

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

**MINUTES**

**June 28, 2022**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of May 24, 2022 .....	2
A-02. File No. PDEV21-019 .....	2
A-03. File No. PDEV21-027 .....	3
PUBLIC HEARINGS	
B. File No. PDA22-003 – A,B,C and D .....	3
C. File No. PDEV22-014 .....	4
D. File No. PDCA22-004 .....	6
MATTERS FROM THE PLANNING COMMISSION.....	7
DIRECTOR’S REPORT.....	7
ADJOURNMENT .....	7

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION MEETING

## MINUTES

June 28, 2022

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

### COMMISSIONERS

**Present:** Chairman Willoughby, Vice-Chairman DeDiemar, Anderson, Gage, Lampkin, and Ricci

**Absent:** Dean

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Guiboa, Principal Planner Ruddins, Senior Planner Hutter, Senior Planner Mejia, Associate Planner Aguilo, 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 Item B & C will be taken together and before the Commissioners is a revised resolution for Item C.

Mr. Lampkin gave feedback on the California Preservation Foundation Conference several Commissioners attended.

### PUBLIC COMMENTS

No one responded from the audience.

### CONSENT CALENDAR ITEMS

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

Planning/Historic Preservation Commission Minutes of May 24, 2022, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-019:** A public hearing to consider a Development Plan to construct 73 single-family cluster homes (Lennar Homes) on 5.99 acres of land bounded by Merrill Avenue to the north, Southern California Edison easement to the west, and the San Bernardino County Flood Control District and the City of Eastvale to the south, within the PA 27 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with File Nos. PSPA20-006 and PMTT20-012, for which an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) was approved by the City Council on June 15, 2021. 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). 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; (APN: 0218-331-42) **submitted by Lennar Homes of California, Inc.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-027:** A public hearing to consider Development Plan approval to construct 235 single-family dwellings on approximately 31.5 acres of land generally located on the south side of Chino Avenue, approximately 645 feet west of Archibald Avenue, within Planning Area 2 (Neighborhoods 5 & 6) 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), for which an Environmental Impact Report (State Clearinghouse No. 2004071001) was certified by the City Council on April 18, 2006. This application introduces no new significant environmental impacts and all previously adopted mitigation measures are a condition of project approval. 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: 0218-131-12, 0219-131-22, 0218-131-11, 0218-131-40, and 0218-131-43) **submitted by Lennar Homes of California, Inc.**

**PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Ricci, to approve the Consent Calendar, including the May 24, 2022 minutes as written. It was approved (5-0), with Gage recusing himself as he was not at this meeting.*

*It was moved by Ricci, seconded by Anderson, to approve the remainder of the Consent Calendar, including Development Plan, File No. PDEV21-019, and Development Plan, File No. PDEV21-027, subject to conditions of approval. It was approved unanimously by those present (6-0).*

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-003- A,B,C AND D:** A public hearing to consider a Development Agreement between the City of Ontario and OTC Owner, LLC, to establish the terms and conditions for 10.49 acres of and to develop a future mixed use development consisting of approximately 694 residential units and up to 71,200 square feet of commercial uses, on three parcels of land located at the southwest corner of Via Villaggio and Via Piemonte, southeast corner of Via Villaggio and Via Piemonte, and on the southwest corner of Ontario Center Parkway and Concour Street within the proposed mixed-use Subareas 8, 11, 16 and 17 of the Piemonte Overlay of the Ontario Center Specific. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. This application introduces no new significant environmental impacts, and all previously-adopted mitigation measures are a condition of project approval. 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: 0210-204-38, 0218-204-39 and a Portion of 0210-205-01); **submitted by OTC Owner, LLC. City Council action is required.**

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-014**: A hearing to consider a Development Plan to construct four mixed-use buildings totaling 63,665 commercial square feet and 694 dwelling units (540,373 residential square feet) on 13.3 acres of land located at 4000 East Ontario Center Parkway and the southeast and southwest corner of Via Piemonte and Via Villagio, within the Mixed-use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. 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: 0210-205-01, 0210-204-38, and 0210-204-39) **submitted by Adept Development.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDA22-003 -A,B,C & D, and to approve File No. PDEV22-014, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted clarification on the parking.

Ms. Hutter responded.

Mr. Lampkin wanted to know phasing for the project.

Mr. Zeledon responded.

Mr. Lampkin wanted to make sure Area A is closest to the

Mr. Zeledon stated that is correct.

Mr. Lampkin wanted to know the operational percentage of the Arena.

Mr. Zeledon responded and then explained about the parking and traffic plans that will be required.

Mr. Lampkin commented on a parking management plan and wanted to know about a security plan.

Mr. Zeledon stated there will be a police substation and expanded on the security plan.

Mr. Lampkin wanted to know how many levels of underground parking.

Mr. Zeledon stated one.

Mr. Lampkin wanted to know if public transit stops will be incorporated.

Mr. Zeledon responded.

Mr. Lampkin wanted to know about rideshare vehicle areas.

Mr. Zeledon responded.

Mr. Ricci wanted to know about delivery service parking areas.

Mr. Zeledon responded.

Mr. Ricci wanted to know about demographics for the project.

Ms. Hutter responded.

Mr. Zeledon expanded on the demographics.

Mr. Lampkin wanted to know about the signage plan and lighting plan.

Mr. Zeledon responded.

Ms. Anderson wanted clarification regarding the commercial and residential parking.

Mr. Zeledon responded.

### **PUBLIC TESTIMONY**

Mr. Robert Montano, representing Adept Development, appeared and spoke in favor of the project.

Mr. Lampkin wanted to know about the landscape plan.

Mr. Montano responded.

Mr. Lampkin asked about reclaimed water.

Mr. Montano responded.

Mr. Lampkin wanted to know about broadcasted ticketed events.

Mr. Montano responded.

Mr. Gage wanted to know about management.

Mr. Montano responded.

Mr. Gage asked about commercial vendors and managing parking.

Mr. Montano responded.

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

Mr. Lampkin spoke in favor of the project.

Chairman Willoughby reopened the public hearing

Mr. Willoughby asked the applicant regarding the Conditions of Approval.

Mr. Montano agreed with all the Conditions of Approval.

Chairman Willoughby closed the public testimony.

### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Ricci, to recommend adoption of a resolution to*

*approve the Development Agreement, File No., PDA22-003– A,B,C and D, subject to conditions of approval. Roll call vote: AYES, Anderson, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Dean. The motion was carried 6 to 0.*

Mr. Gage spoke in favor of the project.

*It was moved by Gage, seconded by Lampkin, to adopt a resolution to approve the Development Plan, File No., PDEV22-014, subject to conditions of approval. Roll call vote: AYES, Anderson, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Dean. The motion was carried 6 to 0.*

**D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT**

**REVIEW FOR FILE NO. PDCA22-004:** A public hearing to consider certain revisions to the City of Ontario Development Code, establishing the Chino Airport Overlay zoning district and Reference L, Chino Airport Land Use Compatibility Plan. 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 Development Code Amendment affects 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; **City Initiated. City Council action is required.**

Senior Planner Mejia, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDCA22-004, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Ricci wanted to know the restrictions for 60db.

Ms. Mejia responded.

Mr. Lampkin wanted to clarify the policies regarding State law.

Ms. Mejia responded.

Mr. Lampkin wanted to know about real estate transaction disclosure areas.

Ms. Mejia responded.

Mr. Lampkin wanted to know how long real estate transactions have been in place.

Ms. Mejia responded.

Mr. Zeledon clarified real estate transactions.

Mr. Lampkin commented regarding Ontario being proactive.

**PUBLIC TESTIMONY**

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

Mr. Gage thanked Ms. Mejia for her presentation and spoke in favor of the project.

**PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by DeDiemar, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA22-004. Roll call vote: AYES, Anderson, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, Dean. The motion was carried 6 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on June 15, 2022.

Mr. Gage recapped the meeting.

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

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

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated Monthly Activity reports are before them.

**ADJOURNMENT**

Ricci motioned to adjourn; it was unanimously approved. The meeting was adjourned at 8:22 PM to the next regular meeting on July 26, 2022.

  
Secretary Pro Tempore

  
Chairman, Planning Commission