayor opened the public hearing, seeing no one requesting to be heard, the public hearing was closed. There were no written communications.

MOTION: Moved by Council Member Dorst-Porada, and seconded by Council Member Bowman and unanimously carried to adopt Resolution Nos. 2014-121 and 2014-122.

10. **A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT (FILE NO. PGPA13-007) TO REVISE THE LAND USE ELEMENT OF THE ONTARIO PLAN-POLICY PLAN, EXHIBITS LU-01 OFFICIAL LAND USE PLAN AND LU-03 FUTURE BUILDOUT TO: (1) CHANGE THE LAND USE DESIGNATION FOR 83.88 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF EUCALYPTUS AVENUE AND ARCHIBALD AVENUE FROM OFFICE COMMERCIAL, BUSINESS PARK AND INDUSTRIAL TO LOW DENSITY RESIDENTIAL (2.1 – 5 DU/AC); AND (2) MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES (APN: 0218-271-11 AND 19)**

City Council adopted a resolution approving an addendum to the Subarea 29 Specific Plan Environmental Impact Report (SCH #2004011009) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines Section 15164; and adopt a resolution approving General Plan Amendment (File No. PGPA13-007) revising the Land Use Element of the Policy Plan (General Plan), Exhibits LU-01 Official Land Use Plan and LU-03 Future Buildout table.

RESOLUTION NO. 2014-123 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE SUBAREA 29 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2004011009), ADOPTED FOR FILE NO. PSP03-003, PREPARED FOR FILE NO. PGPA13-007 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 0218-271-11 AND 19.

RESOLUTION NO. 2014-124 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA13-007, THE THIRD GENERAL PLAN AMENDMENT FOR CALENDAR YEAR 2014, TO REVISE THE LAND USE ELEMENT OF THE POLICY PLAN, EXHIBIT LU-01 OFFICIAL LAND USE PLAN AND EXHIBIT LU-03 FUTURE BUILDOUT FOR 83.88 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF EUCALYPTUS AVENUE AND ARCHIBALD AVENUE FROM OFFICE COMMERCIAL, BUSINESS PARK AND INDUSTRIAL TO LOW DENSITY RESIDENTIAL (2.1-5 DU/AC), AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0218-271-11 AND 19.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

The Mayor opened the public hearing, seeing no one requesting to be heard, the public hearing was closed. There were no written communications.

MOTION: Moved by Council Member Bowman, and seconded by Council Member Dorst-Porada and unanimously carried to adopt Resolution Nos. 2014-123 and 2014-124.

11. **A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT TO REVISE THE LAND USE ELEMENT OF THE ONTARIO PLAN-POLICY PLAN, EXHIBITS LU-01 LAND USE PLAN AND LU-03 FUTURE BUILDOUT TO: (1) CHANGE THE LAND USE DESIGNATION FROM OFFICE COMMERCIAL TO BUSINESS PARK FOR 27 PARCELS TOTALING APPROXIMATELY 52 ACRES GENERALLY LOCATED ON THE NORTH SIDE OF GUASTI ROAD BETWEEN HAVEN AND MILLIKEN AVENUES; AND (2) MODIFY THE FUTURE BUILDOUT TABLE TO BE CONSISTENT WITH THE LAND USE DESIGNATION CHANGES; AND A ZONE CHANGE REQUEST FROM M3 (GENERAL INDUSTRIAL) TO M1 (LIMITED INDUSTRIAL) TO CREATE CONSISTENCY BETWEEN THE ZONING AND THE PROPOSED GENERAL PLAN LAND USE DESIGNATION AMENDMENT**

City Council adopted a resolution approving an addendum to The Ontario Plan (TOP) Environmental Impact Report (SCH #2008101140) adopted by City Council on January 27, 2010; adopt a resolution approving a General Plan Amendment (File No. PGPA14-001) revising the Land Use Element of the Policy Plan (General Plan), Exhibits LU-01 Official Land Use Plan and LU-03 Future Buildout table to change the land use designation from Office Commercial to Business Park for 27 parcels totaling approximately 52 acres generally located on the north side of Guasti Road between Haven and Milliken Avenues; and introduce and waive further reading of an ordinance approving a Zone Change (File No. PZC14-001) from M3 (General Industrial) to M1 (Limited Industrial) to create consistency between the zoning and the proposed General Plan land use designation amendment.

RESOLUTION NO. 2014-125 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE CERTIFIED THE ONTARIO PLAN (TOP) ENVIRONMENTAL IMPACT REPORT (SCH #2008101140) FOR FILE NOS. PGPA14-001 AND PZC14-006 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 0210-212-17, 20, 24, 26-39, 42-49 AND 53-54.

RESOLUTION NO. 2014-126 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA14-001, THE THIRD GENERAL PLAN AMENDMENT FOR CALENDAR YEAR 2014, TO REVISE THE LAND USE ELEMENT OF THE POLICY PLAN, EXHIBIT LU-01 OFFICIAL LAND USE PLAN AND EXHIBIT LU-03 FUTURE BUILDOUT FROM OFFICE-COMMERCIAL TO BUSINESS PARK FOR 27 PARCELS TOTALING APPROXIMATELY 52 ACRES, GENERALLY LOCATED ON THE NORTH SIDE OF GUASTI ROAD BETWEEN HAVEN AND MILLIKEN AVENUES, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0210-212-17, 20, 24, 26-39, 42-49 AND 53-54.

ORDINANCE NO. 3010 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC14-006, A ZONE CHANGE REQUEST TO CHANGE THE ZONING DESIGNATION FROM M3 (GENERAL INDUSTRIAL) TO M1 (LIMITED INDUSTRIAL) FOR 27 PARCELS TOTALING APPROXIMATELY 52 ACRES, GENERALLY LOCATED ON THE NORTH SIDE OF GUASTI ROAD BETWEEN HAVEN AND MILLIKEN AVENUES, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 0210-212-17, 20, 24, 26-39, 42-49 AND 53-54.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

The Mayor opened the public hearing, seeing no one requesting to be heard, the public hearing was closed. There were no written communications.

MOTION: Moved by Council Member Dorst-Porada, and seconded by Council Member Bowman and unanimously carried to adopt Resolution Nos. 2014-125, 2014-126 and introduce Ordinance No. 3010.

STAFF MATTERS

City Manager Boling announced the “Black Wings: American Dreams of Flight” exhibit at the Museum of History and Art, Ontario and urged everyone to pay the museum a visit. Mr. Boling briefly previewed the webpage developed by staff in response to Council’s direction at the December 9, 2014 Special Council Meeting. The webpage will provide information regarding the SCE Tehachapi Renewable Transmission Project.

Mayor Leon recommended that the image on the site be changed to images of the actual towers going up adjacent to Archibald Ranch for more impact.

COUNCIL MATTERS

Council Member Dorst-Porada thanked those who worked on Christmas on Euclid and added it was a great event. Ms. Dorst-Porada also invited all residents to the bandstand to honor the artists who restored the Historic Nativity Scenes on Euclid Avenue.

Mayor pro Tem Wapner echoed Council Member Dorst-Porada’s comments and also thanked those who worked on Christmas on Euclid. He announced the Menorah lighting ceremony that will be taking place at Ontario Town Square and invited all to attend on Thursday, December 18, 2014.

Mayor Leon thanked Ontario-Montclair School District and the City of Ontario for holding the Reindeer Run and asked for City Council consensus to form and support a fitness challenge to perhaps culminate at the Annual Route 66 Crusin Reunion event.

Council Member Bowman wished all Happy Holidays and expressed the joy he feels during this time of year.

Council Member Avila wished all a Merry Christmas and invited Mayor Leon to join him in running the Los Angeles Marathon.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:27 p.m. He announced the next regular meetings on Tuesday, January 20, 2014.

Respectfully submitted,



VICKI KASAD, MMC, ASSISTANT CITY CLERK/SECRETARY

APPROVED:



PAUL S. LEON, MAYOR/CHAIRMAN