

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

MINUTES

September 28, 2021

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

MINUTES

September 28, 2021

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

COMMISSIONERS

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

Absent: None

OTHERS PRESENT: Planning Director Zeledon, City Attorney Maldonado, Principal Planner Mercier, Senior Planner Mejia, Senior Planner Hutter, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Anderson.

ANNOUNCEMENTS

Mr. Zeledon announced that A-02 and A-03 would be pulled from the Consent Calendar, and revised Conditions of Approval for Items B, C, and D, which would be presented together.

Mr. Lampkin discussed events at the Lampkin Foundation in September and expressed thanks to the citizens who attended. He talked about our fallen soldiers and the events of 9-11 and asked that the meeting be adjourned in honor of our fallen soldiers.

Mr. Gage announced the Cemetery Tour for Ontario Heritage on October 6th.

Ms. DeDiemar announced the Festival of Arts on October 16th.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL: Planning/Historic Preservation Commission Minutes of August 24, 2021, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP TIME EXTENSION REVIEW FOR FILE NO. PMTT18-007 (TTM 20198): A one-year Time Extension for a previously approved Tentative Tract Map, File No. PMTT18-007 (TTM 20198), to subdivide 9.57 acres of land into 18 single-family residential lots on property located at 1103 South Benson Avenue, within the AR-2 (Residential-Agriculture - 0 to 2.0 DUs/Acre) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15304 (Class 4, Minor Alterations to Land) 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: 1011-431-01) **submitted by Mr. Ray Tsai.**

- A-03. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP TIME EXTENSION REVIEW FOR FILE NO. PMTT18-008 (TTM 20144):** A one-year Time Extension for Tentative Tract Map No. 20144, previously approved by Planning Commission on April 23, 2019, subdividing one-acre of land into 5 numbered lots and 2 lettered lots, for property located at 2004 South Palmetto Avenue, within the LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/Acre) zoning district. 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: 1014-532-04) **submitted by Barton 88 Investment, LLC.**

It was moved by DeDiemar, seconded by Lampkin, to approve the Consent Calendar: Planning Commission Minutes of August 24, 2021, as written. The motion was carried 6 to 0. Willoughby abstained.

PUBLIC HEARING ITEMS

Mr. Lampkin recused himself from Items B, C, and D.

- B. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-002:** A Tentative Parcel Map (File No. PMTT21-002/TPM 20278) to subdivide 15.94 acres of land into 3 parcels located on the southwest corner of the State Route 60 Freeway and Milliken Avenue within the Light Industrial zoning district. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) for File Nos. PGPA19-007, PSPA19-010 and PZC19-002. 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: 1083-361-07) **submitted by Orbis Real Estate Partners.**
- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT21-003:** A Tentative Parcel Map (File No. PMTT21-003/TPM 20274) to subdivide 9.72 acres of land into 4 parcels located on the southwest corner of the State Route 60 Freeway and Milliken Avenue within the Light Industrial and Community Commercial zoning districts. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) for File Nos. PGPA19-007, PSPA19-010 and PZC19-002. 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: 1083-361-04) **submitted by Orbis Real Estate Partners.**
- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-007:** A Development Plan to construct four industrial buildings totaling 393,334 square feet on 25.66 acres of land located on the southwest corner of the State Route 60 Freeway and Milliken Avenue within the Light Industrial zoning district. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) for File Nos. PGPA19-007,

PSPA19-010 and PZC19-002. 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: 1083-361-04 and 1083-361-07) **submitted by Orbis Real Estate Partners.**

Senior Planner Mejia, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PMTT21-002, PMTT21-003 and PDEV21-007, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the revised conditions of approval.

Mr. Willoughby asked questions regarding landscape, theme, sidewalks and murals.

Ms. Mejia responded.

Mr. Ricci asked questions regarding the southern wall, landscape planters and murals.

Ms. Mejia responded.

Mr. Gage asked questions regarding Building 6 elevations and use.

Ms. Mejia responded

Ms. Anderson asked about visibility for the winery from the 60 Freeway being blocked.

Ms. Mejia responded.

PUBLIC TESTIMONY

Mr. Grant Ross with Orbis Real Estate Partners, thanked staff and spoke in favor of the project.

Mr. Santo Riboli representing the Galleano winery spoke in favor of the project and explained some of the history of the winery.

Mr. Willoughby asked Mr. Riboli about a time frame and the mural.

Mr. Riboli and Mr. Ross responded.

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

Mr. Willoughby spoke in favor of the project.

Mr. Dean spoke in favor of the project.

Mr. Gage asked Mr. Ross if he agreed with the revised Conditions of Approval.

Mr. Ross stated he agreed.

Mr. Gage spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Dean, seconded by Willoughby, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-002, subject to the revised conditions of

approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Ricci, and Willoughby; NOES, none; RECUSE, Lampkin; ABSENT, none. The motion was carried 6 to 0.

It was moved by Willoughby, seconded by Ricci, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-003, subject to the revised conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Ricci, and Willoughby; NOES, none; RECUSE, Lampkin; ABSENT, none. The motion was carried 6 to 0.

It was moved by DeDiemar, seconded by Anderson, to adopt a resolution to approve the Development Plan, File No. PDEV21-007, subject to the revised conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Ricci, and Willoughby; NOES, none; RECUSE, Lampkin; ABSENT, none. The motion was carried 6 to 0.

- E. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-005 AND PDEV21-009:** A Tentative Tract Map (TTM 20379) for common interest subdivision purposes, subdividing 1.23 acres of land into common and private area, and a Development Plan for the construction of 39 residential condominium units (9 buildings total), located at 221 North Mountain Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) 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); (APN: 1010-521-28) **submitted by Tipping Development.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PMTT21-005 and PDEV21-009, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby asked for clarity regarding the alley way.

Mr. Zeledon responded.

PUBLIC TESTIMONY

Mr. Richard Tipping with Tipping Development thanked staff, spoke in favor of the project and stated he agreed to all the Conditions of Approval.

Mr. Willoughby asked regarding leasing or selling.

Mr. Tipping responded.

Mr. Dean asked about the dog park amenities.

Mr. Tipping responded.

Mr. Lampkin asked questions regarding the alley way.

Mr. Tipping 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 spoke in favor of the project.

Mr. Gage spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Ricci, to adopt a resolution to approve the Tentative Tract Map, File No., PMTT21-005, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Lampkin, seconded by Ricci, to adopt a resolution to approve the Development Plan, File No. PDEV21-009, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV19-069 AND PCUP19-030:** A Development Plan (File No. PDEV19-069) to construct a convenience store with fuel sales, and car wash, in conjunction with a Conditional Use Permit (File No. PCUP19-030) to establish alcoholic beverage sales for consumption off the premises, limited to beer and wine sales (Type 20 ABC license), on 0.87-acre of land located at 2156 South Grove Avenue, within the Commercial land use district of the Grove Avenue Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, Infill 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); (APN: 1050-491-08) **submitted by Ramila Patel.**

Principal Planner Mercier, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PDEV19-069 and PCUP19-030, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin asked questions regarding the Police Department review.

Mr. Mercier responded.

Mr. Willoughby asked questions regarding the landscape and sidewalks.

Mr. Mercier responded.

Mr. Lampkin asked about the landscaping.

Mr. Mercier responded.

Mr. Willoughby asked questions regarding the number of pumps and traffic lanes.

Mr. Mercier responded.

PUBLIC TESTIMONY

Mr. Gregg Hong with Empire Design Group, thanked staff and spoke in favor of the project.

Mr. Lampkin asked questions regarding a security plan and layout.

Mr. Hong responded.

Mr. Gage asked if they agreed with the Conditions of Approval.

Mr. Hong stated they agreed to all of them.

Mr. Zeledon discussed the Police Department's review process for the project.

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

Mr. Willoughby spoke in favor of the project.

Mr. Lampkin spoke in favor of the project.

Mr. Gage spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Willoughby, to adopt a resolution to approve the Development Plan, File No., PDEV19-069, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

It was moved by Lampkin, seconded by DeDiemar, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP19-030, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT CODE AMENDMENT

REVIEW FOR FILE NO. PDCA20-002: A Development Code Amendment revising certain provisions addressing public hearing notifications, allowed uses within the CS (Corner Store) zoning district, common active open space areas, and off-street parking requirements for small lot infill subdivisions. 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 property 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). Additionally, the Development Code Amendment is 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; **City Initiated. City Council action is required.**

Principal Planner Mercier, presented the staff report. He stated that staff is recommending the Planning Commission recommend City Council approve File No. PDCA20-002, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby asked questions regarding the parking.

Mr. Mercier responded.

Mr. Zeledon clarified the changes apply to only small lot infills.

Mr. Gage asked questions regarding parking.

Mr. Mercier responded.

Mr. Willoughby asked regarding leasing or selling of small lot subdivisions.

Mr. Mercier responded.

Mr. Zeledon clarified there is a market for these and this allows for more flexibility.

PUBLIC TESTIMONY

No one responded.

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

Mr. Lampkin spoke in favor of the item.

Mr. Gage spoke in favor of the item.

Mr. Willoughby spoke in favor of the item.

PLANNING COMMISSION ACTION

It was moved by Willoughby, seconded by Dean, to recommend adoption of a resolution to approve the Development Code Amendment, File No., PDCA20-002. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, none. The motion was carried 7 to 0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

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

Zoning General Plan Consistency (Ad-hoc): This subcommittee met on September 16, 2021.

Ms. DeDiemar stated it was a great review.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon presented Certificates of Recognition to Mr. Willoughby, and Mr. Lampkin, on behalf of the City Council.

ADJOURNMENT

Lampkin motioned to adjourn, in honor of our fallen soldiers and the 9-11 victims, seconded by Ricci. The meeting was adjourned at 8:47 PM.


Secretary Pro Tempore


Chairman, Planning Commission