

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

**MINUTES**

**February 23, 2021**

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**MINUTES**

**February 23, 2021**

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

**COMMISSIONERS**

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

**Absent:**

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Otto, Principal Planner Mercier, Senior Planner Ayala, Assistant Planner Vaughn, 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 stated there were no changes to the agenda.

**PUBLIC COMMENTS**

Mr. Zeledon stated no public correspondence had been received.

Mr. Mercier stated there were no callers wishing to speak.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

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

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW**

**FOR FILE NO. PDEV20-019:** A Development Plan to construct 102 single-family dwellings on 19.7 acres of land located at the northwest corner of Chino Avenue and Haven Avenue, within the PA4 – Single Family Residential and Park land use districts of the West Haven Specific Plan. The environmental impacts of this project were previously

reviewed in conjunction with File No. PSP03-006, the West Haven Specific Plan, for which an Environmental Impact Report (SCH # 2004071095) was certified by the City Council on January 16, 2007. 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: 0218-151-11) **submitted by KB Home Coastal, Inc.**

### **PLANNING COMMISSION ACTION**

*It was moved by Gregorek, seconded by Lampkin, to approve the Consent Calendar including Planning Commission Minutes of January 26, 2021, as written, and the Development Plan, File No. PDEV20-019, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 6 to 0.*

### **PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW FOR FILE NO. PUD20-002:** An Amendment to the Downtown Civic Center Planned Unit Development, to allow for ground floor residential land use, at grade stand-alone parking structures, and increase height of building element projections from 60 feet to 65 feet, reconfigure vehicular access points, and modify parking stall and drive aisle width development standards. The environmental impacts of this project were previously reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (SCH # 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. 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). (APNs: 1048-551-10 through 13; 1048-552-13 through 19; 1048-553-01 through 17; 1048-547-04 through 94; and 1048-548-01 through 54). **City Initiated. City Council action required.**

Senior Planner Ayala, presented the staff report. She described the history of the Downtown area and the developments that have been completed. She stated the changes needed to bring the PUD into alignment with the development standards. She explained the conceptual ideas and elevations that the amendment would facilitate. She stated that staff is recommending the Planning Commission recommend approval of File No. PUD20-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted to know if the residential units would be viewed as for sale or for lease units.

Ms. Ayala stated that we have received a development plan application for the C1 block and those proposed units would be for rent.

Mr. Willoughby stated that the proposed units would be similar to those on the A3/A4 Block.

Ms. Ayala stated that is correct.

Mr. Gage wanted Ms. Ayala to explain how the TOP goals and policies have to be updated to coincide with the Ontario Plan.

Ms. Ayala stated that the PUD was adopted in 2006 and the TOP was adopted in 2010, and this would be updating the PUD with the current 'TOP' goals and policies, and this is really a housekeeping matter.

Mr. Gage stated that these are just general updates and this project abides by the present TOP standards.

Ms. Ayala stated yes, this project does, and we have named the specific policies that would be updated with the PUD.

Mr. Lampkin wanted to clarify if the courtyard in the elevations would be for public use or only for the residents living within the development.

Ms. Ayala stated the application received that is still under review, proposes that this area would be private.

Mr. Willoughby wanted to clarify that this is conceptual only.

Ms. Ayala stated that is correct.

Mr. Gage wanted to clarify that tonight we are approving the number of parking spaces in the parking structure that would be used by the residential and commercial uses.

Ms. Ayala stated they would be approving the amendment to the PUD development standards that would facilitate the development of a stand-alone parking structure and mixed use, and that the development or construction would require a development plan that would come before the commission. She stated that the PUD creates the standards for development that facilitate the construction.

Mr. Gage stated the parking structure has 411 parking spaces and we are estimating 270 used by residential, which is about 2/3 and is this a real figure, or has this been estimated and how much is needed.

Ms. Ayala stated the calculations have been estimated.

Mr. Gage wanted to clarify that we are not approving the parking spaces tonight.

Ms. Ayala stated that is correct, the development and number of spaces would be reviewed with a future development plan.

Mr. Willoughby stated this amendment will allow parking structures in the C1 and A1 block, for future development.

Ms. Ayala stated that is correct.

### **PUBLIC TESTIMONY**

Mr. Mercier stated there were no public callers wishing to speak on this item.

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

Mr. Gage stated it is nice to see the Downtown developing like this. He stated it looks like all the components needed, residential, commercial and parking, are all finally being brought together to help make our historic Downtown a success.

### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Gregorek, to recommend adoption of a resolution to approve the Planned Unit Development Amendment, File No., PUD20-002, subject to conditions of approval. Roll call vote: AYES, DeDiemar, Gage, Gregorek, Lampkin, 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):** This subcommittee met on February 11, 2021.

Mr. Gregorek stated that the public hearing items were eligibility issue for 2112 S Oaks Ave voted to remove it from the eligibility list and a Certificate of Appropriateness to demolish a Tier III building at 1445 W Mission Blvd, which we approved. He stated the discussion items were detached accessory dwellings, Jay Littleton Ballpark National Register application and the CLG Grant.

**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**

Mr. Gage wanted to give a heads up regarding the Blink Fitness at G Street and Euclid and the landscaping and paving all redone and have new tenants, the transformation is a success story of what can happen when we ask for quality development.

Mr. Willoughby stated yes, this center is a true success story, and looks night and day from what it was before.

**DIRECTOR'S REPORT**

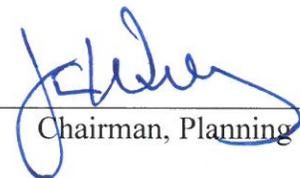
Mr. Zeledon stated both months are in their packets. He stated the center is a success story that the commission recognized that the center needed upkeep, and Elly, Diane and Jamie worked really hard to push for the updates and the elevations, and Reliable came in and worked with a lot of various property owners, and it is a big win and that he appreciates the comments, and it all starts with the commission.

**ADJOURNMENT**

Mr. Lampkin stated that Charles Boyer, the artist that created the Disney money and lithographs who passed away recently and was also our neighbor in Ontario, that he would like to adjourn the meeting in his memory.

DeDiemar motioned to adjourn, seconded by Lampkin. The meeting was adjourned at 7:10 PM to the next regular meeting on March 23, 2021.

  
Secretary Pro Tempore

  
Chairman, Planning Commission