

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

**MINUTES**

**June 25, 2024**

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

**MINUTES**

**June 25, 2024**

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

**COMMISSIONERS**

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

**Absent:** None

**OTHERS PRESENT:** Executive Director Community Development Murphy, City Attorney Guiboa, Planning Director Noh, Sustainability Manager Ruddins, Principal Planner Eoff IV, Senior Planner Batres, Senior Planner Grahn, Senior Planner Hutter, Principal Engineer Maciel-Carrera, Traffic/Transportation Manager Bautista, Real Estate Administrative Director and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Anderson.

**ANNOUNCEMENTS**

Mr. Noh stated Item A-01, the Consent Calendar item, is being moved to the July meeting.

Mr. Dean made a statement thanking the City Council, Planning Commissioners and staff for their support during his recovery.

**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 May 28, 2024, continued to the July 23, 2024, meeting.

**PLANNING/HISTORIC COMMISSION PUBLIC HEARING ITEMS**

**B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-006:** A public hearing to consider a Development Plan (File No. PDEV21-006) to construct 62 multiple-family residential units (5<sup>th</sup> Street Apartments) on 2.4-acres of land, located at 1466 East Fifth Street, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac)

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: 108-511-16 and 108-511-17) **submitted by Fifth Avenue Developments, LLC. The Development Advisory Board recommended approval of this item on June 3, 2024, with an (8-0) vote.**

Senior Planner Batres presented the staff report. He stated that the staff is recommending the Planning Commission approve the Development Plan, File No. PDEV21-006, pursuant to the facts and reasons contained in the staff report.

### **PUBLIC TESTIMONY**

Mr. Ray Wong, a member of Fifth Avenue Development LLC was present.

Mr. Ricci asked if Mr. Wong agreed with the conditions of approval for the project.

Mr. Wong stated yes, the project has taken 3 years to complete, and he is ready to move forward.

Mr. Gage wanted to know about guest parking, and how they would keep residents from parking there.

Mr. Wong deferred to the architect.

Mr. Noh stated the project has been conditioned for a parking management plan.

Michael McHale, the architect for the project, stated the guest spots will be labeled guest parking only and the management will enforce it.

Chris Robles, a resident of District 4, spoke in opposition regarding inadequate parking for residents.

Mr. McHale rebutted regarding the parking.

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

Mr. Gage spoke in favor of the project.

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Anderson, to approve the Development Plan, File No. PDEV21-006. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7-0.*

- C. **ENVIRONMENTAL ASSESSMENT AND WILLIAMSON ACT CONTRACT CANCELLATION AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PWIL23-001 AND PDEV23-035:** A public hearing to consider cancellation of Williamson Act Land Conservation Contract #72-384 (File No. PWIL23-001), and Development Plan (File No. PDEV23-035) to construct 265 dwellings consisting of 83 detached cluster dwellings, 126 row-town multifamily dwellings, and 56 single family detached dwellings on approximately 23.2 acres of land located south of Riverside Drive, north of Chino Avenue and west of Archibald Avenue, within Neighborhood 2A, 2B and 2C of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Countryside Specific Plan (File No. PSPA22-002), for which an Addendum to

the Countryside Specific Plan Environmental Impact Report (State Clearinghouse No. 2004071001) was adopted by the City Council on June 20, 2023. 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: 0218-111-60 and 0218-111-61) **submitted by Lennar Homes. City Council action is required for PWIL23-001.**

Senior Planner Hutter presented the staff report. She stated that staff is recommending the Planning Commission approve the Development Plan, File No. PDEV23-035, and recommend approval for the Williamson Act Contract Cancellation, File No. PWIL23-001, pursuant to the facts and reasons contained in the staff report and the attached Resolutions, subject to the conditions of approval.

Mr. Del Turco wanted clarification on the row town units parking.

Ms. Hutter stated the row towns are ally loaded and parking will be in garages.

Mr. Del Turco wanted to know if the project will be gated or non-gated.

Ms. Hutter stated non-gated.

### **PUBLIC TESTIMONY**

Matthew Gevergiz with Lennar Homes was present.

Mr. Ricci asked Mr. Gevergiz if he agreed with the conditions of approval.

Mr. Gevergiz stated yes and thanked staff.

Mr. Lampkin wanted to know how the new park would be differentiated from the existing park.

Mr. Gevergiz stated both parks will be HOA maintained, making it as seamless as possible, and both communities will have access to both parks.

Mr. Lampkin asked if the 2 HOAS would ever join together.

Mr. Gevergiz stated it would likely not happen.

Mr. Lampkin wanted to know how the rules and residents that use the park are regulated.

Mr. Gevergiz stated he can't address that as it's not maintained by them.

Mr. Lampkin wanted to clarify how they are regulating the parks with both community residents.

Mr. Noh stated these are public parks open to the public and not just the Hoa communities.

Mr. Lampkin thanked Mr. Noh for the clarification.

Mr. Del Turco wanted to know if there would be on-site management.

Mr. Gevergiz stated it was not likely.

Mr. Del Turco wanted to know how a concerned resident would handle concerns.

Mr. Gevergiz stated they would have access to contact the Hoa with concerns.

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

Mr. Lampkin spoke in favor of the project.

**PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Del Turco, to approve the Development Plan, File No. PDEV23-035, subject to conditions of approval, including the revised east elevations with awnings. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7-0.*

*It was moved by Lampkin, seconded by Del Turco, to recommend approval of the Williamson Act Contract Cancellation, File No. PWIL23-001, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7-0.*

- D. **ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND ZONE CHANGE REVIEW FOR FILE NOS. PGPA23-002 & PZC-23-004:** A public hearing to consider certification of the Ontario Regional Sports Complex Final Environmental Impact Report (State Clearinghouse No. 2023110328)), including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] An amendment to the Policy Plan (General Plan) component of The Ontario Plan to modify the Land Use Plan (Exhibit LU-01) and Exhibit LU-03 (Future Buildout) changing the land use designation [i] 134.43 acres of Low-Density Residential (LDR) and Medium-Density Residential (MDR) to Open Space-Parkland (OS-R) located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue , [ii] 51.57 acres of Low-Density Residential (LDR) to Hospitality (HOS) located south of Riverside Drive, north of Chino Avenue, east of the unimproved right-of-way for Vineyard Avenue, and west of the Cucamonga Creek Flood Control Channel; [iii] 94 acres of Low-Density Residential (LDR) to Medium Density Residential (MDR) located north of Ontario Ranch Road, south of Chino Avenue, west of the unimproved right-of-way for Hellman Avenue, and east of the unimproved right-of-way for Baker Avenue, [iv] remove the Affordable Housing overlay on 36.18 acres of land located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue, and [v] add the Affordable Housing (AH) overlay on 19.25 acres of land located north of Ontario Ranch Road, south of Schaefer Avenue, west of the unimproved right-of-way for Hellman Avenue, and east of the unimproved right-of-way for Baker Avenue; [2] a Zone Change request to change the zoning district for [i] 134.43 acres from the Armstrong Ranch Specific Plan to OS-R (Open Space Recreation) zoning district located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue; [ii] 51.57 acres from the Armstrong Ranch Specific Plan to CCS (Convention Center Support Commercial) zoning district located south of Riverside Drive, north of Chino Avenue, east of the unimproved right-of-way for Vineyard Avenue, and west of the Cucamonga Creek Flood Control Channel; [iii] remove the AH (Affordable Housing) Overlay zoning district on 36.18 acres of land located south of Riverside Drive, north of Chino Avenue, east of Whispering Lakes Lane, and west of the unimproved right-of-way for Vineyard Avenue; [iv] add the AH (Affordable Housing) Overlay zoning district on 19.25 acres of land within the SP (Specific Plan)/AG (Agricultural) Overlay located north of Ontario Ranch Road, south of Schaefer Avenue, west of the unimproved right-of-way for Hellman Avenue, and east of the unimproved right-of-way for Baker Avenue. 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. The project site is also located

within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 216-214-05, 216-214-06, 216-214-07, 216-314-07, 216-314-08, 218-101-01, 218-101-02, 218-101-03, 218-101-04, 218-101-05, 218-101-06, 218-101-07, 218-101-08, 218-102-10, 218-102-11, 218-111-04, 218-111-05, 218-111-06, 218-111-08, 218-111-09, 218-111-11, 218-111-12, 218-111-45, 218-111-49, 218-111-50, 218-121-01, 218-121-02, 218-121-03, 218-121-04, 218-181-02, 218-181-15) **submitted by City of Ontario. City Council action is required.**

Sustainability Manager Ruddins presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of the EIR, General Plan Amendment and the Zone Change, File Nos. PGPA23-002 and PZC23-004, pursuant to the facts and reasons contained in the staff report and the attached Resolutions, subject to the conditions of approval.

Mr. Lampkin wanted to clarify the light spillage.

Nicole Vermilion with Placeworks stated she could explain the light analysis that was done.

Mr. Lampkin wanted clarification on Page 416 5.1-1 regarding light spillage under the environmental analysis.

Ms. Vermilion explained the figure and what it was displaying.

Mr. Lampkin wanted clarification on direct glare.

Ms. Vermilion explained what direct glare is.

Mr. Lampkin clarified her explanation.

Ms. Vermilion stated that is correct and explained further.

Mr. Lampkin explained the buffers around the figure area.

Mr. Noh explained the placing of the stadium to help mitigate the light spillage and the Cucamonga Creek buffer, so there won't be any direct spillage.

Ms. Vermilion explained that they also looked at dark sky ordinance and chose conservative lighting standards.

Mr. Lampkin wanted to know the history behind the agricultural preserve.

Mr. Noh explained.

Mr. Lampkin stated the land is not being used for farm uses and there is no Williamson act in place.

Mr. Noh stated no.

Mr. Lampkin wanted to know the current condition of prime farmland.

Mr. Noh explained.

Mr. Lampkin wanted to know how the community can participate and what will be the community outreach.

Mr. Noh explained.

Mr. Lampkin wanted to know if there was someone available from Community, Life and Culture.

Mr. Noh stated no.

Mr. Gage in making this general plan amendment and zone change, for this conceptual site plan, how do we know all these items will come to fruition.

Mr. Noh explained.

Mr. Gage wanted to know if there are monies to fund the stadium and fields.

Mr. Noh explained the monies for the fields and amenities would come from Measure Q.

Mr. Gage wanted to know if this would take away from the Grand Park.

Mr. Noh stated no that the Grand Park is still moving forward.

Mr. Gage wanted to clarify how many low density and medium density residential are being displaced.

Mr. Noh explained the shift of these units.

Ms. Ruddins explained further regarding the shift to allow for capacity.

Mr. Gage wanted to clarify that the low-density units that won't be there anymore.

Mr. Noh explained the affordable housing overlay.

Mr. Gage wanted to clarify that we are losing low density residential.

Mr. Noh stated that is correct and explained.

Mr. Gage wanted to clarify the exact number of low density residential.

Ms. Ruddins explained.

Ms. DeDiemar wanted to know if a study of the noise from the stadium was done.

Dylan Tanner with HoH responded to noise levels and will be no significant impacts.

Ms. DeDiemar clarified that while an event is going on there will be noise, but not significant.

Mr. Tanner stated that is correct.

Mr. Noh stated there is a mitigation requirement that the events end at 10 pm.

Ms. DeDiemar wanted to know the buildout for the project.

Ms. Ruddins stated it would start in August 2024 and explained the build out.

Ms. DeDiemar wanted to clarify it would take about 3 years.

Ms. Ruddins stated yes.

Ms. Anderson wanted to know if there is a traffic plan.

Mr. Noh stated there was a traffic impact analysis done and there is a traffic management plan and parking management plan.

Mr. Del Turco stated his traffic question was answered.

Mr. Ricci wanted to know if there would be the turf on the fields.

Ms. Ruddins explained.

Mr. Ricci wanted to know if they would use recycled water.

Ms. Ruddins stated yes.

Mr. Lampkin wanted to know if Ontario was made a regional resource and is that why we are putting this project here.

Ms. Ruddins responded.

### **PUBLIC TESTIMONY**

Tony Bolanos spoke in opposition to the project.

Elijah Silva spoke in opposition to the project.

Zach Strasters spoke in opposition to the project.

Aidan Marshall with CARE CA spoke in opposition of the project.

Amy Smith with CARE CA spoke in opposition of the project.

Louies Lopez with Ironworkers 433 spoke in opposition of the project.

Chris Robles with Fair Ontario spoke in opposition of the project.

David Hanson with Local 398 spoke in opposition to the project.

Karen May spoke in opposition to the project.

Robert Ramos with Ironworkers Local 416 spoke in opposition of the project.

Dylan Mena with Local 398 Pipefitters spoke in opposition to the project.

Bonifacio Garcia Local 398 plumber spoke in opposition to the project.

Mr. Noh responded.

Ms. Ruddins responded.

Mr. Noh explained the statement of overriding consideration.



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

Mr. Lampkin asked regarding legal cases brought before any cities regarding conditioning projects to hire local labor.

Attorney Guiboa stated he was not aware of any.

Mr. Del Turco wanted clarification regarding the public notifications.

Ms. Ruddins explained.

Mr. Del Turco wanted to know the community meeting numbers.

Ms. Ruddins explained the community outreach.

Ms. DeDiemar spoke regarding the process and where we are and starting the forward movement, spoke in favor of moving forward.

Mr. Lampkin reiterated Ms. DeDiemar's comments and explained the talk and outreach within the community.

Mr. Gage spoke regarding the pluses and minuses of the project.

#### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Lampkin, to recommend approval of the Certification of the EIR, including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7-0.*

*It was moved by Del Turco, seconded by Anderson, to recommend approval of the General Plan Amendment; File No. PGPA23-002 and the Zone Change, File No. PZC23-004, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7-0.*

#### **MATTERS FROM THE PLANNING COMMISSION**

##### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** Did not meet this month.

##### **New Business**

Mr. Lampkin recapped the California Preservation Foundation conference that he and Mr. Del Turco had recently attended.

##### **Nominations for Special Recognition**

None at this time.

#### **DIRECTOR'S REPORT**

Mr. Noh stated the Monthly Activity Reports were available.

**ADJOURNMENT**

Ricci adjourned the meeting at 9:02 PM, to the next meeting on July 23, 2024.



Secretary Pro Tempore



Chairman, Planning Commission