

**ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
May 1, 2018**

JOINT MEETINGS

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday, May 1, 2018, at the Ontario City Hall, 303 East B Street, Ontario, California.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council/Housing Authority meetings to order at 6:33 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, and Debra Dorst-Porada

ABSENT: Council/Authority Member: Ruben Valencia

Also present were City Manager/Executive Director Scott Ochoa, City Attorney/Legal Counsel Richard T. Egger and City Clerk/Secretary Sheila Mautz.

The Pledge of Allegiance was led by *Council Member Bowman*.

The Invocation was provided by *Planning Commissioner Jim Willoughby*.

PUBLIC COMMENTS

Oscar Ayon, announced the upcoming Cinco de Mayo event to be held at Town Square on Saturday, May 5, 2018. He detailed the resources, festivities and food to be provided.

Karen Haughey, representing Supervisor Curt Hagman, invited the Council and community to Coffee with Curt on May 12, 2018 at Page One Café, noting that the event would be co-hosted by Mayor Leon.

Victor Rodriguez, commented on his company Nellson Nutraceutical and National Economic Development Week. He thanked the City Council for their support of Economic Development programs in Ontario and stressed the benefits of those programs to his company. He also thanked the Economic Development staff for their high level of customer service and assistance to his company.

Minerva Guerrero, long term resident, commented on the issues she is having with barking dogs in her neighborhood and requested assistance from the Council in solving the problem. City Manager Ochoa indicated that the Inland Valley Humane Society was already aware of the problem and working on solutions.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa indicated that with regard to Item No. 6 on this agenda, a letter had been provided from Abigail Smith on behalf of the Sierra Club, as well as the response from Best, Best & Krieger.

Mayor Leon recommended that with Council concurrence, the Consent Calendar be addressed and Council comments be foregone to properly celebrate the Model Colony Award Winners.

COUNCIL MATTERS

Mayor pro Tem Wapner announced that May is Huntington's Disease Awareness Month and briefly explained this fatal genetic disease, noting that his wife has recently been diagnosed.

CONSENT CALENDAR

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote of those present with Council Member Valencia absent, to approve the Consent Calendar as presented.

1. APPROVAL OF MINUTES

City Council approved Minutes for the regular meeting of the City Council/Housing Authority/Successor Agency to the Ontario Redevelopment Agency of April 3, 2018, as on file in the Records Management Department.

2. BILLS/PAYROLL

City Council approved Bills for the period March 11, 2018 through March 24, 2018 in the amount of \$9,481,342.96 and **Payroll** for the period March 11, 2018 through March 24, 2018 in the amount of \$ 3,282,848.81, when audited by the Finance Committee.

3. ADOPTION OF AN ORDINANCE AMENDING TITLE 2, CHAPTER 3, ARTICLE 4 OF THE ONTARIO MUNICIPAL CODE RENAMING THE EXECUTIVE DIRECTOR OF FINANCE AND THE FINANCIAL SERVICES AGENCY

City Council adopted an ordinance initiating the name change of Director of Finance to Executive Director of Finance, and department name change from Department of Administrative Services to Financial Services Agency. Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on April 17, 2018.

ORDINANCE NO. 3096 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING TITLE 2, CHAPTER 3, ARTICLE 4 OF THE ONTARIO MUNICIPAL CODE RELATING TO THE OFFICE OF THE EXECUTIVE DIRECTOR OF FINANCE.

4. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 18984 LOCATED ON THE NORTH SIDE OF FOURTH STREET, APPROXIMATELY 900 FEET EAST OF VINEYARD AVENUE

City Council adopted a resolution approving an improvement agreement, improvement security and Final Tract Map No. 18984 located on the north side of Fourth Street, approximately 900 feet east of Vineyard Avenue.

RESOLUTION NO. 2018-037 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 18984, LOCATED ON THE NORTH SIDE OF FOURTH STREET APPROXIMATELY 900 FEET EAST OF VINEYARD AVENUE.

5. MAINTENANCE SERVICE AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES FOR QUIET HOME SITES AND CELEBRATION NORTH AND SOUTH PARKS/DW LANDSCAPE, INC./PRIORITY LANDSCAPE SERVICES, INC.

City Council took the following actions:

- (A) Authorized the City Manager to execute a five-year Maintenance Service Agreement for contract No. PM1718-7 with DW Landscape, Inc. of Upland, California, for an annual estimated cost of \$98,400 plus contingency of \$4,920;
- (B) Authorized the City Manager to execute a five-year Maintenance Service Agreement (on file with the Records Management Department) for contract No. PM1718-6 with Priority Landscape Services, Inc. of Brea, California, for an annual estimated cost of \$131,892 plus a contingency of \$13,190;
- (C) Authorized the addition of future services; and the option to extend the agreements for up to two additional years consistent with the City Council approved budgets.

6. AN ORDINANCE APPROVING A SPECIFIC PLAN (COLONY COMMERCE CENTER EAST) REQUEST (FILE NO. PSP16-003) TO ESTABLISH LAND USE DESIGNATIONS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE IMPROVEMENTS FOR APPROXIMATELY 94 ACRES OF LAND, WHICH INCLUDES THE POTENTIAL DEVELOPMENT OF 2,362,215 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK DEVELOPMENT. THE PROJECT SITE IS BOUNDED BY ARCHIBALD AVENUE TO THE EAST, THE SAN BERNARDINO/RIVERSIDE COUNTY BOUNDARY TO THE SOUTH, THE CUCAMONGA CREEK FLOOD CONTROL CHANNEL TO THE WEST AND MERRILL AVENUE TO THE NORTH (APNS: 0218-311-02, 0218-311-03, 0218-311-07, 0218-311-08, 0218-311-10, AND 0218-311-13)

City Council considered and adopted an ordinance approving the Colony Commerce Center East Specific Plan (File No. PSP16-003). . Introduction and first

reading of said Ordinance took place at a regular meeting of the City Council on April 17, 2018.

ORDINANCE NO. 3097 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE COLONY COMMERCE CENTER EAST SPECIFIC PLAN (FILE NO. PSP16-003), TO ESTABLISH LAND USE DESIGNATIONS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE IMPROVEMENTS FOR APPROXIMATELY 94 ACRES OF LAND, WHICH INCLUDES THE POTENTIAL DEVELOPMENT OF 2,362,215 SQUARE FEET OF BUSINESS PARK AND INDUSTRIAL DEVELOPMENT. THE PROJECT SITE IS BOUNDED BY ARCHIBALD AVENUE TO THE EAST, THE SAN BERNARDINO/RIVERSIDE COUNTY BOUNDARY TO THE SOUTH, THE CUCAMONGA CREEK FLOOD CONTROL CHANNEL TO THE WEST AND MERRILL AVENUE TO THE NORTH, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-311-02, 0218-311-03, 0218-311-07, 0218-311-08, 0218-311-10 & 0218-311-13.

7. **AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT PROPOSING VARIOUS MODIFICATIONS, CLARIFICATIONS AND UPDATES TO CERTAIN PROVISIONS OF THE ONTARIO DEVELOPMENT CODE, INCLUDING CHAPTER 2.0, TABLE 2.02-1 (REVIEW MATRIX) TO STREAMLINE THE REVIEW PROCESS, CHAPTER 5.0 (ZONING AND LAND USE) ADDRESSING APPROPRIATE LAND USES, AND CHAPTER 8.0 (SIGN REGULATIONS) FOR MONUMENT SIGNS, WALL SIGNS, WAYFINDING SIGNS AND BILLBOARD SIGNS, AS IT RELATES TO THE ONT (ONTARIO INTERNATIONAL AIRPORT) ZONING DESIGNATION, GENERALLY LOCATED NORTH OF MISSION BOULEVARD, SOUTH OF AIRPORT DRIVE, EAST OF GROVE AVENUE, AND WEST OF HAVEN AVENUE**

City Council considered and adopted an ordinance approving a Development Code Amendment (File PDCA18-002) proposing various modifications, clarifications and updates to certain provisions of the Ontario Development Code, including Chapter 2.0, Table 2.02-1 (Review Matrix), Chapter 5.0 (Zoning and Land Use), Chapter 8.0 (Sign Regulations) as it relates to the ONT (Ontario International Airport) zoning designation. Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on April 17, 2018.

ORDINANCE NO. 3098 AN ORDINANCE OF THE CITY COUNCIL THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA18-002, A DEVELOPMENT CODE AMENDMENT PROPOSING VARIOUS MODIFICATIONS, CLARIFICATIONS AND UPDATES TO CERTAIN PROVISIONS OF THE ONTARIO DEVELOPMENT CODE, INCLUDING CHAPTER 2.0, TABLE 2.02-1 (REVIEW MATRIX) TO STREAMLINE THE REVIEW PROCESS, CHAPTER 5.0 (ZONING AND LAND USE) ADDRESSING APPROPRIATE LAND USES, AND CHAPTER 8.0 (SIGN REGULATIONS) FOR MONUMENT SIGNS, WALL SIGNS, WAYFINDING SIGNS AND BILLBOARD SIGNS, AS IT RELATES TO THE ONT (ONTARIO INTERNATIONAL AIRPORT) ZONING DESIGNATION, GENERALLY LOCATED NORTH OF MISSION BOULEVARD, SOUTH OF AIRPORT DRIVE, EAST OF GROVE AVENUE, AND WEST OF HAVEN AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF.

8. **AN ORDINANCE APPROVING A DEVELOPMENT CODE AMENDMENT, FILE NO. PDCA18-001, TO ALLOW USED VEHICLE AUTOMOBILE DEALERS IN THE CR (REGIONAL COMMERCIAL) ZONING DISTRICT, SUBJECT TO THE APPROVAL OF A CONDITIONAL USE PERMIT, AND A ZONE CHANGE, FILE NO. PZC18-001, FROM OH (HIGH INTENSITY OFFICE) TO CR (REGIONAL COMMERCIAL) ON 2.34 ACRES OF LAND LOCATED AT THE TERMINUS OF TURNER AVENUE, SOUTH OF INTERSTATE 10, AT 520 NORTH TURNER AVENUE (APN: 0210-551-01)**

City Council considered and adopted:

- (1) An ordinance approving File No. PDCA18-001, a Development Code Amendment to allow used vehicle automobile dealers as a conditionally permitted use in the CR (Regional Commercial) zoning district; and
- (2) An ordinance approving File No. PZC18-001, a Zone Change from OH (High Intensity Office) to CR (Regional Commercial) on property located at 520 North Turner Avenue.

ORDINANCE NO. 3099 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA18-001, A DEVELOPMENT CODE AMENDMENT TO ALLOW USED VEHICLE AUTOMOBILE DEALERS IN THE CR (REGIONAL COMMERCIAL) ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

ORDINANCE NO. 3100 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC18-001, A ZONE CHANGE FROM OH (HIGH DENSITY OFFICE) TO CR (REGION COMMERCIAL) ON 2.34 ACRES OF LAND LOCATED AT THE TERMINUS OF TURNER AVENUE, SOUTH OF INTERSTATE 10, AT 520 NORTH TURNER AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0210-551-01.

9. **AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA17-007) BETWEEN THE CITY OF ONTARIO AND ONTARIO AVENIDA PROPERTY OWNER LLC, FOR THE POTENTIAL DEVELOPMENT OF UP TO 176 RESIDENTIAL UNITS (FILE NO. PMTT16-003/TT 20012) ON 37.47 ACRES OF LAND, FOR PROPERTY GENERALLY LOCATED NORTH OF ONTARIO RANCH ROAD AND APPROXIMATELY 400 FEET WEST OF TURNER AVENUE, WITHIN THE LOW DENSITY RESIDENTIAL (LDR) DISTRICT OF PLANNING AREA 8A OF THE AVENUE SPECIFIC PLAN (APNS: 0218-201-20, 0218-201-26 AND 0218-201-27)**

City Council considered and adopted an ordinance approving a Development Agreement (File No. PDA17-007) between the City of Ontario and Ontario Avenida Property OWNER LLC, for the potential development of up to 176 residential units (File No. PMTT16-003/TT 20012) on 37.47 acres of land, for property generally located north of Ontario Ranch Road and approximately 400 feet west of Turner Avenue, within the Low Density Residential (LDR) district of Planning Area

8A of The Avenue Specific Plan. Introduction and first reading of said Ordinance took place at a regular meeting of the City Council on April 17, 2018.

ORDINANCE NO. 3101 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT FILE NO. PDA17-007, BETWEEN THE CITY OF ONTARIO AND ONTARIO AVENIDA PROPERTY OWNER LLC, FOR THE POTENTIAL DEVELOPMENT OF UP TO 176 RESIDENTIAL UNITS (FILE NO. PMTT16-003/TT20012) ON 37.47 ACRES OF LAND, FOR PROPERTY GENERALLY LOCATED NORTH OF ONTARIO RANCH ROAD AND APPROXIMATELY 400 FEET WEST OF TURNER AVENUE, WITHIN THE LOW DENSITY RESIDENTIAL (LDR) DISTRICT OF PLANNING AREA 8A OF THE AVENUE SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 0218-201-20, 0218-201-26 AND 0218-201-27.

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

City Council proclaimed the month of May 2018 as “Historic Preservation Month” in the City of Ontario.

MOTION UNANIMOUSLY CARRIED: Mayor Leon declared City Council Resolution Nos. 2018-037 and Ordinance Nos. 3096, 3097, 3098, 3099, 3100 and 3101 unanimously adopted by those present, with Council Member Valencia absent.

SPECIAL CEREMONIES

EIGHTEENTH ANNUAL MODEL COLONY AWARDS

Mayor Leon introduced Planning Commissioners Delman, Willoughby and DeDiemer present in the audience.

Assistant Planning Director Wahlstrom highlighted the Model Colony Award Program which was developed to recognize outstanding achievement in the preservation of Ontario’s historic properties. She explained that the awards are presented by the City Council each spring to coincide with National Historic Preservation Month.

Assistant Planning Director Wahlstrom then announced the following award winners and the City Council and Planning Commissioners presented them with plaques and gifts.

Founder’s Heritage Award: Benton Ballou House
Dr. Stephen and Edith Wierzbinski
(Accepted by Dr. Stephen Wierzbinski)

Rehabilitation Award: Ontario Laundry Company
Jose and Gloria Campuzano
(Accepted by Gloria Campuzano)

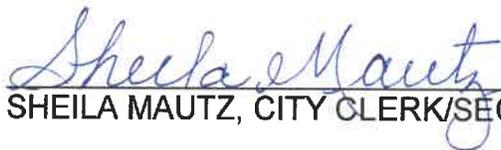
Award of Merit: Henry C. Hamilton House
Alexander and Leticia Mendez
(Accepted by Alexander Mendez)

Rehabilitation Award: Newman and Ethel Garrison House
Jessie and Tina Rodriguez
(Accepted by Sergio Rodriguez)

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:01 p.m. to a reception celebrating the Model Colony Award recipients and announced the next regular meetings to be held on Tuesday, May 15, 2018.

Respectfully submitted,


SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:


PAUL S. LEON, MAYOR/CHAIRMAN