

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

**MINUTES**

**October 26, 2021**

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**CITY OF ONTARIO PLANNING COMMISSION/  
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**MINUTES**

**October 26, 2021**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Gage at 6:30 PM

**COMMISSIONERS**

**Present:** Chairman Gage, Vice-Chairman Willoughby, Anderson, Dean, DeDiemar, Lampkin, and Ricci

**Absent:** None

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Maldonado, Principal Planner Mercier, Principal Planner Ruddins, Senior Planner Ayala, Senior Planner Hutter, Associate Planner Antuna, Associate Planner Vaughn, Transportation Manager Bautista, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Dean.

**ANNOUNCEMENTS**

No announcements.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of September 28, 2021, approved as written.

*It was moved by Willoughby, seconded by Lampkin, to approve the Planning Commission Minutes of September 28, 2021, as written. The motion was carried 7 to 0.*

**PUBLIC HEARING ITEMS**

Mr. Gage recused himself from Items B – E. Vice-Chairman Willoughby, continued the proceedings.

**B. MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-006:** A Mills Act Contract for an 1,833 square foot Monterey Revival and Spanish Eclectic style single-family residence, a

Contributor within the Euclid Avenue Historic District known as the Peter H. Vandenberg House, located at 1240 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-531-07) **submitted by Bryan and Monica Sinsabaugh. City Council action is required.**

- C. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-010:** A Mills Act Contract for a 1,246 square foot Vernacular Bungalow style single-family residence, a Contributor within the College Park Historic District known as the Laura Russell House, located at 1130 North Columbia Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-543-03) **submitted by Jonathan and Kelly Rushing. City Council action is required.**
- D. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-011:** A Mills Act Contract for a 3,824 square foot Italianate style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Harold Latimer House, located at 1112 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-542-04) **submitted by Zhenwei and Wei Xu. City Council action is required.**
- E. **MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP21-012:** A Mills Act Contract for a 3,032 square foot Craftsman style single-family residence, a Contributor within the Euclid Avenue Historic District known as the Homer Berger House, located at 1108 North Euclid Avenue within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines. (APN: 1047-542-03) **submitted by Luke and Jessica Bideaux. City Council action is required.**

Associate Planner Antuna, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File Nos. PHP21-006, PHP21-010, PHP21-011, and PHP21-012, to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Willoughby asked the current number of historic districts.

Ms. Antuna stated 8 historic districts.

Mr. Willoughby wanted to clarify there would be 82 Mills Act Contracts.

Ms. Antuna stated that is correct.

### **PUBLIC TESTIMONY**

No one responded.

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

There was no Planning Commission deliberation.

### **PLANNING / HISTORIC PRESERVATION COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Lampkin, to recommend adoption of a*

*resolution to approve the Mills Act Contract, File No., PHP21-006, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gage; ABSENT, none. The motion was carried 6 to 0.*

*It was moved by Lampkin, seconded by Ricci, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP21-010, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gage; ABSENT, none. The motion was carried 6 to 0.*

*It was moved by Ricci, seconded by Anderson, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP21-011, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gage; ABSENT, none. The motion was carried 6 to 0.*

*It was moved by Dean, seconded by Lampkin, to recommend adoption of a resolution to approve the Mills Act Contract, File No., PHP21-012, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, Gage; ABSENT, none. The motion was carried 6 to 0.*

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NOS. PDEV20-020 AND PHP21-014:** A Development Plan (File No. PDEV20-020) and Certificate of Appropriateness (File No. PHP21-014) to construct a mixed-use development consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor retail on 1.66 acres of land bordered D Street to the north, Euclid Avenue to the west, C Street to the south, and Lemon Avenue to the east, within the C1 Block of the Downtown Civic Center Planned Unit Development and the MU-1 (Downtown Mixed Use) and Euclid Avenue Overlay zoning districts. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This application introduces no new significant environmental impacts. 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); (APNs: 1048-551-10, 1048-551-11, and 1048-551-12). **submitted by Hutton Development.**

Senior Planner Ayala, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PHP21-014 and PDEV20-020, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Zeledon stated there was a correction to the recommended action on the staff report, that this project did not require a Mitigated Negative Declaration as stated.

Mr. Willoughby wanted to know if the entrances would be secured.

Ms. Ayala stated that is correct.

Mr. Lampkin wanted clarification on the number of bridges and their placement.

Ms. Ayala displayed bridge locations.

Mr. Gage wanted to clarify that the 3 foot setback from Euclid, would be in addition to the sidewalk.

Ms. Ayala stated yes, the setback would be taken from the property line off the sidewalk.

Mr. Gage wanted to clarify that best practices were being followed and the vision will not take over the historic value of the downtown.

Ms. Ayala stated they don't want to replicate historic buildings and give a false sense of history, but rather pull out traditional elements that compliment what is there.

Mr. Willoughby wanted to know if the pool, spa, and outdoor area would be street level.

Ms. Ayala described their locations.

Mr. Lampkin wanted clarification on the second level floor plans.

Ms. Ayala described the floor plans.

Mr. Zeledon clarified the unit construction pattern.

Mr. Gage wanted to clarify public parking availability in the parking structure and will signage show this.

Ms. Ayala stated yes that will be the responsibility of the city and they are working to develop a sign program.

Mr. Gage wanted clarification on the parking management.

Mr. Zeledon stated this is a city owned parking structure and signage would be the city's responsibility and it would be open for the public events.

### **PUBLIC TESTIMONY**

Mr. Scott Felix with Hutton Development was available for questions.

Mr. Lampkin wanted to know about a security plan for the bridges.

Mr. Felix stated they are going to have 5 bridges, controlled access with a call box and fob structure, so only residents and guess have access.

Mr. Lampkin wanted clarification on the call boxes.

Mr. Felix provided clarification.

Mr. Lampkin wanted to know if the bridges would be enclosed or open.

Mr. Felix stated they will be open to the sky and balcony type sides.

Mr. Willoughby wanted to know about any projections on start dates.

Mr. Felix stated they are pushing to get going and are hoping to be under construction by Quarter 2 of 2022.

Mr. Willoughby asked regarding proposed rents.

Mr. Felix stated nothing at this stage.

Mr. Gage wanted to know of projected uses for the retail/commercial.

Mr. Felix stated they are hoping for local businesses and the property is not listed yet.

Mr. Gage asked if Mr. Felix is aware of what is allowed in the downtown district.

Mr. Felix stated yes.

Mr. Gage wanted to know if Mr. Felix agrees with the Conditions of Approval.

Mr. Felix stated yes.

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

Mr. Willoughby spoke in favor of the project.

Mr. Lampkin spoke in favor of the project.

Mr. Gage spoke in favor of the project.

#### **PLANNING / HISTORIC PRESERVATION COMMISSION ACTION**

*It was moved by Lampkin, seconded by Dean, to adopt a resolution to approve the Certificate of Appropriateness, File No., PHP21-014, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

*It was moved by Willoughby, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No. PDEV20-020, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

#### **G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW**

**FOR FILE NO. PDA21-003:** A Development Agreement between the City of Ontario and Chino Avenue, LLC, to establish the terms and conditions for the development of Tentative Tract Map No. 20281 (File No. PMTT19-008), a 4.79-acre property located at 9510 East Chino Avenue, within the Neighborhood 3A land use district of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001) Environmental Impact Report (State Clearinghouse No. 2004071001), certified by the City Council on April 18, 2006. This application introduces no new significant environmental impacts. 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: 0218-111-56) **Submitted by Chino Avenue, LLC. City Council action is required.**

#### **H. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT**

**PLAN REVIEW FOR FILE NOS. PMTT19-008 AND PDEV19-023:** A Tentative Tract Map (File No. PMTT19-008; TTM 20281) to subdivide 4.79 acres of land into 37 numbered lots and

one common lettered lot in conjunction with a Development Plan (File No. PDEV19-023) to construct 37 dwelling units and an associated recreation facility, for property located at 9510 East Chino Avenue, within the Neighborhood 3A land use district of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001) Environmental Impact Report (State Clearinghouse No. 2004071001), certified by the City Council on April 18, 2006. This application introduces no new significant environmental impacts and all previously-adopted mitigation measures are a condition of project approval. 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: 0218-111-56) **Submitted by Chino Avenue, LLC.**

Associate Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PDA21-003 and approve File Nos. PMTT19-008 and PDEV19-023, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Willoughby spoke in favor of the project and commended staff and applicant.

### **PUBLIC TESTIMONY**

Mr. Phillip LoSasso with Chino Avenue, LLC was available to answer questions.

Mr. Lampkin wanted to know about security around the play area.

Mr. LoSasso stated no fences planned around the play area, just landscape screening.

Mr. Lampkin wanted to clarify parking spaces.

Mr. LoSasso stated the extra spaces were handicap parking for the pool area.

Mr. Willoughby wanted to know if they would be developing or selling off.

Mr. LoSasso stated they would be developing them.

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

Mr. Gage spoke in favor of the project.

### **PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Anderson, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA21-003, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

*It was moved by Gage, seconded by DeDiemar, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT19-008, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

*It was moved by Lampkin, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No., PDEV19-023, subject to conditions of approval. Roll call*

*vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

**I. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-006:** A Tentative Parcel Map (TPM 20335) to subdivide 5.73 acres of land into two parcels located at the northeast corner of Inland Empire Boulevard and Haven Avenue, at 800 North Haven Avenue, within the Urban Commercial land use district of the Ontario Center Specific Plan. 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: 0210-204-03) **submitted by Fuscoe Engineering.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PMTT21-006, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted to clarify the division of the lot and footprint for future building.

Ms. Hutter stated there are a variety of uses that could go in.

Mr. Willoughby wanted to clarify parking requirements for this area.

Mr. Zeledon clarifies the parking requirements for the area.

Mr. Willoughby wanted to clarify there is enough parking for all the buildings.

Mr. Zeledon stated yes that is correct.

Mr. Ricci wanted clarification regarding the reasoning for the shape of parcel two.

Ms. Hutter explained that the shape was driven by parking spaces that needed to stay in lot one.

Mr. Ricci wanted to clarify that a lot line adjustment can be moved in the future, based on need.

Ms. Hutter responded.

Mr. Zeledon clarified further regarding subdivision of the parcels.

Mr. Ricci referred to a past project.

Mr. Zeledon clarified that this property has just one owner and when they go to market the site, they will put agreements in place for parking and reciprocal access.

**PUBLIC TESTIMONY**

Steve Ellis with Fuscoe Engineering was available to answer questions.

Mr. Gage asked if Mr. Ellis agreed with the Conditions of Approval.

Mr. Ellis stated yes.

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



There was no Planning Commissioner deliberation.

**PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Lampkin, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-006, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on October 14, 2021.

Mr. Willoughby stated items discussed were the Mills Act Contracts and the Certificate of Appropriateness for C-1 Block.

**Development Code Review (Ad-hoc):** This subcommittee did not meet.

**Zoning General Plan Consistency (Ad-hoc):** This subcommittee did not meet.

**New Business**

Mr. Gage made a comment regarding the good appearance of the Euclid and G Street commercial block.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity reports are available and commended Ms. DeDiemar on the Art Festival.

**ADJOURNMENT**

Willoughby motioned to adjourn, seconded by Dean. The meeting was adjourned at 8:18 PM to the November 23, 2021 meeting.

  
Secretary Pro Tempore

  
Chairman, Planning Commission