

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

**MINUTES**

**August 24, 2021**

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**MINUTES**

**August 24, 2021**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Gage at 6:34 PM

**COMMISSIONERS**

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

**Absent:** Vice-Chairman Willoughby

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Leishman, Principal Planner Mercier, Associate Planner Antuna, Transportation Manager Bautista and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Lampkin.

**ANNOUNCEMENTS**

Mr. Zeledon introduced Mr. Leishman as the city attorney for tonight's meeting.

Mr. Lampkin stated the Commissioners received Emergency Preparedness training, from Mr. Patel the City's Emergency Manager. He also stated that September will be Emergency Preparedness month and it's a good time for residents to receive information on how they should prepare for the next major disaster. He stated the emergency preparedness guide is out and available to the public on the city website at [www.ontarioca.gov/alertontario](http://www.ontarioca.gov/alertontario). He stated the Lampkin Foundation will be holding a blood drive on September 11<sup>th</sup>, available to residents and then on September 9<sup>th</sup> they will be hosting the California Insurance Commissioner, who will be discussing insurance policies for renters and homeowners and how they are effected in a major disaster. He also stated the City of Ontario will be participating in the Great Shake Out on October 21<sup>st</sup> and information on how you can participate reference the city website and ask your employer about their participation in this event.

**PUBLIC COMMENTS**

No one from the public wished to speak.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of July 27, 2021, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-003:** A Development Plan to construct a 26,000-square-foot industrial building on 1.28 acres of land located at 1486 East Holt Boulevard, within the BP (Business Park) 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 (ALUCP); (APNs: 0110-121-04 & 0110-121-05) **submitted by M & M Development.**

- A-03. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT18-010:** A one-year Time Extension for Tentative Parcel Map No. 20087, previously approved by Planning Commission on July 23, 2019, subdividing 17.92 acres of land into two parcels located at 4900 East Fourth Street, within the Commercial/Office land use district of the Ontario Mills (formerly California Commerce Center North) Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15: Minor Land Divisions) 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); (APN: 0238-014-05) **submitted by Retail Properties of America Inc.**

*It was moved by DeDiemar, seconded by Lampkin, to approve the Consent Calendar including the Planning Commission Minutes of July 27, 2021, as written, the Development Plan, File No. PDEV21-003, and the Time Extension, File No. PMTT18-010, subject to the conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

#### **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-007 (TTM 20399):** A Tentative Tract Map to subdivide 24.51 acres of land into 30 number lots and 6 letter lots, for property located at the southeast corner of Archibald Avenue and Ontario Ranch Road, within the High Density Residential (18.0-25.0 du/ac) land use district (Planning Areas 7 & 8) of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Grand Park Specific Plan (PSP12-001) Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference. 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 the policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; (APN: 218-241-32) **submitted by Ronald & Kristine Pietersma Family Trust & Loyola Properties I, L.P.**

Principal Planner Mercier, presented the staff report. He described the location and the surrounding area and the history of the property. He described the proposed subdivision for the future development of 362 multiple-family dwellings and presented a conceptual site plan, including park areas and typical plotting. He stated that staff is recommending the Planning Commission approve File No. PMTT21-007, 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**

The applicant, Jason Lee was present and thanked staff for their help getting the project to this point and stated this is the most straight forward city to work with.

Mr. Ricci wanted to clarify if they were only having a pocket park or if there will be a clubhouse,

Mr. Lee stated the tract map was submitted prior to having a buyer and now there is a buyer and there will be a full development plan proposed, which will include a rec center with a pool in the large park area.

Mr. Lampkin wanted to clarify that the park will change.

Mr. Lee stated yes.

Mr. Lampkin wanted to know if there will be security features around the rec center, like fencing.

Mr. Lee stated they are approving the tract map tonight and the development plan will be coming from the buyer, at a later time, with more detail.

Mr. Gage stated this area is north of the Great Park and he wanted to know if there will be crosswalks on Grand Park Street.

Mr. Lee stated at this point there will be only two crosswalks, one at Archibald and the second at the roundabout. He stated that after meeting with traffic the idea is to funnel people down to the roundabout and cross there, as there will be flowing traffic and no stop signs, and they didn't want people crossing in the middle of the street.

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

Mr. Gage stated it is great to have this as part of a larger development which makes this area very nice.

### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT21-007, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND VARIANCE REVIEW FOR FILE NOS. PMTT21-008 AND PVAR21-002:** A Tentative Parcel Map (File No. PMTT21-008/TPM 20376) to subdivide 0.998-acre of land into 2 parcels in conjunction with a Variance (File No. PVAR21-002) to reduce the corner lot width dimension from 120 feet to 117.8 feet, located at the northwest corner of Oaks Avenue and Spruce Court, at 2112 South Oaks Avenue, within the AR-2 (Residential-Agricultural – 0 to 2.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5, Minor Alterations in Land Use Limitation) 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); (APN: 1014-561-30) **submitted by Paul Kien.**

Associate Planner Antuna, presented the staff report. She described the location and surrounding area, and

the history of the property and the current structures on the property. She described the parcel subdivision and the need for the variance. She described the conditions of approval for the project and the comments received. She stated that staff is recommending the Planning Commission approve File Nos. PVAR21-002 and PMTT21-008, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

The applicant, Paul Kein was present and available for questions.

Mr. Lampkin wanted to know if the property is currently occupied by renters or owners.

Mr. Kein stated yes, currently by renters and the owner in one of the residences.

Mr. Lampkin wanted to know if they were aware of the project.

Mr. Kein stated yes.

Mr. Gage asked the applicant if he agrees with staff report and all the conditions.

Mr. Kein stated yes.

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

Mr. Gage stated there is a variety of lots in Ontario and asking for a 2.2 foot variance is not significant enough to not approve.

Mr. Lampkin stated there are historic properties in Ontario, that are in poor condition and the people there are doing well at keeping it up.

Mr. Ricci stated it is a good plan and it matches the other properties in the neighborhood and setback is negligible.

Mr. Gage stated that this item did go before the Historic Preservation Subcommittee, and they gave the approval to move forward.

### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Dean, to adopt a resolution to approve the Variance, File No., PVAR21-002, and the Tentative Parcel Map, File No., PMTT21-008, subject to the conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Ricci; NOES, none; RECUSE, none; ABSENT, Willoughby. The motion was carried 6 to 0.*

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

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

**Historic Preservation (Standing):** This subcommittee did not meet.

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

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

**New Business**

Mr. Gage announced the Subcommittee Appointments.

Ms. DeDiemar invited everyone to the 2021 Festival of the Arts that will be held on October 16, 2021.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity Reports are included in their packet. He stated that the planning team will be doing TOP outreach at the Concerts in the Park, at Town Square on Wednesday, August 25 and then again on Thursday at Celebration Park, to get input from residents, so if the Commissioners are at these event, please send residents over to the TOP booth.

**ADJOURNMENT**

Mr. Ricci motioned to adjourn the meeting, seconded by Ms. Anderson. The meeting was adjourned at 7:07 PM to the next meeting on September 28, 2021.

  
Secretary Pro Tempore

  
Chairman, Planning Commission