

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION**

MINUTES

January 26, 2021

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January 26, 2021

REGULAR MEETING: City Hall, 303 East B Street
VIA ZOOM Called to order by Chairman Willoughby at 6:42 PM

COMMISSIONERS

Present via Teleconference: Chairman Willoughby, Vice-Chairman DeDiemar, Gage, Gregorek, Lampkin, and Ricci

Absent: None

OTHERS PRESENT: Planning Director Zeledon, City Attorney Otto, Principal Planner Mercier, Principal Planner Ruddins, Senior Planner Mejia, Senior Planner Grahn, Assistant Planner Morales, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Zeledon stated that there are no changes to the agenda.

PUBLIC COMMENTS

Public Comments were moved to the end of the agenda to allow time for the public to get on as we were having technical difficulties.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of December 22, 2020, approved as written.

It was moved by Ricci, seconded by Gregorek, to approve the Planning Commission Minutes of December 22, 2020, as written. The motion was carried 5 to 0. Mr. Lampkin recused himself from the minutes, as he was not at the meeting.

PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-006 (PM 20267): A Tentative Parcel Map to subdivide 6.56 acres of land into two parcels located at 1250 West Phillips Street, within the AR-2 (Residential-Agricultural - 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 1011-58-115) **submitted by Joseph Shealy.**

Assistant Planner Morales presented the staff report. He described the project location and the surrounding area and the subdivision request. He described the existing residence, current conditions and the proposed access for Parcel 2. He stated that staff is recommending the Planning Commission approve File No. PMTT20-006 (PM 20267), pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know what fencing is proposed

Mr. Zeledon stated that when the development plan comes through we will evaluate it at that time, typically the development code would require it to be a masonry wall, but with a 36 foot drive isle we don't want to get that tunnel effect so we may have to work with some type of open view fencing for the first 20-25 feet, to soften the entrance as you come in and leave the line of site open.

Mr. Lampkin wanted to know if each parcel would have its own best management practices.

Mr. Zeledon stated yes it will, when this development plan comes through the grading plan will be required to provide that.

Mr. Willoughby wanted to know on parcel 2, what is the maximum amount of lots.

Mr. Zeledon stated the maximum would be about 4 lots because in this AR zoning the minimum requirement is 100 feet width, by depth of 70 feet, so it would get about 4 large acre lots.

PUBLIC TESTIMONY

Mr. Joseph Shealy was present via teleconference and stated that there wasn't much to add to the report given, and that there will be separate access to the rear that would be 36 feet wide with landscaping on both sides, with a minimum 6 foot public access and that as far as development there is nothing concrete yet.

Mr. Willoughby wanted to know if this would be lots sold off or a complete package build.

Mr. Shealy stated the original talks were multiple lots with ADUs in the back, but this will be decided once the rear parcel is sold.

Mr. Carlos Vasquez, a resident of the area, wanted to know if there would be a stop sign at the

driveway for those coming out of the property, before they enter Phillips.

Mr. Willoughby stated this would be deferred to engineering as to what would be required at the drive exit.

Mr. Zeledon stated that when the development comes in, we will look at that and the walls which are only 3 feet for the first 20 feet. He stated typically we don't put stop signs at the end of drive isles, but we would make sure there is a line of sight, so they can yield to east and west pedestrians and traffic.

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

There was no Planning Commissioner deliberation.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by DeDiemar, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT20-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.

PUBLIC COMMENTS

Mr. Marcus Coleman wanted to comment regarding upcoming plans for the Granada Ontario Theater and the theater's Centennial celebration 2028. Mr. Coleman explained that they have plans for an exterior theater and marquee sign face lift for the Centennial celebration and want to have the theater be the most excellent center piece for our Downtown night life in Ontario and he would appreciate the commissions love and support as this moves forward.

Ms. Chelsea Coleman was present via Teleconference but didn't have any comments.

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.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

Mr. Willoughby commented on the article in Sunday's newspaper regarding Ontario Ranch and

how well its doing, that it is ranked #5 in the Nation and it bumped Irvine out of the #1 slot in the State, as a planned community and that this was another tribute to our city and the Planning department and commission and Ontario Ranch and how well it is doing to help Ontario in becoming a desired destination.

Mr. Zeledon stated he wanted to welcome D'Andre Lampkin as the newest commissioner.

Mr. Lampkin stated that it's an honor and privilege to have an opportunity to work with members of the city he hasn't worked with before, and from previous interactions he gets a sense that each of them deeply cares about the progress of our city and has a desire to implement a plan that will not only help us surpass Irvine, but other cities throughout the region.

Mr. Willoughby stated that all the commissioners value our city and the quality of the product being built within the city and he is looking forward to getting acquainted and working with Mr. Lampkin and knows he will help in making Ontario better than it already is.


DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports are delayed and will be emailed to the commissioners.

ADJOURNMENT

Mr. Lampkin stated he would like to adjourn the meeting in honor and memory of Tommy Lasorda, who was a strong advocate for region regaining control of the Ontario International airport and he has many fans within the community and he returned the dividends by being a fan of Ontario and a community supporter.

Ricci motioned to adjourn, seconded by Gregorek. The meeting was adjourned at 7:22 PM, to the next Planning Commission meeting on February 23, 2021.


Secretary Pro Tempore


Chairman, Planning Commission