

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

**MINUTES**

**January 23, 2024**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of December 18, 2023 .....	2
PUBLIC HEARINGS	
B. File No. PMTT22-011 .....	3
C. File Nos. PUD22-006 and PDEV22-042 .....	4
MATTERS FROM THE PLANNING COMMISSION.....	4
DIRECTOR’S REPORT.....	4
ADJOURNMENT .....	5

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

**MINUTES**

**January 23, 2024**

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

**COMMISSIONERS**

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

**Absent:** Dean and Lampkin

**OTHERS PRESENT:** Community Development Assistant Director Zeledon, City Attorney Guiboa, Planning Director Noh, Sustainability Manager Ruddins, Principal Planner Eoff IV, Senior Planner Grahn, Associate Planner Aguilo, Assistant Planner Morales, Principal Engineer Maciel-Carrera, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Del Turco.

**ANNOUNCEMENTS**

Mr. Noh stated staff is requesting Item C be continued to the February 27, 2024 Planning Commission meeting.

**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 December 18, 2023, approved as written.

**PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Gage, to approve the Consent Calendar, as written. Roll call vote: AYES, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, Anderson; ABSENT, Dean and Lampkin. The motion was carried 4-0.*

**PLANNING/HISTORIC COMMISSION PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-011:** A public hearing to consider a Tentative Parcel Map (TPM 20452) to subdivide 23 acres of land into 9 parcels, generally located on the southwest corner of Ontario Mills Parkway and Franklin Avenue, within the Commercial/Office land use district of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with Ontario Mills (California Commerce Center North) Specific Plan, for which an Environmental Impact Report (“EIR”) was previously adopted by the City Council on October 12, 1990. 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: 0238-041-29, 0238-041-30, 0238-041-31 and 0238-041-32) **submitted by Ernie Rivas.**

Associate Planner Aguilo, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PMTT22-011, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gage wanted to know the purpose of dividing the parcel.

Mr. Noh responded.

Mr. Gage wanted to know if there will be a management parking plan once it is sold off.

Mr. Noh responded.

Mr. Gage wanted to clarify that dividing the parcel up doesn’t address if any of the current businesses will be leaving or staying.

Mr. Noh stated that is correct.

### **PUBLIC TESTIMONY**

Chris McKee, the Civil Engineer on the project stated he was available for questions and he explained the typical reason to divide would be to allow opportunities to sell and refinance and that they have been conditioned to provide CCR’s for the management of the property.

Ms. DeDiemar asked if he agreed with the Conditions of Approval.

Mr. McKee stated yes

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

### **PLANNING COMMISSION ACTION**

*It was moved by Anderson, seconded by Ricci, to adopt a Resolution to approve the Tentative Parcel Map, File No. PMTT22-011, subject to conditions of approval. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Dean and Lampkin. The motion was carried 5-0.*

- C. **ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD22-006 AND PDEV22-042:** A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-006) to establish development standards and design guidelines for the 5.81-acre project site; and [2] a Development Plan (File No. PDEV22-042) to construct 357 apartment units and 3,800 square feet of commercial space on 5.81 acres of land, located at the northeast corner of Mountain Avenue and Fourth Street, within the MU-8b (Mountain/Fourth Mixed Use) 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: 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03) **submitted by JAT Land Development LLC. The Development Advisory Board recommended approval of PDEV22-042 on December 18, 2023, with an 8 – 0 vote. City Council action is required for File No. PUD22-006.**

Mr. Noh stated this Item is being recommended to be continued to the February 27, 2024 meeting.

#### **PUBLIC TESTIMONY**

Mark Turco wanted to clarify the date and stated he will speak at that meeting.

As there was no one wishing to speak, Chairperson DeDiemar left open the public testimony

#### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Del Turco, to continue the Addendum, and File Nos. PUD22-006 and PDEV22-042 to the February 27, 2024 Planning Commission meeting. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Dean and Lampkin. The motion was carried 5-0.*

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

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

**Historic Preservation (Standing):** Met on January 10, 2024.

Mr. Gage gave a report of the training done at the meeting.

##### **NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

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

Mr. Noh stated the Monthly Activity Reports were available.

**ADJOURNMENT**

DeDiemar adjourned the meeting at 6:48 PM, to the next meeting on February 27, 2024.



Secretary Pro Tempore



Chairman, Planning Commission