

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

MINUTES

November 22, 2022

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

MINUTES

November 22, 2022

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

COMMISSIONERS

Present: Vice-Chairman DeDiemar, Anderson, Dean, Gage, and Ricci (6:34 PM)

Absent: Lampkin

OTHERS PRESENT: Planning Director Zeledon, City Attorney Guiboa, Senior Planner Batres, Assistant Engineer Truong, Senior Engineer Tang, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Mr. Zeledon stated that Item C requested to be continued and Item D is being continued.

PUBLIC COMMENTS

No one responded from the audience.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of October 25, 2022, approved as written.

PLANNING COMMISSION ACTION

Mr. Ricci arrived at 6:34 PM.

It was moved by Gage, seconded by Anderson, to approve the minutes of October 25, 2022. It was approved unanimously by those present (4-0). Ricci recused as he was not at this meeting.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-037:** A hearing to consider a Development Plan to construct a 167,400-square-foot industrial building on 7 acres of land located at 1516 South 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: 1050-121-04, 1050-121-05 & 1050-211-08) **submitted by Dedeaux Properties.**

Senior Planner Batres, presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDEV21-037, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Ricci wanted clarification if they were taking out the cell site.

Mr. Batres stated no.

Mr. Ricci referred to page 2 of 106 on the Mitigated Negative Declaration that states it would be demolished.

Mr. Batres referred to applicant.

Mr. Gage wanted to clarify the project location map, and if Bon View Elementary School was still there.

Mr. Batres stated the elementary school has been moved and there is a food and nutrition operation there.

Mr. Gage wanted to clarify that no children are there.

Mr. Batres stated that is correct.

Mr. Gage wanted to know if the school site was contacted.

Mr. Batres stated yes, they contacted the food nutrition operations and ROP, and mitigated their concern with people parking in the middle of the street, by including special COAs to coordinate with them.

Mr. Gage wanted to know if the project would bring less truck traffic.

Mr. Batres referred to Engineering.

Mr. Zeledon explained the current conditions and the accommodations being made so they won't have those same issues. He stated truck traffic will be less than significant, and not more than what is there now. He explained that they did reach out to the school and that the cell site would remain.

PUBLIC TESTIMONY

Scott vonKaenel, architect on the project, was present.

Ms. DeDiemar asked the applicant if he agreed to the conditions of approval.

Mr. Gage wanted to verify that they included the telecommunication site staying.

Mr. vonKaenel stated yes.

Ms. Anderson wanted to clarify if the landscaping was grass.

Mr. vonKaenel stated it would be low ground cover, but not grass.

Mr. Gage wanted clarification regarding the tracker trailer parking.

Mr. vonKaenel stated a user has not yet been acquired and the current parking rotates and have met the Development code requirements.

Mr. Gage wanted to make sure the applicant would coordinate with the school district.

Mr. Desman Donalan, representing the general contractor for the project stated they are in contact with the neighbors on a weekly basis.

As there was no one wishing to speak, Vice-Chairman DeDiemar closed the public testimony

Mr. Gage spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Anderson, to approve a resolution for the MND and Development Plan, File No., PDEV21-037, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. The motion was carried 5 to 0.

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-016:** A public hearing to consider Tentative Parcel Map No. 20583, subdividing 4.29 acres of land into two parcels generally located at the southeast corner of Haven Avenue and Guasti Road, within the Mixed-Use land use district of the Ontario Gateway Specific Plan. 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; (APN: 0210-212-65) **submitted by Prime A Investments-Ontario, LLC.**

Mr. Zeledon stated the applicant is requesting this item to be continued to the December 19, 2022 Planning Commission meeting

PUBLIC TESTIMONY

No one from the public wished to speak on this Item.

As there was no one wishing to speak, Vice-Chairman DeDiemar left the public testimony open

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Ricci, to continue the Tentative Parcel Map, File No. PMTT22-016, to the December 19, 2022 special meeting. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. The motion was carried 5 to 0.

- D. **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 a 32,165-square-foot industrial building 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. Continued from the October 25, 2022 Planning Commission meeting.**

Mr. Zeledon stated the applicant is requesting this item to be continued indefinitely.

PUBLIC TESTIMONY

No one from the public wished to speak on this item.

As there was no one wishing to speak, Vice-Chairman DeDiemar closed the public testimony

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Dean, to continue the Variance, File No. PVAR21-005, and the Development Plan, File No. PDEV21-028 indefinitely. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. 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

Nominations for Chairman.

A motion by Gage to nominate DeDiemar for Chairperson. Seconded by Ricci.

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

Nominations for Vice-Chairperson.

A motion by Ricci to nominate Gage for Vice-Chairperson. Seconded by Dean.

A motion by Gage to nominate Dean for Vice-Chairperson. No second was received.

Roll call vote for Gage to be Vice-Chairperson: AYES, Anderson, Dean, DeDiemar, and Ricci; NOES, none; RECUSE, Gage; ABSENT, Lampkin. The motion was carried 4 to 0.

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated subcommittee appointments will be next month, and that the next special meeting will be on December 19, 2022 and briefing will be on December 15, 2022. Make sure to RSVP for the Board & Commission holiday dinner by Thursday.

ADJOURNMENT

Gage commented on the 59th anniversary of the assassination of JFK.

Gage motioned to adjourn; Ricci seconded. It was agreed unanimously. The meeting was adjourned at 7:11 PM to the next special meeting on December 19, 2022.


Secretary Pro Tempore


Chairman, Planning Commission