

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

MINUTES

September 24, 2024

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

MINUTES

September 24, 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, Gage, Lampkin

Absent: Del Turco

OTHERS PRESENT: Community Development Assistant Director Zeledon, Attorney Guiboa, Planning Director Noh, Sustainability Manager Ruddins, Principal Planner Eoff IV, Senior Planner Hutter, Senior Planner Grahm, Senior Planner Mejia, Associate Planner Aguilo, Associate Planner J. Torres, Senior Associate Civil Engineer Sotomayor, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Lampkin.

ANNOUNCEMENT

Mr. Noh stated Item A-01 would be continued to the next meeting. Mr. Noh stated that Commissioner Del Turco had resigned from the Planning Commission and wished him well.

Mr. Lampkin expressed his thanks in support as a first responder from the community residents during the recent fires.

Mr. Gage stated that October 5, at John Galvin Park there is going to be a fundraiser for the Jay Littleton Ballpark, sponsored by Chaffey High School.

PUBLIC COMMENTS

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

CONSENT CALENDAR ITEMS

Mr. Lampkin pulled Item A-02 from the Consent Calendar for clarification.

A-01. MINUTES APPROVAL - Planning/Historic Preservation Commission Minutes of August 27, 2024.

This Item was continued to the October 22, 2024 Planning Commission meeting.

A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-006: A hearing to consider a Development Plan to construct 120 multiple-family residential units on 9.61 gross acres of land located on the northeast corner of Eames Street and Twinkle Avenue, within Planning Area 2B (Medium Density Residential) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified 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; (APN: 0218-161-14) **submitted by Tri Pointe Homes. The Development Advisory Board recommended approval of this item on August 19, 2024 with a (7-0) vote.**

PLANNING COMMISSION ACTION

It was moved by Anderson, seconded by DeDiemar, to approve the Consent Calendar - Item A-03, Development Plan, File No. PDEV24-006, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, Del Turco. The motion was carried 6-0.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-043: A public hearing to consider a Development Plan to construct 177 single-family 6-pack and 8-pack courtyard cluster homes and 156 multiple-family row townhomes on 31.18 gross acres of land, generally located northeast of Clifton Street and Chatham Street, within Planning Area 3 (RD-7 / Row Townhomes and RD-8 / Motorcourt Townhomes) and Planning Area 4 (RD-6 / 6 and 8 Pack Courtyard / Row Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was certified by the City Council on January 16, 2007. 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: 0218-252-39 and 0218-252-09) **submitted by Landwise Development, LLC / Pulte Group, Inc. The Development Advisory Board recommended approval of this item on September 4, 2024 with a (8-0) vote.**

Associate Planner Aguilo, presented the

Mr. Lampkin wanted clarification on the western ranch and craftsman traditional show Spanish colonial architecture and if other features could be added.

Ms. Aguilo stated there was discussion with the applicant and explained what options are available to be added to the architecture.

PUBLIC TESTIMONY

Mr. Tommy Eckes with Pulte Group was present.

Mr. Ricci asked if Mr. Eckes agreed with the revised conditions.

Mr. Eckes stated they are in agreement with the changes discussed.

Mr. Noh. stated there will be a condition added that staff will work with the applicant to discuss the

enhanced articulation.

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

There was no Planning Commissioner deliberation.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by DeDiemar, to approve the Development Plan, PDEV23-043, subject to the revised conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, Del Turco. The motion was carried 6-0.

PLANNING/HISTORIC COMMISSION PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PHP23-003, PVAR23-002, & PDEV23-010:** A public hearing to consider a Development Plan (File No. PDEV23-010) and a Certificate of Appropriateness (File No. PHP23-003) to facilitate the construction a 3,515 square-foot commercial building for a fast-food restaurant (McDonald's) with a drive-thru facility on 1 acre of land in conjunction with a Variance (File No. PVAR23-002) to reduce the required interior landscape setback from 10-feet to 8-feet for a property located at the northwest corner of Francis Street and Euclid Avenue within the CN (Neighborhood Commercial) 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 15303 (New Construction of Small Structure), Section 15331 (Historical Resource Restoration/Rehabilitation), and Section 15305 (Minor Alterations in Land Use Limitations) 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:1050-281-03, 1050-281-02, & 1050-281-01) **submitted by Bickel Group Architecture. The Development Advisory Board recommended approval of this item on September 4, 2024 with a (8-0) vote.**

Associate Planner Torres presented the staff report. She stated that the staff is recommending the Planning Commission approve the Certificate of Appropriateness, File No. PHP23-003, the Variance, File No. PVAR23-002 and the Development Plan, File No. PDEV23-010, pursuant to the facts and reasons contained in the staff report.

Mr. Gage wanted to know about the parkway improvements in front and the landscape, regarding the trees and replacements spacing.

Ms. Torres responded regarding the trees and their replacement.

Mr. Gage wanted to know is grass is proposed.

Ms. Torres stated yes that is a requirement for the Euclid Ave. frontage.

Mr. Lampkin wanted to know who would maintain the grass and trees on Euclid.

Mr. Noh stated in the right-of-way it is maintained by the City, and the applicant would be responsible for the landscape within their property.

Mr. Lampkin wanted to know who would maintain the grass on the north and south edges of the project.

Mr. Noh again stated that the landscape in the right-of-way will be maintained by the City.

Mr. Lampkin didn't have the street names.

Ms. Torres stated they were Maple and Francis and that the landscape in the right-of-way was maintained by the City and everything else would be the responsibility of the property owner.

PUBLIC TESTIMONY

Chloe Watson with the Bickel Group was present.

Mr. Ricci asked if Ms. Watson agreed with the conditions of approval.

Ms. Watson stated she did and explained the project in detail.

Sam Nourafshan spoke in favor of the project.

Rod Nourafshan spoke in favor of the project.

Mr. Ricci stated there had been an email received in favor of the project.

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 Lampkin, to approve the Certificate of Appropriateness, File No. PHP23-003, the Variance, File No. PVAR23-002, and the Development Plan, PDEV23-010, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, Del Turco. The motion was carried 6-0.

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT FOR FILE NO. PDCA24-003**: A public hearing to consider a Development Code Amendment (File No. PDCA24-003) revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), and 6.0 (Development and Subdivision Regulations) of the City of Ontario Development Code. The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the commonsense exemption (general rule) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Development Code Amendment may affect properties 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. In addition, the proposed Development Code Amendment may also affect properties 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; **City Initiated. City Council action is required.**

Senior Planner Grahn presented the staff report. He stated that the staff is recommending the Planning Commission recommend approval to City Council of the Development Code Amendment, File No.

PDCA24-003, pursuant to the facts and reasons contained in the staff report.

Mr. Lampkin wanted clarification regarding public notification of lot mergers.

Mr. Grahn stated yes and explained the process.

Mr. Lampkin wanted to know how the public will be notified if the lot merger was approved.

Mr. Grahn responded.

Mr. Lampkin clarified that it would be a two-prong process regarding notification.

Mr. Grahn stated that was correct.

Mr. Lampkin stated at that point the public could appeal the decision.

Mr. Grahn stated that is correct.

Mr. Gage had a question regarding the public art and the differences.

Mr. Noh explained.

Mr. Gage clarified that is keeps it the same.

Mr. Noh stated that is correct.

Mr. Ricci wanted clarity regarding the HVAC.

Mr. Grahn explained.

Mr. Ricci wanted to know verbiage regarding views from public view.

Mr. Grahn responded.

PUBLIC TESTIMONY

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

There was no Planning Commissioner deliberation.

It was moved by DeDiemar, seconded by Anderson, to recommend approval of the Development Code Amendment, File No. PDCA24-003. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, Del Turco. The motion was carried 6-0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

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

New Business

Mr. Ricci announced that Mr. Dean would be taking over the opening left by Mr. Del Turco's resignation

on the Historic Preservation Subcommittee.

Nominations for Special Recognition

DIRECTOR'S REPORT

Mr. Noh stated the Monthly Activity Reports were available.

ADJOURNMENT

Ricci adjourned the meeting at 7:25 PM, to the next meeting on October 22, 2024.


Secretary Pro Tempore


Vice-Chairman, Planning Commission