

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

MINUTES

August 23, 2022

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

MINUTES

August 23, 2022

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

COMMISSIONERS

Present: Chairman Willoughby, Anderson, Dean, Gage, Lampkin, and Ricci

Absent: Vice-Chairman DeDiemar

OTHERS PRESENT: Executive Director Community Development Murphy, Planning Director Zeledon, City Attorney Guiboa, Principal Planner Mercier, Senior Planner Batres, Associate Planner Aguilo, Associate Planner Vaughn, Transportation Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Anderson.

ANNOUNCEMENTS

Mr. Zeledon stated that Item C is being requested to be continued to the September 27, 2022 meeting, Item D & F are being continued to a special meeting on August 30, 2022 and a letter received in opposition to Item F.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of July 26, 2022, approved as written.

A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE

NO. PDEV21-039: A hearing to consider a Development Plan to construct 113 single-family homes on 22.42 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-2 (RD-4 / SFD Cottages and RD-6 / 6 Pack Courtyard) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was approved 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; (APNs: 0218-252-07 and 0218-252-38) **submitted by KB Home Coastal, Inc.**

- A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-042:** A hearing to consider a Development Plan to construct 174 multiple-family residential units on 15.11 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was approved 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; (APNs: 0218-252-07 and 0218-252-38) **submitted by submitted by KB Home Coastal, Inc.**
- A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-043:** A hearing to consider a Development Plan to construct 145 multiple-family motorcourt townhomes on 13.86 acres of land generally located at the southeast corner of Mill Creek Avenue and Old Edison Road, within PA-1 (RD-7/Row Townhomes and RD-8/Motorcourt Townhomes) of the Esperanza Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Esperanza Specific Plan (File No. PSP05-002), for which an Environmental Impact Report (State Clearinghouse No. 2002061047) was approved 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; (APNs: 0218-252-07 and 0218-252-38) **submitted by submitted by KB Home Coastal, Inc.**

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Ricci, to approve the Consent Calendar.

The Consent Calendar, including the July 26, 2022 minutes, the Development Plan, File No. PDEV19-039, the Development Plan, File No. PDEV21-042 and the Development Plan, File No. PDEV21-043, subject to conditions of approval. It was approved unanimously by those present (6-0).

PUBLIC HEARING ITEMS

Planning Director Zeledon recused himself from Item B and Principal Planner Mercier read the item into record.

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-020 AND PDEV22-032:** A public hearing to consider a Tentative Tract Map (TT 20524) for condominium purposes, subdividing 6.43 acres of land into 4 numbered lots and 4 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, in conjunction with a Development Plan to construct 108 multiple-family residential units located at the northeast corner of Mill Creek Avenue and Chino Avenue, within PA-8 (garden court/rowtown) of the Edenglen Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Edenglen Specific Plan (File No. PSP03-005), for which an Environmental Impact Report (State Clearinghouse No. 2004051108) was certified by the City Council on November 1, 2005. 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: 0218-921-19 and 0218-921-22) **submitted by Edenglen Ontario, LLC.**

Senior Planner Mejia, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PMTT21-020 and PDEV22-032, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci wanted to know if the parking along the easement would be assigned spaces.

Ms. Mejia stated those spaces aren't assigned.

Mr. Ricci wanted to clarify why the four bedroom units had 2 spaces.

Ms. Mejia stated the four bedroom units require 2.5 spaces.

Mr. Ricci wanted to know if there would be any restrictions on those spaces.

Ms. Mejia stated the standard vehicle code would cover those.

Mr. Ricci stated he just wanted to make sure SCE would have access.

Ms. Mejia explained about the regulations regarding the lines, that impacted the site plan.

Mr. Ricci wanted to clarify that the properties facing Mill Creek wouldn't be gated.

Ms. Mejia stated that is correct.

Mr. Ricci wanted to clarity on the gates.

Ms. Mejia stated that is correct.

Mr. Willoughby wanted to know the number of units Eden Glen was approved for originally.

Ms. Mejia stated 584 units.

Mr. Lampkin wanted to know the lighting plan for exhibit E-1 lighting plan

Ms. Mejia stated they would be the same fixtures that are out there now.

Mr. Lampkin clarify in the landscaped areas.

Ms. Mejia stated there would be uv lower pollard lighting throughout the paseo.

Mr. Lampkin wanted to know for exhibit D lot C park Option A, who is responsible for maintaining the space.

Ms. Mejia stated this would be HOA maintained.

Mr. Lampkin reasked the question.

Ms. Mejia stated that is considered the neighborhood edge and is HOA maintained.

Mr. Lampkin wanted to know in Option B why it showed landscaping for this area and no additional landscaping in Option A.

Ms. Mejia explained the landscaping for both Options.

Mr. Lampkin wanted to know in Option A will dirt and gravel path what would it give SCE access to.

Ms. Mejia explained the SCE access.

Mr. Lampkin wanted to know if SCE was giving up the property.

Ms. Mejia stated the applicant currently owns the property and SCE has an easement for the property.

Mr. Lampkin clarify they are giving SCE more options.

Ms. Mejia stated they are working with the HOA and SCE to work out options.

Mr. Lampkin wanted clarity on lighting plans for both options.

Ms. Mejia explained the lighting.

Mr. Willoughby wanted to know in the SCE easement the circle, if that is the Edison pole.

Ms. Mejia stated she believes so.

Mr. Gage wanted clarity on the off street parking summary.

Ms. Mejia stated this was a typo and all units are getting 2 car garages.

Mr. Gage wanted to clarify on the parking plan where the drive isle parking is located.

Ms. Mejia explained where the drive isle spaces would be.

Mr. Gage wanted to clarify that 91 spaces on the street are to make up for no guest spaces and the shortage of garage spaces.

Ms. Mejia explained the parking.

Mr. Willoughby wanted to clarify that the park plans will be decided based on SCE, the developer and the HOA.

Ms. Mejia stated that is correct.

PUBLIC TESTIMONY

Christina Ramirez spoke in opposition of the project.

Mr. Willoughby asked about the HOA decision.

Ms. Ramirez explained why they didn't approve it and that it was the responsibility of the board members of the HOA to move it forward.

Mr. Gage wanted to know what are the HOA monthly fees.

Ms. Ramirez stated they vary by the type of housing.

Mr. Gage asked again.

Ms. Ramirez stated it varies and is not one set standard between 110 – over 125.

Mr. Willoughby clarified that everyone pays the master HOA and then the sub HOA is based by product.

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

Mr. Willoughby wanted to clarify that the HOA makes sure the garages are used for parking, not storage.

Ms. Mejia stated that is correct.

Mr. Lampkin thanked staff and wanted to clarify the parking, and he preferred Option B.

Ms. Mejia stated that is developers preference.

Mr. Lampkin discussed Creekside and the varying HOAs and spoke in favor of the project and encouraged the residents to be part of the HOA board.

Mr. Gage wanted to clarify that this is the last of the development.

Ms. Mejia stated yes it was, but was held off from developing because of the lack of infrastructure.

Mr. Gage stated he is not happy with the parking on the street, but is glad to see 2 car garages, and would like to see more dedicated guest spaces. However, he will still be in favor of it.

Mr. Lampkin wanted to know if Chino Ave. will be restricted from parking.

Ms. Mejia stated it is currently not improved and there is no parking.

Mr. Bautista, Transportation Manager, stated parking is currently restricted and will continue to be.

Mr. Willoughby stated he is familiar with the parking issues and garages being used for storage,

Mr. Lampkin spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Ricci, to approve a resolution for the Tentative Tract Map, File No., PMTT21-020, and the Development Plan, File No. PDEV22-032, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, DeDietmar. The motion was carried 6 to 0.

- C. **ENVIRONMENTAL ASSESSMENT, VARIANCE AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PVAR21-005 AND PDEV21-028:** A public hearing to consider a Variance (File No. PVAR21-005) to reduce the building setback along an arterial street from 20 feet to 2.67 feet, in conjunction with a Development Plan (File No. PDEV21-028) to construct one industrial building totaling 32,165 square feet on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, Minor Alteration in Land Use Limitations) and 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; (APNs: 1049-382-01 and 1049-382-02) **submitted by Phelan Development Company.**

Staff is asking that this item be continued to the September 27, 2022 Planning Commission Meeting.

PUBLIC TESTIMONY

Mr. Willoughby opened the public hearing

As there was no one else wishing to speak, Chairman Willoughby left the public hearing open.

PLANNING COMMISSION ACTION

The Variance, File No. PVAR21-005 and the Development Plan, File No., PDEV21-028, were continued to the September 27, 2022 meeting. It was approved unanimously by those present (6-0).

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-004:** A hearing to consider a Development Plan to construct a stealth wireless telecommunications facility consisting of a 65-foot-tall monopine antenna and ancillary ground-mounted equipment on 1.75 acres of land located at 1259 East D Street (Veteran’s Memorial Park), within the OS-R (Open Space – Recreation) 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. (APN: 0110-013-04) **submitted by Coastal Business Group.**

Staff is asking that this item be continued to a special Planning Commission meeting on August 30, 2022.

PUBLIC TESTIMONY

Mr. Willoughby opened the public hearing.

As there was no one else wishing to speak, Chairman Willoughby left the public hearing open.

PLANNING COMMISSION ACTION

The Development Plan, File No. PDEV22-004, were continued to the special Planning Commission meeting on August 30, 2022. It was approved unanimously by those present (6-0).

- E. **ENVIRONMENTAL ASSESSMENT, ZONE CHANGE, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PZC19-001, PVAR19-004, AND PDEV19-028:** A public hearing to consider a Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to enable development of a 0.28-acre project site, in conjunction with a Variance to deviate from the maximum Development Code standard for percentage of tandem parking spaces, from 12 percent to 23 percent, and a Development Plan (File No. PDEV19-028) to construct five multiple-family residential units located at 1063 East Elma Street, within the MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac) zoning district. The environmental impacts of this project were reviewed in conjunction with File No. PGPA20-002, a General Plan Amendment for The Ontario

Plan 2050 Update, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022. 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: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera. City Council action is required for File No. PZC19-001.**

Associate Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PZC19-001 and approve File Nos. PVAR19-004 and PDEV19-028, pursuant to the facts and reasons contained in the staff report and attached resolution.

Mr. Willoughby wanted to know what would be in the NW recreation area.

Ms. Vaughn deferred to applicant and explained what is on the site plan.

Mr. Gage wanted to know what was in the surrounding area.

Ms. Vaughn described the surrounding area.

Mr. Gage wanted clarity as to why the one lot is unbuildable.

Ms. Vaughn explained.

Mr. Willoughby clarified the lot zonings.

Ms. Vaughn stated that is correct.

Mr. Ricci wanted to know if the existing sidewalk in the area would be improved.

Ms. Vaughn stated yes.

Mr. Ricci wanted to make sure there are resources available to support that many dwelling units.

Ms. Vaughn stated yes.

Mr. Lampkin wanted clarity on the temporary barrier.

Ms. Vaughn stated that the sewer line that runs in the back requires no footings in that area.

Mr. Lampkin wanted to know what the temporary barrier would be made of.

Ms. Vaughn stated it would be a wrought iron fence.

PUBLIC TESTIMONY

Maria Oseguera, the applicant, spoke in favor of the project.

Mr. Willoughby wanted to know if there would be a BBQ in the picnic area.

Ms. Oseguera stated yes.

Mr. Lampkin asked is the applicant agreed with the COAs.

Ms. Oseguera stated yes.

Mr. Lampkin wanted to know the color pallet.

Ms. Oseguera stated a pale yellowish.

Mr. Lampkin wanted to know what the roof material would be.

Ms. Vaughn stated it would be Spanish style roof.

Mr. Lampkin wanted to clarify that final colors and materials would go through plan check.

Ms. Vaughn stated yes and explained the process in plan check.

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

Mr. Willoughby spoke in favor of the project.

Mr. Lampkin spoke in favor of the project and the applicant's actions.

Mr. Gage spoke in favor of the project, even though he is not in favor of tandem parking.

Mr. Dean spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Dean, to recommend adoption of a resolution to approve the Zone Change, File No., PZC19-001. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, DeDiemar. The motion was carried 6 to 0.

It was moved by Lampkin, seconded by Anderson, to approve the Variance, File No. PVAR19-004 and the Development Plan, File No. PDEV19-028, subject to conditions. Roll call vote: AYES, Anderson, Dean, Gage, Lampkin, Ricci, and Willoughby; NOES, none; RECUSE, none; ABSENT, DeDiemar. The motion was carried 6 to 0.

- F. **ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA21-002:** A public hearing to consider certification of the Final Ontario Ranch Business Park Specific Plan Amendment Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018), including the adoption of a revised Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for an amendment to the Ontario Ranch Business Park Specific Plan, incorporating property adjacent to the existing Specific Plan area and establishing the land use designations, development standards, and guidelines which will govern the development of 71.69 acres of land generally bordered by Eucalyptus Avenue to the north, Sultana Avenue to the east, Merrill Avenue to the south, and Campus Avenue to the west. 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. 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; (APNs: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, and 1054-291-02) **submitted by Euclid Land Venture LLC. City Council action is required.**

Staff is asking that this item be continued to a special Planning Commission meeting on August 30, 2022.

PUBLIC TESTIMONY

Jasmine Cunningham spoke in opposition of the project.

Randy Bekendam spoke in opposition of the project.

Ana Gonzalez spoke in opposition of the project.

As there was no one else wishing to speak, Chairman Willoughby kept the public hearing open.

PLANNING COMMISSION ACTION

The Specific Plan Amendment, File No. PSPA21-002, was continued to the special Planning Commission meeting on August 30, 2022. It was approved unanimously by those present (6-0).

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

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

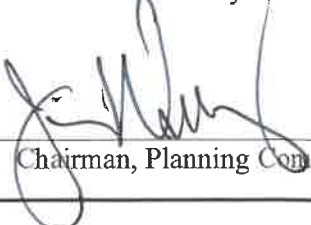
DIRECTOR'S REPORT

Mr. Zeledon stated Monthly Activity reports for June and July are before the Commissioners.

ADJOURNMENT

Ricci motioned to adjourn; it was agreed unanimously. The meeting was adjourned at 8:31PM to the special meeting on August 30, 2022.


Secretary Pro Tempore


Chairman, Planning Commission