

**ONTARIO CITY COUNCIL
ONTARIO HOUSING AUTHORITY
ONTARIO REDEVELOPMENT AGENCY
AND PLANNING COMMISSION
JOINT SPECIAL MEETING MINUTES
April 21, 2008**

JOINT MEETINGS

Special Joint Meetings of the Ontario City Council, Ontario Housing Authority, Ontario Redevelopment Agency and Planning Commission were held on April 21, 2008, in Room 203 A, B, C of the Ontario Convention Center at 2000 Convention Center Way.

Notice of said meeting was duly given in the time and manner prescribed by law. Affidavit of compliance is on file in the Records Management Department.

Purpose of the Special Joint Meeting was to receive a presentation by City Staff and Consultant, the Planning Center, on the preferred Land Use Plan for the General Plan Update and for City Council to provide direction on said plan.

CALL TO ORDER

The meetings were called to order at 5:10 p.m.

The Pledge of Allegiance was led by Council Member Wapner.

The Invocation was offered by *Mayor Leon*.

ROLL CALL

COUNCIL / AUTHORITY / AGENCY MEMBERS:

PRESENT: Council / Authority / Agency Members *Alan D. Wapner; Sheila Mautz,; Jim W. Bowman;* Mayor pro Tem / Vice Chairman *Jason Anderson,* and Mayor / Chairman *Paul S. Leon.*

ABSENT: None.

PLANNING COMMISSIONERS:

PRESENT: Planning Commissioners *Robert Gregorek, Barbara Hartley, Yoon Kim, Gabriel Chavez* (arrived at 5:23 p.m.); Vice Chairman *Edward Escamilla* and Chairman *Frank Lizarraga*

ABSENT: None (*Vacant Seat*).

Also present were City Manager / Executive Director *Gregory C. Devereaux*, City Attorney *John E. Brown* and City Clerk / Secretary *Mary E. Wirtes*.

PUBLIC COMMENT

There was no one present who wished to speak during Public Comment.

ADMINISTRATIVE REPORTS / DISCUSSION / ACTION

1. PRESENTATION BY CITY STAFF AND THE PLANNING CENTER ON THE PREFERRED LAND USE PLAN FOR THE GENERAL PLAN UPDATE

Planning Director Blum gave a brief overview and described the Planning Center website objective, "Planning is Thinking and Doing Something about the Future Now." He said the Plan has been in development for 9 months by the Consultant team and Council's direction will be used to create the final version of the General Plan Update and prepare it for public review.

Brian Judd, Vice President of the Planning Center, said their objective is to gain acceptance of the Plan at this critical juncture and a commitment to move forward. He gave a recap of the project to this point and identified the Foundation Themes as Dynamic Balance, Prosperous Economy, Distinctive Development and Recognized Leadership including a vision to create a distinct development that integrates varied and diverse focal points, districts, villages and neighborhoods to provide a feel of cohesiveness without sacrificing uniqueness. He then introduced Brian James, Senior Project Manager, who described the Land Use Process.

Brian James reviewed the 20 areas of anticipated change by identifying Districts / Neighborhoods, Residential, Open Space, Public Facilities, Retail Service, Airport and Rail, Employment, Mixed Use, I-10 Corridor, Civic Center, and New Model Colony (NMC) Town Centers. He described the Proposed Land Use Plan by demonstrating how the designations were streamlined and showing a build-out comparison between existing conditions and the proposed General Plan which anticipates 105,016 units, a population of 373,498 and 337,431 employees.

By juxtaposing existing and proposed changes, Mr. James was able to provide a visual review for Council Members and Planning Commissioners including proposed overlays.

Brian Judd reported that the proposed next steps included consideration of the General Plan elements, environmental impacts, public review, certifications and adoption, and the process for implementation that he said will include updating the Development Code and Zoning Maps, streamlining Specific Plans and neighborhood improvements.

At the conclusion of the presentation, Mayor Leon opened up discussion and questions from the legislative bodies. He requested that future hand-outs be in color to aid in understanding of such presentations.

Council Member Wapner indicated that he supports the direction in which the Plan is moving. He had earlier questions regarding the lack of Neighborhood / Commercial in the southwest corner of the NMC and said the original goal was to provide sustenance in each neighborhood. He added that the I-10 corridor was envisioned as the most intense developmental area in the City with Edison Avenue projected as the main growth area, and he questioned development along the SR 60 and I-15 corridors.

There was discussion regarding the method to be used for changing existing land use in a way that will not severely impact existing property owners, especially in the vicinity of East and West Holt Boulevard.

Council Member Wapner added that he would like more commercial uses along the SR 60 Freeway east of Grove Avenue.

Commissioner Lizarraga asked about plans for an east / west traffic corridor tying SR 71 and the I-15 Freeway. Development Director Kroutil responded that two corridors are planned south of the city limits, possibly along Edison Avenue and Cantu-Galleano. Mayor Leon expressed his concern regarding the multiple uses planned for Edison Avenue to which City Planner Blum responded and also indicated that discussions with Omnitrans are occurring regarding rapid transit uses.

There was discussion regarding the location and number of public facilities in the NMC; the preservation and potential uses of the agricultural preserve by the county; standards for schools and public facilities; neighborhood commercial designation in the vicinity of Chino Avenue; use of Grove Avenue as a major corridor; the possibility of increased density on Haven, Edison and Euclid Avenues, and the need to now plan adequately in order to avoid congestion presently experienced on Mountain Avenue.

Council Member Bowman noted that much thought had been given to public safety and with the new technology growth in the airport may start.

Council Member Mautz stated that several concerns will be addressed with the adoption of Specific Plans. A lot of work has already gone into this and it resulted in a job well done.

Mayor pro Tem Anderson said he supports the direction being taken. NMC will require a number of arterial roadways which will be addressed with the Specific Plans. He said he would like to see consistency with respect to streetscape and does not want a repeat of Mountain and Grove Avenue. He said he would like to see consistency define

everything south of Riverside Drive and questioned mixed density south of Riverside Drive between Grove and Euclid Avenues.

Commissioner Chavez affirmed there has been thoughtful consideration given to the balanced community concept to address quality of life issues and felt residents will be pleased.

Mayor Leon cautioned people to remember this is a General Plan that will become more specific and said the Plan supports goals to “Live, Work and Play in Ontario”.

Council Member Bowman commended staff for the amount of work this process has entailed and said the Plan gives Ontario an urban look of the future.

Daryl Vollrath referred to an error in the map near Benson Avenue. The map does not reflect four homes, but shows that it is designated as Open Space.

Judy Briggs complimented staff on the work and said she participated in a walking tour and feels it has been very well done and hopes it is approved. She requested that “mixed use” be defined to which Brian James responded that it is a “vertical or horizontal mixture of uses.” Mrs. Briggs referred to the Calthorpe Plan which was very specific about being mixed use and requested a review of the Plan. She said she is happy Commissioner Chavez brought up balanced community. She referred to an encroachment south of Mission where bridle trails need to be looked at in the General Plan and suggested there is an opportunity to do great things in the agricultural preserve to create more parks than currently planned. Mrs. Briggs added that there is a very small area in southwest Ontario for horses and feels an extension of bridle trails is needed with access to the Santa Ana River.

Dorene Hopkins had questions about the Homeless Service Area, additional police protection in the south Ontario area and requested residents be notified about the changes being proposed.

Council Member Bowman said he is impressed with the presentation and progress and recommended moving forward incorporating comments spoken today.

City Manager Devereaux said it appears the proposed plan is heading in the right direction and addresses land use issues for staff. He said staff will come back at a later workshop with a report on specific items raised this evening.

Motion: Moved by *Anderson* to approve staff’s presentation and incorporate the additional directives discussed of:

- Confirm open space between Mountain and Benson
- Mixed Use

- Confirm Calthorpe project is mapped correctly
- Confirm County agriculture land use
- Opportunities for more parks
- Equestrian opportunities

The **motion** was seconded by *Mautz* and **carried** unanimously.

ADJOURNMENT

With no further business to come before the joint agencies, the meetings were adjourned at 6:55 p.m.

Mary Wirtes, MMC, City Clerk / Secretary

APPROVED:

Paul S. Leon, Mayor / Chairman