

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

MINUTES

November 23, 2021

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HISTORIC PRESERVATION MEETING**

MINUTES

November 23, 2021

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

COMMISSIONERS

Present: Chairman Gage, Anderson, Dean, Lampkin, and Ricci

Absent: Vice-Chairman Willoughby, DeDiemar

OTHERS PRESENT: Planning Director Zeledon, City Attorney Maldonado, Principal Planner Mercier, Principal Planner Ruddins, Assistant Planner Vaughn, Community Development Administrative Officer Womble, Senior Landscape Planner Richardson, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Lampkin.

ANNOUNCEMENTS

Mr. Zeledon stated that Items B & C will be taken together.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

Motion was made by Ricci and seconded by Lampkin to pull Agenda Item A-02 off the Consent Calendar for separate discussion.

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of October 26, 2021, approved as written.

It was moved by Ricci, seconded by Dean, to approve the Planning Commission Minutes of October 26, 2021, as written. The motion was carried 5 to 0.

PUBLIC HEARING ITEMS

A-02. REVIEW OF THE ONTARIO CONCEPTUAL ‘GREAT’ PARK MASTER PLAN AND PRELIMINARY PARK DESIGN FOR PHASE 1 FOR FILE NO. PADV21-004: A request for the approval of the City of Ontario Conceptual ‘Great’ Park Master Plan and Preliminary Park Design for Phase 1. The Ontario ‘Great’ Park is approximately 370 acres that extend over 3-1/2 miles in an east-west direction from Haven Avenue to Campus Avenue and has varying widths anticipated between 280 to 1,600 feet. The Conceptual ‘Great’ Park Master Plan will guide the future phased improvements and development of the ‘Great’ Park, seeking to provide a major amenity for Ontario residents as a key organizational element of land use development. The ‘Great’ Park is envisioned to accommodate passive and recreational uses, cultural amenities, outdoor performance venues, gardens, ponds and waterways, a network of trails, bike paths, and greenways. The Conceptual ‘Great’ Park Master Plan will provide a flexible framework and be used by the City of Ontario as the basis for the review and approval of the future development of the Ontario ‘Great’ Park. The Preliminary Park Design for Phase 1 of the ‘Great’ Park encompasses approximately 130 acres of land bordered by Grand Park Street to the north, Eucalyptus Avenue to the south, Haven Avenue on the east, and Archibald Avenue on the west. The concept for Phase 1 includes an amphitheater, a central arroyo, meadows, fields as dual-use areas, and a hierarchy of trail systems. (Phase 1 APNs: 0218-241-58, 0218-241-49, 0218-241-39, 0218-241-45, & 0218-241-47) **submitted by the City of Ontario. City Council action is required.**

Senior Landscape Planner Richardson, gave the background on the “Great” Park, the project location of Phase I, community outreach and introduced the consultant for the project, SWA and they did a presentation, regarding the Preliminary Plan for Phase I.

SWA Consultants presented the “Great” Park framework, the conceptual site plan, and the details of Phase I.

Ms. Richardson then stated that staff is recommending the Planning Commission recommend approval of File No. PADV21-004, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage asked about a name for the park.

Mr. Zeledon stated we are working with Community Life and Culture on that. He also thanked the SWA consultants for all their work on the project.

Ms. Anderson wanted to know how long it would take to do the first phase completely.

Mr. Zeledon stated that it was probably a 2 or 3 year phase, but would depend on funding and working with CLC and program demands. He stated it is never going to be complete, which is the beauty of the design, it will always be evolving.

Mr. Gage wanted to know if they were recommending any pepper trees.

Ms. Richardson stated they were at Significant Ontario entrances.

PUBLIC TESTIMONY

No one responded.

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

Mr. Ricci spoke in favor of the project.

Mr. Lampkin thanked the staff and consultants and spoke in favor of the project.

Mr. Gage spoke in favor of the project.

Mr. Dean thanked the consultant for their thorough presentation.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Lampkin, to recommend adoption of a resolution to approve the Preliminary Park Design for Phase I, File No., PADV21-004, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar, Willoughby. The motion was carried 5 to 0.

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-004:** A Development Agreement (File No. PDA21-004) between the City of Ontario and LHC Ontario Holdings, LLC., to establish the terms and conditions for the development of Tentative Tract Map 18916 (File No. PMTT21-011), a 11.05 acre property located near the southwest corner of Archibald and Chino Avenues, within Neighborhood 7 of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001) Environmental Impact Report (State Clearinghouse No. 2004071001) certified by the City Council on April 18, 2006. 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: 0218-131-34) **submitted by LHC Ontario Holdings, LLC. City Council action is required.**
- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-011 (TTM 18916):** A Tentative Tract Map (TTM 18916) to subdivide 11.05 acres of land into 36 numbered lots and two lettered lots to facilitate future residential development, located near the southwest corner of Archibald and Chino Avenues, within Neighborhood 7 of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001), Environmental Impact Report (State Clearinghouse No. 2004071001) certified by the City Council on April 18, 2006. 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: 0218-131-34) **submitted by LHC Ontario Holdings, LLC.**

Assistant Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval of File No. PDA21-004 and approve File No. PMTT21-011, 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

Craig Cristina with Richland Communities stated he was available to answer questions and thanked staff.

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

Mr. Cristina stated yes.

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 Ricci, seconded by Anderson, to recommend adoption of a resolution to approve the Development Agreement, File No., PDA21-004, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar, Willoughby. The motion was carried 5 to 0.

It was moved by Lampkin, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT21-011, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar, Willoughby. The motion was carried 5 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): This subcommittee met on November 10, 2021

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

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

New Business

Mr. Lampkin spoke about the Housing Element Subcommittee meeting.

Mr. Ricci spoke about the upcoming Christmas parade.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated the Monthly Activity Reports are in the packet.

ADJOURNMENT

Ricci motioned to adjourn, seconded by Dean. The meeting was adjourned at 7:25 PM, to the special December 20, 2021 meeting.


Secretary Pro Tempore


Chairman, Planning Commission