

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

MINUTES

August 22, 2023

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

MINUTES

August 22, 2023

REGULAR MEETING: City Hall, 303 East B Street
Called to order by Chairperson DeDiemar at 6:30 PM

COMMISSIONERS

Present: Chairperson DeDiemar, Vice-Chairperson Gage, Anderson,
Dean, Del Turco, Lampkin, and Ricci

Absent: None

OTHERS PRESENT: Community Development Director Murphy, Community Development
Assistant Director Zeledon, City Attorney Guiboa, Senior Planner Grahm,
Associate Planner Antuna, Senior Planner Batres, Assistant Planner
Morales, Senior Associate Engineer Jaime Maciel-Carrera, and Planning
Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Anderson.

ANNOUNCEMENTS

Mr. Zeledon stated Item C is being requested to being continued to the Sept. 26 meeting.

Mr. Lampkin thanked and talked about emergency response personnel and managers response to the Tropical Storm.

PUBLIC COMMENTS

No person from the public wished to speak at this time.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of July 25, 2023, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV21-041: A hearing to consider a Development Plan to construct 362 multiple-family dwellings, consisting of 182 Motor Court (Green Court) townhomes and 180 Row Town homes on 22.2 acres of land located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within Planning Area 7 (PA-7) and Planning Area 8 (PA-8) of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Grand Park Specific Plan (PSP12-001) Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant

environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with the policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics (APNs: 0218-333-01, 0218-333-02, 0218-333-03); **submitted by Lennar Homes of California, Inc. The Development Advisory Board recommended approval of this item on August 7, 2023, with a 7-0 vote.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-050:** A hearing to consider a Development Plan to construct one industrial building totaling 167,174 square feet on 6.98 acres of land located at 1600 East Francis Street, within the General Industrial (IG) zoning district. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the City Council on August 16, 2022, 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); (APNs: 113-381-03, 113-381-04, 113-381-05 & 113-381-06) **submitted by DPIF3 CA 40 LC at 60 Freeway, LLC. The Development Advisory Board recommended approval of this item on August 7, 2023, with a 7-0 vote.**

It was moved by Del Turco, seconded by Ricci, to approve the Consent Calendar:

- *Planning Commission Minutes of July 25, 2023, as written. Anderson Recused as she was not at the meeting. The motion was carried 6 - 0.*
- *Development Plans for File No. PDEV21-041 and File No. PDEV22-050, subject to conditions. The motion was carried 7-0.*

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-018 AND PDEV22-026:** A public hearing to consider: [1] Tentative Tract Map No. 20557 (File No. PMTT22-018) subdividing 3.9 acres of land into a single parcel for condominium purposes; and [2] a Development Plan (File No. PDEV22-026) for the construction of 70 multiple-family dwellings located at 2037 and 2055 South Fern Avenue, within the MDR-18 (Medium Density Residential—11.1 to 18.0 DUs/Acre) zoning district. 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.; (APNs: 1050-591-01 and 1050-591-02) **submitted by Melia Homes. The Development Advisory Board recommended approval of this item on August 7, 2023, with a 7-0 vote.**

Associate Planner Antuna, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PMTT22-018 and PDEV22-026, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci wanted clarification on the setback on the southern portion of the property from the utility

access.

Ms. Antuna responded to the Commissioner's question.

Mr. Gage wanted to know where the 3 story buildings are in relation to the single residents to the south.

Ms. Antuna responded to the Commissioner's question.

Mr. Del Turco wanted to know if the 3 story units would have the 2nd floor balconies.

Ms. Antuna responded to the Commissioner's question.

Mr. Del Turco wanted to clarify there will be no 3rd story balconies.

Ms. Antuna stated that is correct.

PUBLIC TESTIMONY

Tim McSunas was present and stated he agreed with the COAs.

As there was no one else wishing to speak, Chairperson DeDiemar closed the public testimony

Mr. Gage spoke in favor of the project.

Mr. Lampkin spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Dean, to adopt resolutions to approve the Tentative Tract Map, File No. PMTT22-018 and the Development Plan, File No., PDEV22-026, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, None. The motion was carried 7-0.

- C. **ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT, CERTIFICATE OF APPROPRIATENESS, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD22-004, PHP22-015, AND PDEV22-027:** A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-004) to establish development standards and design guidelines for the overall 10.6-acre project site; [2] a Certificate of Appropriateness (File No. PHP22-015) to determine whether the project site is an historic resource; and [3] a Development Plan (File No. PDEV22-027) to construct 346 apartment units and 5,400 square feet of commercial space on 9.4 acres of the project site, located at the northwest corner of Euclid Avenue and Walnut Street, within the Mixed Use – Neighborhood Hub 8e – Euclid and Walnut (MU-NH 8e) zoning district. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, 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; (APNs: 1051-271-67, 1051-271-06, and 1051-271-66) **submitted by Legacy/Collier Residential LLC. City Council action is required for File No. PUD22-004. The Development Advisory Board recommended approval of File No. PDEV22-027 on August 7, 2023, with a 7-0 vote.**

PLANNING COMMISSION ACTION

This item is being requested to be continued to the September 26, 2023 Planning Commission meeting.
Motion carried 7-0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Met on August 9, 2023

Mr. Gage recapped the meeting.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports were available and talked about Commissioners attending the League of California Cities Conference in Sacramento, CA.

ADJOURNMENT

DeDiemar adjourned the meeting at 6:57PM, to the next meeting on September 26, 2023.


Secretary Pro Tempore


Chairman, Planning Commission