

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

**MINUTES**

**September 22, 2020**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of August 25, 2020.....	2
A-02. File No. PDEV20-006 .....	2
PUBLIC HEARINGS	
B. File No. PHP18-028.....	3
C. File No. PHP18-029.....	3
D. File Nos. PGPA19-009 & PZC19-003 .....	4
E. File Nos. PGPA19-003 & PSPA19-003 .....	5
F. File Nos. PMTT19-010 & PDEV19-030 .....	6
G. File Nos. PGPA19-008 & PSPA19-011 .....	7
H. File No. PDCA18-003 .....	8
MATTERS FROM THE PLANNING COMMISSION.....	8
DIRECTOR’S REPORT.....	8
ADJOURNMENT .....	9

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

## **MINUTES**

**September 22, 2020**

**REGULAR MEETING:** City Hall, 303 East B Street  
**Via ZOOM** Called to order by Chairman Willoughby at 6:30 PM in honor of the retiring Planning Director, Cathy Wahlstrom and her years of services to the City of Ontario and the planning department.

### **COMMISSIONERS**

**Present via Teleconference:** Chairman Willoughby, Vice-Chairman DeDiemar, Gage, Gregorek, Reyes, and Ricci

**Absent:** None

**OTHERS PRESENT:** Community Development Executive Director Murphy, Planning Director Wahlstrom, Assistant Planning Director Zeledon, City Attorney Otto, Principal Planner Mercier, Senior Planner D. Ayala, Senior Planner Mejia, Associate Planner Antuna, Assistant Planner Vaughn, Planning Intern Carranza, Assistant City Engineer Lee, and Planning Secretary Berendsen

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Reyes.

### **SPECIAL CEREMONIES**

Each Commissioner thanked Ms. Wahlstrom for her service, knowledge, great qualities, and the work she has done within the city and stated how they would miss her, and relayed stories of memories they had with her.

Mr. Murphy stated Cathy is always very gracious and passionate at what she does, not only with her staff, but with the City. She has a background in anthropology, but planning is her passion, and she has been involved in a lot of projects from the General Plan to the driving force behind the Historic Preservation program and making sure we were looking to the future as well as to the past and making sure the cultural resources are here for generations to come. He explained how she became the Planning Director and how she was a rock star for the City of Ontario. He stated the historical knowledge she has is invaluable and she will be missed and there are others willing to step up, because of her mentoring.

Ms. Wahlstrom stated she appreciated working with the commissioners, staff, BB& K associates, and collaborative community partners and felt so privileged to work in a premier city where collectively we have made a difference, one project and decision at a time. She stated the great

leadership will continue with Mr. Murphy and Mr. Zeledon and thanked everyone for their friendship and partnership.

Mr. Zeledon stated this has been a crazy busy year and with COVID, Cathy with her mentorship and leadership, has been the glue to keep us all together been. He stated we have been blessed to work under such a smart, incredible person and the fun times she brought to the workplace which made it so much better. He stated that she was not only a leader but also a friend and will be missed, but she has a bright new chapter in her life. He stated we wouldn't be where we are without her and the mentoring she did.

Mr. Murphy stated Mr. Zeledon will be the new Planning Director and this transition, although bittersweet, will be smooth and we are in good hands moving forward.

### **ANNOUNCEMENTS**

Ms. Wahlstrom stated that Items G & H have been requested to be continued to the October 27, 2020 Planning Commission meeting.

### **PUBLIC COMMENTS**

Ms. Mejia stated there were no callers wishing to speak at this time.

### **CONSENT CALENDAR ITEMS**

Mr. Gregorek stated he will recuse himself from Item A-02, as his firm has done work on the project.

#### **A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of August 25, 2020, approved as written.

*It was moved by Reyes, seconded by Gage, to approve the Planning Commission Minutes of August 25, 2020, as written. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

#### **A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV20-006:**

A Development Plan to construct 226 single-family dwellings on 53.79 acres of land generally located at the northwest corner of Haven and Bellegrave Avenues, within Planning Areas 28 (Conventional Medium Lot) and 29 (Conventional Medium Lot) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (File No. PSPA14-002, SCH #2004011009), certified by the City Council on April 21, 2015. This project 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with 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: 0218-321-17 and 0218-321-30) **submitted by Lennar Homes of California, Inc.**

### **PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Reyes, to adopt a resolution to approve the Development Plan, File No., PDEV20-006, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Reyes, Ricci and Willoughby; NOES, none; RECUSE, Gregorek; ABSENT, none. The motion was carried 5 to 0.*

### **HISTORIC PRESERVATION / PLANNING COMMISSION ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND HISTORIC DISTRICT DESIGNATION REVIEW FOR FILE NO. PHP18-028:** A request for a Local Historic District Designation of the Graber Olive House Historic District as Historic District No. 8, located at the northeast corner of East Fourth Street and North Columbia Avenue, within the College Park Historic District, at 301 East Fourth Street, 315 East Fourth Street, 405 East Fourth Street, and 406 East Harvard Place, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; (APNs: 1047-543-01, 1047-543-31, 1047-543-30, 1047-543-20) **submitted by Clifford Graber II. This item was continued from the August 25, 2020 Planning Commission meeting. City Council action required.**
- C. ENVIRONMENTAL ASSESSMENT LANDMARK DESIGNATION REVIEW FOR FILE NO. PHP18-029:** A request for a Local Landmark Designation of a single-family residence, a Contributor to the Designated College Park Historic District, located at 301 East Fourth Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district. The request is not a “Project” pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-543-01) **submitted by Clifford Graber II. This item was continued from the August 25, 2020 Planning Commission meeting. City Council action required.**

Planning Intern Carranza, presented the staff report. She described the location and the history of the Graber Olive House, and the resources that are included within the proposed district. She described the architecture of the Graber Olive House and its historical significance. She stated that staff is recommending the Historic Preservation Commission recommend approval for File Nos. PHP18-028 and PHP18-029, 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**

Ms. Mejia stated there were no callers on the line for this item.

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

testimony

Mr. Gage stated the Graber Olive house is deserving of the Historic District and Landmark Designation for the home. He stated the architecture is amazing, and the history of the people and family, which were very involved in the community and with the Ontario Heritage home tours, always there to sell tickets and have really been a part of the community.

Mr. Gregorek stated these are well deserving and the presentation was fantastic, as he learned things that he didn't even know about this gem for the city and that Graber Olives has always been supportive of the community and glad it has been brought forward as it is a great asset to the City of Ontario.

Ms. DeDiemar thanked staff for a wonderful presentation, which was factual and informative.

Mr. Reyes stated the staff presentation was great and that he appreciated the site plan to help follow along and that this is also a historical landscape and a true example of urban farming, and is well deserving not only within our city but should be recognized state and even nationally for its historic value.

Mr. Ricci agreed with the other commissioners and stated he appreciates the care the Graber's put into the property and is thankful for Ontario Heritage and the tours they have.

Mr. Willoughby stated very few cities in our entire state, can say they have a continual family owned business within their city for over 100 years. He stated he was glad to see this going forward and honored to have the Graber family and the Graber House as part of our city and agrees it deserves state recognition as well.

**HISTORIC PRESRVATION COMMISSION ACTION**

*It was moved by Gage, seconded by DeDiemar, to recommend adoption of a resolution to approve the Local Historic District Designation, File No., PHP18-028, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

*It was moved by Gregorek, seconded by Ricci, to recommend adoption of a resolution to approve the Landmark Designation, File No., PHP18-029, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

- D. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDEMENT, AND ZONE CHANGE REVIEW FOR FILE NOS. PGPA19-009 AND PZC19-003:** A General Plan Amendment (File No. PGPA19-009) to modify the Land Use Map (Exhibit LU-01) component of The Ontario Plan, changing the land use designation from Rural Residential to Low-Medium Density Residential on 0.21-acre of land and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the proposed land use designation change, and a Zone Change on the project site (File No. PZC19-003), from AR-2 (Residential-Agricultural – 0 to 2.0 DUs/Acre) to MDR-11 (Medium Density

Residential – 5.1 to 11.0 DUs/Acre), generally located west of 1524 and 1526 South Euclid Avenue. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 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: 1050-061-16) **submitted by Blaise D’Angelo. This item was continued from the August 25, 2020 Planning Commission meeting. City Council action is required.**

Associate Planner Antuna, presented the staff report. She described the location and the surrounding area. She stated that the property is land locked and described the proposed land use. She stated noticing was sent out and explained the comments received. She stated that staff is recommending the Planning Commission recommend approval for File Nos. PGPA19-009 and PZC19-003, 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**

Mr. Blaise D’Angelo, the applicant spoke and stated his family has owned property of Euclid Ave for the last 42 years and his father purchased the property in 1978 and operated a care facility until 2016, when his father passed away and they decided to keep the property and clear up the zoning and address the housing need in the community. They take great pride in owning and operating them.

Ms. Mejia stated there were no other callers wishing to speak on this item.

Mr. Willoughby wanted to clarify that the 2 comments received were confirming the zoning and not in opposition.

Ms. Wahlstrom stated that is correct.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by DeDiemar, to recommend adoption of a resolution to approve an Addendum to a previously certified EIR, the General Plan Amendment, File No., PGPA19-009 and the Zone Change, File No., PZC19-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

## **E. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND**

**SPECIFIC PLAN AMENDMENT FOR FILE NOS. PGPA19-003 AND PSPA19-003:** A General Plan Amendment (File No. PGPA19-003) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation on approximately 23.8 gross acres of land, from Low Density Residential to Medium Density Residential, in conjunction with a modification to the Future Buildout Table (Exhibit LU-03) consistent with the proposed land use designation change, and an Amendment to the Esperanza Specific Plan (File No. PSPA19-003) to establish row townhomes as a permitted land use and increase the maximum allowed density within Planning Area 4, from 6.26 to 14.0 dwelling units per acre. The project site is generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) EIR (SCH# 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: 0218-302-01) **submitted by Christopher Development Group, Inc. City Council action is required.**

- F. **ENVIRONMENTAL ASSESSMENT, TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT19-010 (TM 20285) AND PDEV19-030:** A Tentative Tract Map (File No. PMTT19-010, TM 20285) to subdivide 8.57 acres of land into 11 numbered lots and 6 lettered lots, in conjunction with a Development Plan (File No. PDEV19-030) to construct 126 multiple-family dwellings generally located at the northeast corner of Clifton and Eucalyptus Avenues, within the PA-4 land use district of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan (File No. PGPA06-001) EIR (SCH# 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: 0218-302-01) **submitted by Patrick McCabe, Christopher Development Group, Inc.**

Associate Planner Vaughn, presented the staff report. She described the location and the surrounding area and the General and Specific Plan Amendments needed. She described the tract map and the development plan including the access, parking, landscape, active and passive recreation facilities, and the proposed units. She stated that staff is recommending the Planning Commission recommend approval for File Nos. PGPA19-003 and PSPA19-003 and approve File Nos. PMTT19-010 and PDEV19-030, 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**

Mr. Patrick McCabe the applicant, thanked Ms. Vaughn and Mr. Zeledon for helping with the project and navigating them through the specific plan and for Mr. Sotomayor from engineering

for helping to get them to this point.

Mr. Gregorek wanted to know the selling price range for the project.

Mr. McCabe stated he believed they would be starting in the high \$300,000 to low \$400,000, but it would depend on the market and the comps within the neighborhoods around them.

Mr. Willoughby wanted to know when they would be getting started on the project.

Mr. McCabe stated they are eager to get going and their other project, Dorado has been selling very well even through COVID.

Ms. Mejia stated there were no other callers wishing to comment on this item.

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

Mr. Gage stated he was skeptical about increasing the density but this project was really well done and it looks like a good project. He stated he likes the 64 guest parking spaces provided, and hopes we don't increase density on every project.

Mr. Reyes wanted to thank staff for the overall landscape plan, which gives a great picture of how the applicant is these units and amenities which are ideal to go along with the density and he is looking forward to the different open spaces and great amenities.

Mr. Willoughby stated we don't want to increase density on all projects, but it makes sense for this project, and it is a nice looking product that will enhance Ontario Ranch.

### **PLANNING COMMISSION ACTION**

*It was moved by Reyes, seconded by Gregorek, to recommend adoption of a resolution to approve the General Plan Amendment, File No., PGPA19-003 and the Specific Plan Amendment, File No. PSPA19-003, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

*It was moved by Gage, seconded by DeDiemar, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT19-010 and the Development Plan, File No. PDEV19-030, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

**G. ENVIRONMENTAL ASSESSMENT, GENERAL PLAN AMENDMENT, AND SPECIFIC PLAN AMENDMENT FOR FILE NOS. PGPA19-008 AND PSPA19-011:** A General Plan Amendment (File No. PGPA19-008) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) component of The Ontario Plan, changing the land use designation on 10.49 acres of land, from School to Low-Medium Density Residential, in conjunction with modification of the Future Buildout Table (Exhibit LU-



03) to be consistent with the proposed land use designation change, and an Amendment to The Avenue Specific Plan (File No. PSPA19-011), changing the land use designation on the project site from School to Low-Medium Density Residential, generally located at the northeast corner of La Avenida Drive and Manitoba Place. Staff has prepared an Addendum to The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 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: 0218-652-27) **submitted by Ontario Schaefer Holdings, LLC. City Council action is required.**

This Item is being requested to be continued to the October 27, 2020 meeting.

### **PUBLIC TESTIMONY**

Ms. Mejia stated there were no callers wishing to speak on this item.

Chairman Willoughby left the public testimony open

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Ricci, to continue File Nos., PGPA19-008 and PSPA19-011 to the October 27, 2020 Planning Commission meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

- H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT REVIEW FOR FILE NO. PDCA18-003:** A Development Code Amendment proposing to: [1] revise current provisions regarding the regulation of Accessory Dwelling Units, replacing an Urgency Ordinance previously approved by the City Council on January 21, 2020; [2] revise current provisions regarding the MU-1 (Downtown Mixed Use) zoning district, to facilitate the establishment of the Downtown District Plan; [3] establish new provisions regarding the regulation of small lot infill subdivisions, which are proposed to be allowed in Mixed Use zoning districts and the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 DUs/Acre), MDR-18 (Medium Density Residential – 11.1 to 18.0 DUs/Acre), MDR-25 (Medium-High Density Residential – 18.1 to 25.0 DUs/Acre), and HDR-45 (High Density Residential – 25.1 to 45.0 DUs/Acre) zoning districts; [4] revise current provisions regarding Massage Services and Massage Establishments, establishing that such uses are subject to Administrative Use Permit issuance and requirements; and [5] modify certain Development Code provisions to include various clarifications, including Chapter 2.0 (Administration and Procedures), Chapter 3.0 (Nonconforming Lots, Land Uses, Structures, and Signs), Chapter 5.0 (Zoning and Land Use), Chapter 6.0 (Development and Subdivision Regulations), Chapter 7.0 (Historic Preservation), Chapter 8.0 (Sign Regulations), and Chapter 9.0 (Definitions and Glossary). 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. 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). Furthermore, the project site is located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; **City Initiated. City Council action is required. This item was continued from the August 25, 2020, Planning Commission meeting.**

This Item is being requested to be continued to the October 27, 2020 meeting.

### **PUBLIC TESTIMONY**

Ms. Mejia stated there were no callers wishing to speak on this item.

Chairman Willoughby left the public testimony open

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by DeDiemar, to continue File No., PDCA18-003, to the October 27, 2020 Planning Commission meeting. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Reyes, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

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

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

**Historic Preservation (Standing):** Met on September 15, 2020.

Mr. Gregorek stated they did a tier determination and one public hearing and discussed about the water gallery at the museum.

**Development Code Review (Ad-hoc):** Met on September 14, 2020.

Mr. Willoughby stated they went over the development code amendment and some of the clean-up items.

#### **New Business**

### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

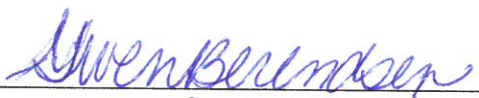
**DIRECTOR'S REPORT**


Ms. Wahlstrom stated the Monthly Activity Reports are in their packets.

**ADJOURNMENT**

Mr. Willoughby closed the meeting in Ms. Wahlstrom's honor.

Gregorek motioned to adjourn, seconded by Gage. The meeting was adjourned at 8:21 PM.

  
Secretary Pro Tempore

  
Chairman, Planning Commission