

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

**MINUTES**

**March 22, 2022**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of February 22, 2022 .....	2
A-02. General Plan Consistency .....	3
PUBLIC HEARINGS	
B. File No. PDA22-003 .....	4
C. File No. PSPA21-001 .....	5
MATTERS FROM THE PLANNING COMMISSION.....	6
DIRECTOR’S REPORT.....	7
ADJOURNMENT .....	7

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

**MINUTES**

**March 22, 2022**

**REGULAR MEETING:** City Hall, 303 East B Street  
Called to order by Chairman Gage at 6:33 PM

**COMMISSIONERS**

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

**Absent:** Lampkin, Ricci

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Guiboa, Director of Economic Development Mclain-Hiramoto, Principal Planner Mercier, 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 DeDiemar.

**ANNOUNCEMENTS**

Mr. Zeledon welcomed Attorney Guiboa and the Director of Economic Development, Ms. Mclain-Hiramoto, and stated that Item B is being asked to be continued till a future meeting and that there are some revisions for Item C, in front of the Commissioners.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

Mr. Gage asked for Item A-02 to be pulled from the consent calendar.

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of February 22, 2022, approved as written.

**PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Anderson, to approve the Consent Calendar including the Minutes for February 22, 2022, as written. The motion*

*was carried 5 to 0.*

**PUBLIC HEARING ITEMS**

**A-02. GENERAL PLAN CONSISTENCY FINDING PURSUANT TO GOVERNMENT CODE SECTION 65402:** A request for a determination of General Plan consistency pursuant to Government Code Section 65402, for the transfer of real property ownership from the City of Ontario to The University of La Verne, for properties located at 425 E B Street, 208 and 228 West Emporia Street, 200, 211 and 221 South Laurel 3995 and 4040 Inland Empire Boulevard and 320 East D Street; (APNS: Portion of 1048-454-16, 1049-056-05, 1049-056-06, 1049-056-01, 1049-056-02, 1049-056-03, 1049-056-04, 0210-205-03, 0210-211-23 and portion of 1048-541-15). **City Initiated**

Planning Director Zeledon, presented the staff report. He stated that staff is recommending the Planning Commission approve the General Plan Consistency, 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 what would go in the facility where Fire Station 1 currently is.

Mr. Zeledon stated it would be a separate College of Health.

Mr. Willoughby reiterated what the properties would become.

Mr. Zeledon stated that is correct.

Mr. Gage had questions regarding the 13 acres at the arena, which is the Founder's historic garden area, and how it became a Mixed use on the TOP

Mr. Zeledon explained the history of the Founder's garden, and the Ontario specific plan approved uses.

Ms. Mclain-Hiramoto explained that no plans have been made by the University of La Verne and how the Founder's garden became part of the negotiations.

Mr. Gage wanted to know why the fire department needed to build a new one and give the old one to ULV.

Ms. Mclain-Hiramoto stated the City had been looking, for a new location for the fire station for a while and it will be modernized, larger and more accessible at this location.

Mr. Zeledon stated the building for the fire station was built in the late 60's and needs a lot of work. He stated they want to keep the fire station within our central civic center area, to provide a better service and need.

Mr. Gage wanted to clarify the founders garden landscape was an original requirement of selling the property, and is a visual corridor from the 10 Freeway to the arena, and thought it had to remain as part of the original property deal.

Mr. Zeledon stated the requirement was that the open space be incorporated into the specific plan, and that there aren't any Covenants or restrictions on the open space. He stated any

development would need to come back to the Commission and that the Planning Department is aware of the corridor and the importance of it within the City.

Mr. Willoughby reiterated what the Commission was looking at tonight.

Mr. Zeledon stated that is correct.

Mr. Gage wanted to know if this would go before the Historic Preservation Subcommittee.

Mr. Zeledon stated no, as it is not a historic resource.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Willoughby spoke in favor of the project.

Mr. Gage gave information regarding the Founder's Garden history and spoke in favor of the project.

### **PLANNING COMMISSION ACTION**

*It was moved by Willoughby, seconded by Dean, to adopt a resolution to approve the General Plan Consistency, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, and Willoughby; NOES, none; RECUSE, none; ABSENT, Lampkin and Ricci. The motion was carried 5 to 0.*

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-003:** A public hearing to consider a Development Agreement between the City of Ontario and OTC Owner, LLC (dba Adept Development), to establish the terms and conditions for 11.47 acres of land to develop a future mixed use development consisting of approximately 691 residential units and up to 71,200 square feet of commercial retail 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 Concoors Street within the proposed mixed-use Subareas 8, 11, 16 and 17 of the Piemonte Overlay of the Ontario Center Specific. An Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearing House No. 89041009) has been 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 (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.**

This Item is being requested to be continued to a future date.

No one responded.

## **PUBLIC TESTIMONY**

No one responded.

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

There was no Planning Commission deliberation.

## **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Willoughby, to continue this item to a future meeting. Roll call vote: AYES, Anderson, Dean, DeDietmar, Gage, and Willoughby; NOES, none; RECUSE, none; ABSENT, Lampkin and Ricci. The motion was carried 5 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-001:** A public hearing to consider an Amendment to the Piemonte Overlay at Ontario Center Specific Plan, including [1] revising the overlay boundary to add approximately 24.9 acres, comprising of the property located at 4000 Ontario Center Parkway, to the overlay area, [2] changing the land use designation on approximately 4.9 acres of land from Office and Entertainment/Retail to Mixed Use, in an area bounded by Fourth Street to the north, Concours Street and Ontario Center Parkway to the south, Via Alba to the east, and the Camden Landmark Apartment and vacant land to the west, and [3] establishing development standards and design guidelines for the Mixed Use land use area within the Piemonte Overlay at Ontario Center Specific Plan. An Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearing House No. 89041009) has been 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 (ALUCP); (APNs: 0210-204-12, 0210-204-13, 0210-204-14, 0210-204-15, 0210-204-17, 0210-204-18, 0210-204-20, 0210-204-21, 0210-204-22, 0210-204-23, 0210-204-23, 0210-204-24, 0210-204-25, 0210-204-26, 0210-204-28, 0210-204-36, 0210-204-37, 0210-204-37, 0210-204-38, 0210-204-39, 0210-204-40, 0210-204-41, 0210-531-06, 0210-531-07, 0210-531-08, 0210-531-09, 0210-531-10, 0210-231-11, 0210-231-12, 0210-231-13, 0210-231-14, 0210-231-15, 0210-231-16, and 0210-205-01); **City initiated. City Council action is required.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission recommend to City Council for approval File No. PSPA21-001, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Willoughby wanted clarity regarding the use of Via Piemonte.

Ms. Hutter responded.

Mr. Willoughby wanted to clarify that the parking for the arena will become mixed use.

Ms. Hutter stated that is correct.

Mr. Gage wanted to clarify that the parking lot going for other uses and parking structure.

Ms. Hutter explained that there will need to be a replacement of parking at some point, as the areas builds out.

Mr. Zeledon explained that the current specific plan doesn't have any requirements for parking structures and as this area develops, parking will be needed and we are getting the plan ready for the vision for this to be the major entertainment area of the Inland Empire.

Ms. DeDiemar wanted to know how many additional residential units are anticipated

Mr. Zeledon stated about 691 units and 71,000 square feet of commercial uses.

Ms. DeDiemar asked regarding the parking for the new residents.

Mr. Zeledon explained it would be podium residential parking or subterranean parking and they would be working with the arena to get traffic in and out and how this will be designed.

### **PUBLIC TESTIMONY**

No one responded.

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

PC deliberation here or There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Dean, seconded by Willoughby, to recommend adoption of a resolution for an Addendum to an EIR and a resolution to approve the Specific Plan Amendment. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, and Willoughby; NOES, none; RECUSE, none; ABSENT, Lampkin and Ricci. The motion was carried 5 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. Willoughby spoke in favor of the State of the City event.

Mr. Gage also spoke in favor of the video presented at the State of the City.

Nominations for New Chairperson and Vice-Chairperson:

- Ms. DeDiemar made a motion to nominate Mr. Willoughby for Chairperson. Mr. Dean seconded the motion. It passed unanimously by those present.
- Mr. Dean made a motion to nominate Ms. DeDiemar for Vice-Chairperson. Ms. Anderson seconded the motion. It passed unanimously by those present.

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity reports are in their packets.

**ADJOURNMENT**

Willoughby motioned to adjourn, seconded by Anderson. The meeting was adjourned at 7:24 PM, to the next meeting on April 26, 2022.

  
Secretary Pro Tempore

  
Chairman, Planning Commission