

**ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
April 17, 2018**

JOINT MEETINGS

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday, April 17, 2018, at the Ontario City Hall, 303 East B Street, Ontario, California.

CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council and Housing Authority meetings to order at 6:34 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 Ruben Valencia

ABSENT: Council/Authority Member: None

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

The Pledge of Allegiance was led by *Council Member Dorst-Porada*.

The Invocation was provided by *Pastor Mike Urciuoli* representing Calvary Chapel Ontario.

PUBLIC COMMENTS

Jeffrey Hackbarth, certified financial planner and Vice Chairman of the Ontario Chamber of Commerce, provided a brief update on Chamber events. He highlighted a career exploration event on April 19, 2018 from 4:00 p.m. to 7:00 p.m.; Good Morning Ontario on May 2, 2018 at 7:00 a.m. and the Pancakes and Politics program. He reminded Council of the upcoming 58th Annual Police Recognition Luncheon to be held on May 8, 2018.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa reported no updates or announcements.

CONSENT CALENDAR

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

1. APPROVAL OF MINUTES

Approved Minutes for the regular meeting of the City Council and Housing Authority of March 20, 2018, and the special meeting of the City Council and Housing Authority of March 2, 2018, and the approving same as on file in the Records Management Department.

2. BILLS/PAYROLL

City Council approved **Bills** for the period February 25, 2018 through March 10, 2018, in the amount of \$14,670,114.79 and **Payroll** for the period February 25, 2018 through March 10, 2018, in the amount of \$3,445,505.01, when audited by the Finance Committee.

3. VOTING DELEGATE FOR THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) GENERAL ASSEMBLY

City Council designated Council Member Debra Dorst-Porada as the City's voting delegate for the Southern California Association of Governments (SCAG) General Assembly scheduled for May 3, 2018.

4. A RESOLUTION APPROVING THE 2018-2019 LIST OF PROJECTS FUNDED BY THE ROAD MAINTENANCE AND REHABILITATION ACCOUNT (SB-1)

City Council adopted a resolution approving the 2018-2019 Project List for the Road Repair and Accountability Act – Senate Bill SB1.

RESOLUTION NO. 2018-033 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TO APPROVE THE LIST OF PROJECTS TO BE FUNDED BY SB 1 THE ROAD REPAIR AND ACCOUNTABILITY ACT.

5. PASSENGER AMENITY PROGRAM AGREEMENT BETWEEN THE CITY OF ONTARIO AND OMNITRANS FOR THE PASSENGER AMENITY PROGRAM

City Council approved a Passenger Amenity Program Agreement with Omnitrans, of San Bernardino, CA, for the administration of a comprehensive passenger amenities program at bus stops in Ontario; and authorized the City Manager to execute the agreement and future non-substantive amendments during the agreement term.

6. PURCHASE OF MOBILE AND PORTABLE VHF RADIOS FROM COMMLINE, INC.

City Council authorized the purchase of mobile and portable VHF radios and radio programming accessories from Commline, Inc. of Culver City, California, in the amount of \$310,031.

7. AN AMENDED AND RESTATED ARCHITECTURAL DESIGN SERVICES AGREEMENT FOR EXPANDED CONSTRUCTION DOCUMENTS AND SERVICES RELATED TO FIRE STATION NO. 9/WLC ARCHITECTS, INC.

City Council authorized the City Manager to execute an Architectural Design Services Agreement that amends agreement PFD14-FS9-001 and restates as D&C18-003-FS9 with WLC Architects, Inc., of Rancho Cucamonga, California, for an amount not to exceed \$250,425, plus a contingency of \$25,042, to complete the design and development of Fire Station No. 9.

8. PROFESSIONAL SERVICES AGREEMENT FOR THE ONTARIO MUNICIPAL SERVICES CENTER (OMSC) FACILITIES PLAN

City Council approved and authorized the City Manager to execute a Professional Services Agreement with Griffin Structures, Inc. of Irvine, CA, for the Ontario Municipal Services Center (OMSC) Facilities Plan for the amount of \$239,150 plus a 15% contingency of \$35,873 for a total amount of \$275,023.

MOTION UNANIMOUSLY CARRIED: Mayor Leon declared City Council Resolution No. 2018-033 unanimously adopted.

PUBLIC HEARINGS

9. 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 introduced and waived further reading of 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.

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

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

MOTION: Moved by Mayor pro Tem Wapner, seconded by Council Member Dorst-Porada and carried by unanimous vote to introduce and waive further reading of Ordinance No. 3096.

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.

10. **A PUBLIC HEARING TO CONSIDER A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT, INCLUDING THE ADOPTION OF A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PLAN, FOR FILE NO. PSP16-003, 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 AND A TENTATIVE CANCELLATION OF WILLIAMSON ACT CONTRACT 70-159 (FILE NO. PWIL18-002). 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:

- (1) Adopted a resolution approving the Environmental Impact Report prepared for Colony Commerce Center East Specific Plan, File No. PSP16-003, which includes the adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan;
- (2) Introduced and waived further reading of an ordinance approving the Colony Commerce Center East Specific Plan (File No. PSP16-003); and
- (3) Adopted a resolution approving a Tentative Cancellation of Williamson Act Contract 70-159 (File No. PWIL18-002).

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

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak.

Josh Borgeois, representing Golden State Environmental Justice Alliance, noted that they had provided a comment letter in February of this year and believe that the EIR in this case should be redrafted.

Mayor Leon closed the public hearing.

MOTION: Moved by Council Member Bowman, seconded by Council Member Valencia and carried by unanimous vote to adopt Resolution Nos. 2018-034 and 2018-035; and introduce and waive further reading of Ordinance No. 3097.

RESOLUTION NO. 2018-034 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017031048) PREPARED FOR THE COLONY COMMERCE CENTER EAST SPECIFIC PLAN (FILE NO. PSP16-003) AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PLAN (APNS: 0218-311-02, 0218-311-03, 0218-311-07, 0218-311-08, 0218-311-10 & 0218-311-13.)

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.

RESOLUTION NO. 2018-035 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PWIL18-002, A TENTATIVE CANCELLATION OF WILLIAMSON ACT CONTRACT NUMBER 70-159 FOR 34.62 ACRES OF LAND GENERAL LOCATED ON THE WEST SIDE OF ARCHIBALD AVENUE, APPROXIMATELY 1,244 FEET SOUTH OF MERRILL AVENUE AT 15112 SOUTH ARCHIBALD AVENUE, WITHIN PLANNING AREAS 1 AND 2 OF THE COLONY COMMERCE CENTER EAST SPECIFIC PLAN AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0218-311-08.

11. **A PUBLIC HEARING TO CONSIDER 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 introduced and waived further reading of 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.

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

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

MOTION: Moved by Council Member Dorst-Porada, seconded by Mayor pro Tem Wapner and carried by unanimous vote to introduce and waive further reading of Ordinance No. 3098.

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.

12. **A PUBLIC HEARING TO CONSIDER 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:

- (1) Adopted the Addendum to The Ontario Plan Environmental Impact Report;
- (2) Introduced and waived further reading of 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
- (3) Introduced and waived further reading of 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.

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

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote to adopt Resolution No. 2018-036 and introduce and waive further reading of Ordinance Nos. 3099 and 3100.

RESOLUTION NO. 2018-036 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PDCA18-001 AND PZC18-001.

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.

13. **A PUBLIC HEARING TO CONSIDER 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 introduced and waived further reading of 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.

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

There were no written communications.

Mayor Leon opened the public hearing asking those persons interested in this item to speak. Hearing no one, Mayor Leon closed the public hearing.

MOTION: Moved by Council Member Bowman, seconded by Council Member Valencia and carried by unanimous vote to introduce and waive further reading of Ordinance Nos. 3101.

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: 0218-241-010, 0210-241-11, 0218-241-13, 0218-241-17 AND 0218-241-18.

STAFF MATTERS

City Manager Ochoa noted the confirmation of Police Chief Williams at the last City Council meeting, and stated that there had been additional executive staff transitions recently which should be announced. He then acknowledged the promotions of David Sheasby to Deputy City Manager, Scott Murphy to Development Director, Angela Lopez to Director of Human Resources and Helen McAlary to Director of Community Life & Culture. He thanked the City Council for their support of the organizational changes.

COUNCIL MATTERS

Council Member Valencia recognized the Fire unions for their fundraiser golf tournament held the prior week, noting that proceeds went to the Ontario USO. He also stated that to date, Ontario Fire has donated over \$100,000 to the USO to assist in providing services to our military at the airport.

Council Member Bowman shared that the summer schedule for Ontario Town Square activities and events was now available, and he reminded the public of the quality family entertainment coming up. He also noted his attendance at the grand opening of the Whispering Lakes Dog Park. He indicated that it was a nice facility for south Ontario residents and one of three such dog parks in the City.

Mayor pro Tem Wapner discussed the policy issues regarding the importance of maintaining consistent zoning for the Ontario Ranch area as it develops and the desire to assure that shopping centers and other community amenities are built. He requested and received Council concurrence to have a policy discussion for direction from the City Council. Mayor Leon noted that the Council might want to rethink or reconfirm overall development strategies within the Ontario Ranch area.

Council Member Dorst-Porada announced upcoming C.E.R.T. training and encouraged public participation. She also noted the students present at this meeting and offered to stay after the meeting for any dialogue or questions they may have.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 6:53 p.m. and announced the next regular meetings to be held on Tuesday, May 1, 2018.

Respectfully submitted,



SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:



PAUL S. LEON, MAYOR/CHAIRMAN