

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

**MINUTES**

**December 20, 2021**

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

**MINUTES**

**December 20, 2021**

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

**COMMISSIONERS**

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

**Absent:** Ricci

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner DeDiemar.

**ANNOUNCEMENTS**

Mr. Zeledon stated that Item B is being continued to the January 25, 2022 meeting and Items F & G will be presented together.

**PUBLIC COMMENTS**

Murena Sandovela spoke in opposition to Item C and apartments being built there.

Mr. Gage explained this is an item that is on the agenda for tonight.

No one further responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of November 23, 2021, approved as written.

*It was moved by Lampkin, seconded by Anderson, to approve the Planning Commission Minutes of November 23, 2021, as written. Roll call vote: AYES, Anderson, Dean, Gage, and Lampkin; NOES, none; ABSTAIN, DeDiemar and Willoughby; ABSENT, Ricci. The motion was carried 4 to 0.*

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT20-005:** A Tentative Parcel Map (TPM 20253) to subdivide 56.94 acres of land into 27 parcels generally bordered by Guasti Road to the north, Old Guasti Road to the south, Turner Avenue to the east and Archibald Avenue to the west, within Planning Area 2 of the Guasti Plaza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Guasti Plaza Specific Plan, File No. PSPA08-006, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2008111072) was certified by the City Council on May 3, 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: 0210-192-11 and 0211-201-15) **submitted by Ontario Airport Venture, LLC.**

Mr. Zeledon stated this item is being requested to be continued.

Mr. Gage opened the public hearing.

#### **PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Lampkin, to continue File No. PMTT21-005 to the January 25, 2022 meeting. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-012:** A Tentative Parcel Map (TPM 20387) to subdivide 0.31-acre of land into 2 parcels located at the southwest corner of Euclid Avenue and Maitland Street, at 1004 South Euclid Avenue, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) and EA (Euclid Avenue Overlay) zoning districts. 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: 1049-563-10) **submitted by United Construction Company.**

Associate Planner Antuna, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PMTT21-012, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

#### **PUBLIC TESTIMONY**

Omar Magana with United Construction Company was present and spoke in favor of the project.

Mr. Lampkin asked if the applicant agreed with the Conditions of Approval.

Mr. Magana stated yes.

Mr. Willoughby wanted to know when they would start the project.

Mr. Magana stated they were eager to get started.

Ms. Marina Sandovela stated she did not wish to comment further but being as the project doesn't include apartments she is in favor of the project.

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

There was no Planning Commission deliberation.

**PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Dean, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-012, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

- D. ENVIRONMENTAL ASSESSMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PCUP21-004 AND PDEV21-012:** A Conditional Use Permit (File No. PCUP 21-004) and Development Plan (File No. PDEV21-012) to construct and establish a 2,370 square foot fast food restaurant with drive-thru (Sonic) on 0.72-acre of land located at the southwest corner of Mountain Avenue and Sixth Street, within the Main Street land use district of the Mountain Village Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) 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: 1008-431-25) **submitted by Coast to Coast Commercial, LLC.**

Associate Planner Aguilo, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PCUP21-004 and PDEV21-012, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarification on outdoor seating.

Ms. Aguilo described the location and circulation.

Mr. Willoughby asked further clarification questions regarding access and outdoor seating.

Ms. Aguilo responded.

Mr. Zeledon stated the furniture is still conceptual and will be

Mr. Willoughby wanted to know about the corner.

Mr. Zeledon clarified the functionality and purpose of the seating area.

Mr. Dean wanted clarity on the ingress from Mountain.

Mr. Zeledon explained the reciprocal access agreement and the access on Main St.

Mr. Lampkin wanted to know the location of the handicap stalls for Carl's Jr.

Ms. Aguilo stated they were on the south side.

Mr. Lampkin wanted clarification regarding the striping between the corner and seating area for

pedestrians.

Mr. Zeledon stated this would be looked at during the plan check process.

Ms. Anderson wanted to know about traffic issues on Mountain Ave.

Ms. Aguilo explained the stacking excess in order to accommodate traffic.

Mr. Zeledon stated explained the circulation.

Mr. Gage wanted to know if the northbound Mountain traffic could make a left turn into the site.

Mr. Zeledon stated no and explained the access points.

Mr. Gage wanted further clarification regarding ingress and egress.

Mr. Zeledon further clarified.

### **PUBLIC TESTIMONY**

Jeff Hopkins was present and spoke in favor of the project.

Mr. Gage asked if he agreed with the conditions of approval.

Mr. Hopkins stated yes.

Mr. Lampkin wanted clarification regarding the emergency exit and how to discourage this area being used.

Mr. Hopkin explained the reciprocal agreement with Carl's and the City and signage that would give direction.

Mr. Lampkin wanted to know plants for the landscape plan.

Mr. Hopkins responded.

Mr. Lampkin wanted to know percentage of landscape coverage.

Mr. Willoughby responded.

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

Mr. Lampkin spoke in favor of the project.

Mr. Dean spoke regarding concerns about the stacking.

Mr. Zeledon responded to these concerns.

Mr. Gage spoke in favor of the project.

Mr. Willoughby spoke in favor of the project.

### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Anderson, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP21-004, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*It was moved by Willoughby, seconded by Lampkin, to adopt a resolution to approve the Development Plan, File No., PDEV21-012, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-010 AND PDEV21-018:** A Tentative Parcel Map (TPM 20147) (File No. PMTT21-010) to subdivide 95.35 acres of land into three parcels, in conjunction with a Development Plan (File No. PDEV21-018) to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, within the Industrial Mixed Use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan. An Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410) was prepared. 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: 0238-121-75) **submitted by Pamela Steele, MIG, Inc.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve the Addendum to an EIR and File Nos. PMTT21-010 and PDEV21-018, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted clarification on the height on the new elevations  
Ms. Hutter stated they will be about the same.

Mr. Lampkin wanted to know about the water resource at the location.

Ms. Hutter responded.

Mr. Lampkin no changes to the south elevation of the water resource section.

Ms. Hutter responded.

Mr. Lampkin wanted to know about circulation and that area.

Ms. Hutter responded.

Mr. Zeledon clarified regarding well site and visual features.

Mr. Lampkin wanted to know about lighting for the area.

Ms. Hutter clarified.

### **PUBLIC TESTIMONY**

Pam Steele with MIG, Inc. was present and spoke in favor of the project and agreed with the conditions of

approval.

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

There was no Planning Commission deliberation.

#### **PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by DeDiemar, to adopt a resolution to approve the Addendum to a Certified EIR, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*It was moved by Lampkin, seconded by Dean, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-010, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*It was moved by Gage, seconded by Willoughby, to adopt a resolution to approve the Development Plan, File No., PDEV21-018, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

#### **F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PDEV21-030 AND PHP21-015:**

A Development Plan (File No. PDEV21-030) to construct a 174,603 -square-foot industrial building on 7.47 acres of land, in conjunction with a Certificate of Appropriateness (File No. PHP21-015) to facilitate the demolition of an existing Tier III historic eligible structure (1914 Craftsman Single-Family Residence) to accommodate the proposed industrial development located on the west side of Bon View Avenue, approximately 132 feet north of Cedar Street, within the IG (General Industrial) zoning district. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010. 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: 1050-441-05, 1050-441-09, 1050-441-11, 1050-441-12, 1050-441-13, 1050-441-14, 1050-441-15, 1050-441-16, 1050-441-17, 1050-441-18, 1050-441-19, 1050-441-20, 1050-441-21, 1050-441-22, 1050-441-23, 1050-441-24, 1050-441-25, 1050-441-26, 1050-441-27, 1050-441-28, 1050-441-29, 1050-441-30, 1050-441-31, 1050-441-32, 1050-441-33, 1050-441-34, 1050-441-35, 1050-441-36, 1050-441-37, 1050-441-38, 1050-441-39, 1050-441-40, 1050-441-41, 1050-441-42, 1050-441-43, 1050-441-44, 1050-441-45, 1050-441-46, 1050-441-47, 1050-441-48, 1050-441-49, 1050-441-50, 1050-441-51, 1050-441-52, 1050-441-53, 1050-441-54, 1050-441-55, 1050-441-56, 1050-441-57, 1050-441-58, 1050-441-59, 1050-441-60, 1050-441-61, 1050-441-62, and 1050-441-73) **submitted by Bon View Land 10, LLC & BV Investments 10, LLC as tenants-in-common.**

#### **G. ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO.**

**PZC21-001:** A Zone Change (File No. PZC21-001) amending the zoning designation on 2.77 acres located at 1948 South Bon View Avenue, from IL (Light Industrial) to IG (General Industrial). Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010. 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: 1050-441-05) **submitted by Bon View Land 10, LLC & BV Investments 10, LLC. City Council action is required.**

Assistant Planner Morales, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PHP21-015 and PDEV21-030, and recommend approval for the Addendum to an EIR and File No. PZC21-001, 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 confirm noticing was done at 500 feet.

Mr. Morales responded.

### **PUBLIC TESTIMONY**

Michael Sizemore was present and spoke in favor of the project.

Mr. Lampkin wanted to know what was done regarding advertising the historic house.

Mr. Sizemore responded with their efforts.

Mr. Lampkin wanted to know if there was still time for someone to take on the historic structure.

Mr. Sizemore stated yes.

Mr. Gage asked if Mr. Sizemore agreed to the Conditions of Approval.

Mr. Sizemore stated yes.

Mr. Willoughby wanted to know if there are tenants in the existing buildings.

Mr. Sizemore responded it is a continual process regarding the tenants.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by DeDiemar, to adopt a resolution to recommend approval the Addendum to a Certified EIR, and PZC21-001, subject to conditions of approval, and approve the Certificate of Appropriateness, File No., PHP21-015 and the Development Plan, File No. PDEV21-030, subject to conditions of approval.*

*Addendum to Certified EIR: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*The Certificate of Appropriateness, File No., PHP21-015: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*The Development Plan, File No., PDEV21-030: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT,*



*Ricci. The motion was carried 6 to 0.*

*The Zone Change, File No., PZC21-001: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

- H. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, ZONE CHANGE, AND DEVELOPMENT CODE AMENDMENT FOR FILE NOS. PGPA21-004, PZC21-002, AND PDCA21-001:** A General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish the following: 1) a Zone Change (File No. PZC21-002) to modify the Zoning Map to establish an AH (Affordable Housing) zoning district; 2) create an Affordable Housing Overlay; and 3) a Development Code Amendment (File No. PDCA21-001) revising section 6.01.035 for the purpose of adding provisions to establish an AH (Affordable Housing) Overlay District. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. 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); **City initiated. City Council action is required.**

Senior Planner Grahn, presented the staff report. He stated that staff is recommending the Planning Commission recommend approval for the Addendum to an EIR and File Nos. PGPA21-004, PZC21-002 and PDCA21-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted to know about the new ADUs and REHNA.

Mr. Grahn responded.

Mr. Lampkin wanted to clarify what the trends are being seen in the housing.

Mr. Grahn stated none at this time.

Mr. Zeledon responded regarding housing in the Ontario Ranch area.

Colin Drukker representing Placeworks responded regarding clarification of the estimated numbers and the justification for these.

Mr. Willoughby wanted to know if the numbers were across the board housing types.

Mr. Grahn stated yes.

Mr. Gage wanted clarification regarding the numbers.

Mr. Grahn responded and clarified.

Mr. Zeledon explained the buffer reasoning.

Mr. Gage wanted clarification regarding where the REHNA numbers come from.

Mr. Grahn clarified.

Mr. Gage wanted to know why the increase is necessary.

Mr. Grahn stated it is a housing shortage.

Mr. Zeledon clarified further.

Ms. DeDiemar wanted to know if there was a penalty for not doing this or benefit for over-complying.

Mr. Grahn explained the repercussions.

Mr. Gage wanted to know how we know we aren't getting an over allocation.

Mr. Grahn responded.

Mr. Gage wanted to know what the surrounding cities are being allocated.

Mr. Drukker responded with some references.

Mr. Willoughby wanted to clarify that the State has gotten more aggressive with these numbers.

Mr. Grahn stated yes.

Mr. Zeledon clarified our approach.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Lampkin spoke in favor of staff, and consultant and their approach to the housing element.

Mr. Gage spoke in favor of moving forward and the standards that will apply.

### **PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by DeDiemar, to adopt a resolution to recommend approval the Addendum to a Certified EIR, the General Plan Amendment, File No., PGPA21-004, the Zone Change, File No., PZC21-002, and the Development Code Amendment, File No., PDCA21-001, subject to conditions of approval.*

*The Addendum to a Certified EIR: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*The General Plan Amendment, File No., PGPA21-004: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*The Zone Change, File No., PZC21-002: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

*The Development Code Amendment, File No., PDCA21-001: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on December 9, 2021.

Mr. Willoughby stated they voted on the Certificate of Appropriateness that was discussed tonight. He stated there was discussion regarding the Granada Theater and the Fallis House.

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

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

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity Reports will be presented next month.

**ADJOURNMENT**

Lampkin motioned to adjourn, seconded by Willoughby. The meeting was adjourned at 8:42 PM, to the January 25, 2021 meeting.

  
Secretary Pro Tempore

  
Chairman, Planning Commission