

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

**MINUTES**

**January 24, 2023**

<b>CONTENTS</b>	<b>PAGE</b>
PLEDGE OF ALLEGIANCE.....	2
ANNOUNCEMENTS.....	2
PUBLIC COMMENTS.....	2
CONSENT CALENDAR	
A-01. Minutes of December 19, 2022 .....	2
PUBLIC HEARINGS	
B. File Nos. PMTT22-008 (TPM 20531) & PDEV22-010 .....	2
C. File Nos. PMTT22-013 (TPM 20505), PDEV22-021 & PCUP22-006 .....	4
D. File No. PDEV21-047.....	6
MATTERS FROM THE PLANNING COMMISSION.....	9
DIRECTOR’S REPORT.....	9
ADJOURNMENT .....	9

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

**MINUTES**

**January 24, 2023**

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

**COMMISSIONERS**

**Present:** Chairperson DeDiemar, Dean, Lampkin and Ricci

**Absent:** Vice-Chairperson Gage, Anderson,

**OTHERS PRESENT:** Executive Director Community Development Murphy, Planning Director Zeledon, City Attorney Guiboa, Principal Planner Mercier, Principal Planner Ruddins, Senior Planner Batres, Senior Planner Hutter, Associate Planner Vaughn, Senior Associate Engineer Maciel-Carrera, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Dean.

**ANNOUNCEMENTS**

Mr. Zeledon discussed the correspondence received for each Item.

**PUBLIC COMMENTS**

Randy Bekendam spoke on the Composting Conference in Ontario and Amy's Farm and the relationship between Chino Institute of Women (CIW) and their donation of \$10,000.00 to help save Amy's Farm.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of December 19, 2022, approved as written.

**PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Dean, to approve the Consent Calendar. It was approved unanimously by those present (4-0).*

**PUBLIC HEARING ITEMS**

- B. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-008 (TPM 20531) & PDEV22-010:** A hearing to consider a Tentative Parcel Map No. 20531 to merge 16.39 acres of land from 5-parcels into 1-parcel, in conjunction with a Development Plan to construct a 336,761-square-foot industrial building on 16.39 acres of land for property located at 316 S. Bon View

Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1049-111-01; 1049-111-03; 1049-111-04; 1049-111-05, 1049-111-07) **submitted by Prologis.**

Senior Planner Batres, presented the staff report. He stated that staff is recommending the Planning Commission approve the Mitigated Negative Declaration and File Nos. PMTT22-008 (TPM 20531) and PDEV22-010, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Lampkin wanted to clarify that the surrounding the area was non-conforming homes.

Mr. Batres stated that is correct.

Mr. Lampkin wanted to know what makes them non-conforming.

Mr. Batres explained why they are non-conforming.

Mr. Lampkin wanted some background on the zone change.

Mr. Zeledon explained the history of the industrial zoning and that they are grandfathered in to allow them to be there as long as they want.

Mr. Lampkin wanted to clarify that if the homes are destroyed, they won't be rebuilt.

Mr. Zeledon stated that is correct they can do additions and the home can be rebuilt with certain criteria.

Mr. Lampkin wanted to clarify that the MND meets the CEQA requirements.

Mr. Zeledon stated the MND meets the CEQA thresholds.

Mr. Lampkin wanted to know what the area looks like right now.

Mr. Zeledon described the current condition of the area.

### **PUBLIC TESTIMONY**

Ms. Nicole Torstvet, the applicant's representative for the project was present and spoke in favor of the project and stated she agrees with all the Conditions of Approval.

Mr. Lampkin wanted to know if this project would be energy efficient.

Ms. Torstvet stated they would have solar and special plumbing fixtures and then referred to her colleague.

Mr. Collin Phillips the Senior VP with Prologis, stated it would have solar and be LEAD silver certified with drought tolerant landscape, future electric trucks and cars, and other construction features as they are building out the project.

As there was no one else wishing to speak, Chairperson DeDiemar closed the public testimony.

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 Mitigated Negative Declaration, including the Mitigating Monitoring and Reporting Program. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson, Gage. The motion was carried 4 to 0.*

*It was moved by Ricci, seconded by Lampkin, to approve a resolution for the Tentative Parcel Map, File No., PMTT22-008 (TPM 20531) subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson, Gage. The motion was carried 4 to 0.*

*It was moved by Ricci, seconded by Dean, to approve a resolution for the Development Plan, File No. PDEV22-010, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson, Gage. The motion was carried 4 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PMTT22-013, PDEV22-021, AND PCUP22-006:** A public hearing to hearing to consider Tentative Parcel Map No. 20505 (File No. PMTT22-013), subdividing 3.37 acres of land into two parcels to facilitate a Development Plan (File No. PDEV22-021) to construct a 2,930-square-foot fast food restaurant with drive-thru (Chick Fil-A) and a 118-room limited-service hotel (Everhome Suites), in conjunction with a Conditional Use Permit (File No. PCUP22-006) to establish and operate the hotel land use, generally located at the southeast corner of Corona Avenue and G Street, within the CCS (Convention Center Support Commercial) 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: 0110-241-33) **submitted by Paladin Equity Capital. City Council action is required for the proposed Conditional Use Permit. This item was continued from the December 19, 2023 special meeting.**

Associate Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PMTT22-013 (TTM 20505) and PDEV22-021, and recommend approval of File No. PCUP22-006, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci wanted parking clarification.

Ms. Vaughn stated there is no banquet space proposed only small meeting spaces.

Mr. Ricci clarified that no business meetings or banquets.

Ms. Vaughn stated that is correct.

Mr. Zeledon discussed the parking analysis that was completed.

Mr. Lampkin wanted to clarify that this project will not cause habitat endangerment and what it means to be an infill project.

Mr. Zeledon responded.

Mr. Lampkin clarified that the infrastructure was there and just waiting for a project.

Mr. Zeledon stated that is correct.

### **PUBLIC TESTIMONY**

The Public Testimony was still open from the December 19, 2022 meeting.

Mr. Phillip Powers, a partner of the developer was present and spoke in favor of the project.

Ms. DeDiemar asked if Mr. Powers agreed with the Conditions of Approval.

Mr. Powers stated yes.

Mr. Ricci wanted to know the demographic of the clientele.

Mr. Powers stated medical and leisure primarily.

Mr. Ricci wanted to know if they expect families.

Mr. Powers stated yes, that each unit functions as its own unit, but they also have adjoining units.

Mr. Lampkin wanted to know if they will be installing a stormwater drain.

Mr. Powers stated a drain is required per the city code.

Mr. Lampkin wanted to know about water reclamation.

Mr. Zeledon explained that they have submitted a water quality management plan.

Mr. Lampkin wanted to know if they will have onsite security.

Mr. Powers stated they would have onsite security the first few months and then decide what is needed after that.

Mr. Pete Herrera with Southwest Mountain State Carpenters Union spoke in opposition of the project.

Mr. Powers rebutted.

As there was no one else wishing to speak, Chairperson DeDiemar closed the public testimony.

### **PLANNING COMMISSION ACTION**

Mr. Lampkin spoke in favor of the project.

*It was moved by Lampkin, seconded by Ricci, to approve a resolution for the Tentative Parcel Map, File No., PMTT22-013 (TPM 20505), subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson and Gage. The motion was carried 4 to 0.*

*It was moved by Lampkin, seconded by Ricci, to approve a resolution for the Development Plan, File No., PDEV22-021, subject to conditions of approval. Roll call*

*vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson and Gage. The motion was carried 4 to 0.*

*It was moved by Ricci, seconded by Dean, to recommend approval of a resolution for the Conditional Use Permit, File No., PCUP22-006, to City Council, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson and Gage. The motion was carried 4 to 0.*

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-047:** A public hearing to consider a Development Plan to construct nine industrial buildings totaling 4,263,454 square feet on 197.74 acres of land generally located east of Haven Avenue, west of Doubleday and Dupont Avenues, north of Jurupa Street and south of Airport Drive, within the IL (Light Industrial) land use district of the California Commerce Center Specific Plan. An Addendum to The Ontario Plan 2050 Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was 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; (APNs: 0211-222-47, 0211-222-48, 0211-222-52, 0211-222-53, 0211-222-54, 0211-222-55, 0211-222-56, 0211-232-04, 0211-232-05, 0211-232-06, 0211-232-07, 211-232-011, 0211-232-12, 0211-232-13, 0211-232-14, 0211-232-15, 0211-232-16, 0211-232-17, 0211-232-18, 0211-232-19, 0211-232-20, 0211-232-44, 0211-232-45, and 0211-232-46) **submitted by McDonald Property Group.**

Mr. Ricci wanted to know about a deceleration lane on the truck access from Haven.

Ms. Hutter stated there are no plans for this, at this time and explained the circulation pattern.

Mr. Ricci clarified that the project is within certain airport safety zones with population requirements.

Ms. Hutter stated yes and explained the airport zones.

Mr. Ricci clarified that those zones have been taken into consideration for the project.

Ms. Hutter stated that is correct and explained the COAs and the airport stipulations.

Mr. Lampkin wanted to clarify that Fish and Wildlife recommended relocation or what was the other option.

Ms. Hutter stated the other option is eviction.

Mr. Lampkin wanted to know how the borrows are created.

Mr. Zeledon explained and referred to the applicants biologist.

### **PUBLIC TESTIMONY**

Mr. Bruce McDonald the applicant, spoke in favor of the project and stated he was in support of all the Conditions of Approvals.

Mr. Lampkin wanted to clarify that the applicant had responded to all the letters received for the DAB meeting.

Mr. McDonald stated that is correct.

Mr. Lampkin wanted to clarify that Fish and Wildlife don't support staying in place or eviction, and wanted to know the applicants plan.

Mr. McDonald explained that they have chosen a translocation process, and explained this process.

Mr. Lampkin wanted to clarify that there are two types of burrowing owls.

Mr. McDonald stated there are two pairs not types.

Mr. Zeke Cooley with Helix Environmental Planning, spoke regarding the current conditions of the burrowing owls.

Mr. Lampkin wanted to clarify that the owls are using existing burrows.

Mr. Cooley stated the owls are using surrogate burrows, as the soil doesn't support regular burrows.

Mr. Lampkin wanted to clarify that this is not an ideal location.

Mr. Cooley stated this is not ideal as the soil is compacted and the owls are using mostly squirrel burrows.

Mr. Travis McGill with ELMT consulting, the translocation specialist, was present.

Mr. Lampkin wanted to know about the translocation process.

Mr. McGill explained about the translocation process, to area with existing owls.

Mr. Lampkin wanted clarification on the difference between placing the owls alone or with other owls.

Mr. McGill explained the difference.

Mr. Lampkin wanted to know the migration pattern of owls

Mr. McGill stated they have a strong home range, and why relocation is time specific.

Mr. Lampkin wanted to know if translocating the owls to an area that already has owls would dampen the home range sense.

Mr. McGill stated yes and no and explained.

Mr. Lampkin wanted to know the risks of displacement versus translocation.

Mr. McGill explained the options.

Mr. Ricci wanted to know the location they are looking at are there transplanted owls there already.

Mr. McGill explained.

Mr. Dean wanted to know why the population is only four birds and not more.

Mr. McGill explained the factors in the area that contribute to that.

Ms. DeDiemar wanted to know if burrowing owls are an endangered species.

Mr. McGill stated no.

Ms. DeDiemar wanted to know the health of the population in SoCal.

Mr. McGill stated it is declining in area and overall in the USA.

Mr. Thomas Ruiz representing LIUNA (Labors International Union of North America) spoke in support of the project.

Ms. Suzanne Thompson representing PVAS, spoke in opposition of the project.

Ms. Susan Phillips with the Robert Redford Conservancy, spoke in opposition of the project.

Ms. Heather Riley applicants attorney, spoke in rebuttal to written claims regarding a current lawsuit and the City of Ontario.

Mr. Marcos Trinidad spoke in opposition of the project.

Mr. McDonald rebutted and stated that he would be willing to put in a deceleration lane on Haven Avenue, subject to airport approval.

Mr. Lampkin wanted to know if he would be willing to close off entrances on Haven Avenue.

Mr. McDonald stated not sure it would be efficient for circulation and those ingress/egress areas are right in right out only, and he would be willing to close off the southern auto drive.

Mr. Lampkin wanted to know more about the choice of lighting.

Mr. McDonald explained the unique panel lighting that is meant to create a place of sense.

Mr. Lampkin wanted to verify with the attorney that the speakers statement regarding the City of Ontario not being involved in the lawsuit.

Attorney Guiboa stated that is correct, that the city is not involved in that lawsuit.

No one wished to speak, Chairperson DeDiemar closed the public testimony.

Mr. Lampkin made comments regarding the burrowing owls.

Mr. Ricci spoke in favor of the project and relocating the owls.

Mr. Dean spoke in favor of relocating the owls.

Ms. DeDiemar spoke in favor of the project.

Mr. Zeledon explained the city's progress on the Greater Prado Basin Habitat Conservation Program plan.

#### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Ricci, to approve a resolution for the Addendum to a previously certified Environmental Impact Report. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none;*

---



*ABSENT, Anderson, and Gage. The motion was carried 4 to 0.*

*It was moved by Lampkin, seconded by Ricci, to approve a resolution for the Development Plan, File No. PDEV21-047, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson, and Gage. The motion was carried 4 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on January 12, 2023.

Ms. DeDiemar gave a recap of the meeting.

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated Monthly Activity Reports are available.

**ADJOURNMENT**

DeDiemar motioned to adjourn; It was agreed unanimously. The meeting was adjourned at 9:07 PM to the next meeting on February 28, 2023.



Secretary Pro Tempore



Chairman, Planning Commission