

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

**MINUTES**

**November 28, 2023**

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

**MINUTES**

**November 28, 2023**

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

**COMMISSIONERS**

**Present:** Chairperson DeDiemar, Vice-Chairman Gage, Dean, Del Turco, Lampkin, and Ricci

**Absent:** Anderson

**OTHERS PRESENT:** Executive Director of Community Development Murphy, Community Development Assistant Director Zeledon, Planning Director Noh, City Attorney Guiboa, Principal Planner Eoff, Sustainability Manager Ruddins, Senior Planner Ayala, Senior Planner Batres, Senior Planner Mejia, Senior Planner Grahn, Senior Planner Hutter, Associate Planner Antuna, Senior Landscape Architect Richardson, Project Manager De Lara, Assistant Planner Torres, Senior Engineer Tang, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Del Turco.

**ANNOUNCEMENTS**

Mr. Zeledon stated that Item A-04 had studies that have been done, and Item A-05 had updated Conditions of Approval.

**PUBLIC COMMENTS**

No one responded from the audience.

**CONSENT CALENDAR ITEMS**

Mr. Gage pulled Item A-04 from the consent calendar.

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of October 24, 2023, approved as written.

**A-02. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-015:** A hearing to consider a Development Plan (File No. PDEV23-015) to construct one industrial building totaling 1,162,630 square feet on 49.47 acres of land located at 1945 East Merrill Avenue, on the northwest corner of Merrill Avenue and Carpenter Avenue, within the Industrial land use district of the Merrill Commerce Center Specific Plan. The

environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. 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. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1054-511-01 & 1054-511-02) **submitted by Prologis LP.**

**A-03. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE**

**NO. PDEV23-038:** A hearing to consider a Development Plan Modification (File No. PDEV23-038) to File No. PDEV22-014, to increase the height of Building B from 5 to 6 stories, increase building square footage from 221,730 to 387,598 square feet, and increase the unit count from 112 to 201 units, located on 2.37 acres of land located at 4000 Ontario Center Parkway, within the Mixed-Use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan (File No. PSPA21-001), for which and Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. 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: 0210-205-01) **submitted by Adept Development.**

**A-05. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE**

**NO. PDEV23-013:** A hearing to consider a Development Plan to construct one industrial building totaling 534,373 square feet on 23.88 acres of land located on the west side of Mill Creek Avenue approximately 300 feet south of Chino Avenue within Planning Area 2C (Light Industrial District) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. 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. (APN: 218-161-18). **submitted by Brookcal Ontario LLC.**

**PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Lampkin, to approve the Consent Calendar as written. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

**A-04. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE**

**NO. PDEV22-033:** A hearing to consider a Development Plan (File No. PDEV22-033) to construct 77 multiple-family dwellings on 1.41-acres of land, for property located at 1749 E. Fourth Street 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 Project) 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: 108-551-01, 108-551-

34 and 108-551-35) submitted by Mike Ascione - Ambitus-Ontario 1LP.

Senior Planner Batres presented the staff report. He stated that staff is recommending the Planning Commission approve File No. PDEV22-033, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Gage wanted to know about parking on the curb on the Corona Elementary School side of the street.

Mr. Batres explained the parking surrounding the project.

Mr. Gage wanted to know if there was any opposition from the Elementary school.

Mr. Batres stated yes, they were notified and they didn't respond.

Mr. Gage wanted clarity regarding the difference in parking between the government standards and normal parking standards.

Mr. Zeledon explained the parking differences.

Mr. Gage wanted to know what the traffic study stated.

Mr. Zeledon responded regarding the traffic study findings.

Mr. Gage wanted clarity on the waivers for architectural and common space, and finance feasibility, and the state law that is allowing for this.

Mr. Zeledon responded.

Mr. Lampkin wanted to clarify if they must approve the project with the waivers or is it a recommendation.

Attorney Guiboa responded.

Mr. Lampkin stated this project reflects staffs determination that without these waivers the project would be infeasible.

Attorney Guiboa stated that is correct.

Mr. Lampkin wanted to know if this reflects a part of Senate Bill 330.

Attorney Guiboa explained Senate Bill 2334.

Mr. Lampkin wanted to clarify that cities can't prevent these types of waivers with the density bonus.

Attorney Guiboa explained.

Mr. Del Turco wanted more information regarding the street parking.

Mr. Batres explained the parking.

#### **PUBLIC TESTIMONY**

Mike Ascione, the project manager, spoke regarding the project.

Mr. Gage wanted to know if they would manage the apartments and where would your participants park.

Mr. Ascione responded.

Mr. Lampkin wanted to know if 3 bedroom units looked at for this project.

Mr. Ascione responded.

Mr. Lampkin wanted to know if this project will have solar panels.

Mr. Ascione stated yes, they will.

Mr. Lampkin wanted to know if the density request had certain building requirements.

Mr. Ascione stated no, they would follow the California building code.

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

Mr. Gage spoke regarding his concerns but stated he would be in favor of the project.

Mr. Lampkin spoke regarding concerns for the parking, but will be in favor of the project.

#### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Dean, to adopt a Resolution to approve the Development Plan, File No. PDEV22-033, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

#### **PUBLIC HEARING ITEMS**

#### **B. ENVIRONMENTAL ASSESSMENT, CERTIFICATE OF APPROPRIATENESS AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PHP23-010 AND PCUP23-015:**

A hearing to consider a Certificate of Appropriateness (File No. PHP23-010) and a Conditional Use Permit (File No. PCUP23-015) to construct a 2,446 square-foot detached residential accessory structure that is approximately 18 feet in height to accommodate an 8-car garage and an accessory dwelling unit (749 square feet) on 0.55-acre of land located at 303 West H Street, a Contributor to the designated Villa Historic District, within the MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation) 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: 1048-271-10) **submitted by Pam and Jerry Marrs.**

Associate Planner Antuna presented the staff report. She stated that staff is recommending the Planning Commission approve File Nos. PHP23-010 and PCUP23-015, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Del Turco wanted to know if the addition would effect a Mills Act.

Ms. Antuna responded.

Mr. Del Turco clarified that a Mills Act could apply to the home, but not the structures.

Ms. Antuna stated that is correct

### PUBLIC TESTIMONY

Ms. Kamal Mars the applicant's daughter spoke regarding the purpose of the project.

Mr. Lampkin asked the applicant if they agreed with the Conditions of Approval.

Ms. Mars stated yes.

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

Mr. Gage spoke in favor of the project.

Mr. Del Turco thanked the applicant for contributing to the historic district.

### PLANNING COMMISSION ACTION

*It was moved by Gage, seconded by Lampkin, to adopt Resolutions to approve the Certificate of Appropriateness, File No. PHP23-010, and the Conditional Use Permit, File No. PCUP23-015, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

#### **C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT AMENDMENT REVIEW FOR FILE NO. PDA05-002:**

A public hearing to consider a Fifth Amendment to the Development Agreement (File No. PDA05-002) between the City of Ontario and SC Ontario Development Company, LLC to establish the terms and conditions associated with Tentative Tract Map No. 20487 (File No. PMTT22-024) to subdivide 31.70 acres of land into 5 numbered lots for condominium purposes, located east of the Cucamonga Creek Channel, west of Archibald Avenue, south of Ontario Ranch Road and approximately 1,104 feet north of Eucalyptus Avenue within Planning Areas 17, 18, and 19 of the Parkside Specific Plan (File No. PSP03-002). An Addendum to the Parkside Specific Plan (File No. PSP03-002) Environmental Impact Report (SCH# 2004011008), certified by the City Council on September 5, 2006, 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 (ALUCP). The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; ; (APNs: 0218-231-10, 0218-231-11, 0218-231-15, 0218-231-16, 0218-231-31, 0218-231-13, 0218-231-23, 0218-231-24, 0218-231-32, 0218-231-34, 0218-231-36, 0218-231-42, 0218-231-47, 0218-231-48 and a portion of 0218-073-06; **submitted by SC Ontario Development Company, LLC. City Council action is required.**

#### **D. ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PSPA21-006, PMTT22-024 (TTM 20487), PDEV22-037, AND PDEV22-029:**

A public hearing to consider certain entitlements that are located within the Parkside Specific Plan area, which is approximately 250 acres of land and has 23 planning areas, bordered by Carpenter Avenue on the west, Archibald Avenue on the east, Eucalyptus Avenue on the south, and Ontario Ranch Road

on the north, as follows: 1] An Amendment to the Parkside Specific Plan (File No. PSPA21-006) to; a) increase the residential unit capacity from 1,947 to 2,851 dwelling units by modifying density ranges in all residential planning areas and adjusting certain planning area boundaries; b) decrease commercial land use from 11.15 acres of land to 2.77 acres of land within Planning Area 19; c) decrease Great Park land use from 54.4 acres of land to approximately 33.4 acres within Planning Area 21; d) increase residential land use from 9.58 acres of land to 27.81 acres within Planning Areas 17 and 18; e) update certain development standards and building categories; and f) eliminate the private open space land use in Planning Areas 23, 24, and 25; 2] Tentative Tract Map No. 20487 (File No. PMTT22-024) to subdivide 31.70 acres of land into 5 numbered lots for condominium purposes located within Planning Areas 17, 18, and 19; 3] A Development Plan (File No. PDEV22-037) to construct 508 apartment units on 30 acres of land located at the southwest corner of Archibald Avenue and Ontario Ranch Road within Planning Areas 17 and 18; and 4] A Development Plan (File No. PDEV22-029) to construct a park on 16.34 acres of land generally located east of the Cucamonga Creek Channel, west of Archibald Avenue and adjacent to East Grand Park Street and East Griffith Court within Planning Area 21. An Addendum to the Parkside Specific Plan (File No. PSP03-002) Environmental Impact Report (SCH# 2004011008) certified by the City Council on September 5, 2006, 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. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 0218-221-10, 0218-221-11, 0218-231-45, 0218-231-04, 0218-231-08, 0218-231-10, 0218-231-11, 0218-231-13, 0218-231-15, 0218-231-16, 0218-231-23, 0218-231-24, 0218-231-31, 0218-231-32, 0218-231-34, 0218-231-36, 0218-231-39, 0218-063-06, 0218-063-07, 0218-073-04, 0218-073-06, 0218-073-07, 0218-063-04 and 0218-231-47, and 0218-231-48); **submitted by SC Ontario Development Company, LLC. City Council action is required for File No. PSPA21-006. This item was continued from the October 24, 2023 Planning Commission meeting.**

Senior Planner Ayala presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for the Addendum, File Nos. PDA05-002 and PSPA21-006 and approve File Nos. PMTT22-024, PDEV22-037 and PDEV22-029, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gage wanted clarity on the one car garages and the unit access.

Ms. Ayala responded and referred to applicant for further clarification.

Mr. Lampkin wanted clarification regarding the western boarder of Grand Park and if the bridge will go to Euclid.

Mr. Zeledon explained.

Mr. Lampkin wanted to know what is on the west side of Euclid where the bridge would connect.

Mr. Zeledon explained.

### **PUBLIC TESTIMONY**

Sage McCleve with SL Development spoke regarding the specific plan and each of the project components and stated he agreed with the Conditions of Approval.

Mr. Gage expressed his concerns with one car garages.

Mr. McCleve explained about the robust parking management plan.

Mr. Lampkin asked if he agreed with the Conditions of Approval.

Mr. McCleve stated yes.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Gage, seconded by Ricci, to recommend adoption of Resolutions to approve the Addendum, the Development Agreement, File No. PDA05-002 and the Specific Plan Amendment, File No. PSPA21-006. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

*It was moved by Ricci, seconded by Del Turco, to adopt Resolutions to approve the Tentative Tract Map, File No. PMTT22-024, and the Development Plans, File Nos. PDEV22-037 and PDEV22-029, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA23-002:** A public hearing to consider a Development Agreement (File No. PDA23-002) between the City of Ontario IV3 Loma Creek Logistics Center, LLC, a Delaware limited liability company, to establish the terms and conditions associated with a Development Plan (PDEV23-013), to construct one (1) industrial building totaling 534,373 square feet on 23.88 acres of land, located on the west side of Mill Creek Avenue approximately 300 feet south of Chino Avenue within Planning Area 2C (Light Industrial District) of the Rich Haven Specific Plan (File No. PSPA22-001). The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. 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; (APN: 218-161-18). **submitted by Brookcal Ontario LLC. City Council action is required.**

Senior Planner Mejia presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for File No. PDA23-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

Tim Roberts representing BrookCal spoke regarding the project and accepted the revised Conditions of Approval.



Amy Smith representing CARE CA spoke in support of the project.  
David Hansen with UA Local 398 spoke in support of the project.

Anthony Guzman with Ironworker Local 433 spoke in support of this project.

Robert (aka Mad dog) Lukins with Ironworkers Local 416 and representing Local 433 spoke in favor of project.

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

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Dean, to recommend adoption of a Resolution to approve the Development Agreement, File No. PDA23-002, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

- F. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT CODE AMENDMENT, AND ZONE CHANGE FOR FILE NO. PDCA23-003 AND PZC23-002:** A public hearing to consider [1] Development Code Amendment (File No. PDCA23-003) revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 3.0 (Nonconforming Lots, Land Uses, Structures, and Signs), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), and (8.0 (Sign Regulations) of the City of Ontario Development Code, and [2] Zone Change (File No. PZC23-002) to modify the Zoning Map to remove the EA (Euclid Avenue) Overlay south of Philadelphia Avenue. The proposed Development Code Amendment and Zone Change are 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, in that the activity is covered by the commonsense exemption (general rule) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Development Code Amendment may affect properties 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. In addition, the proposed Development Code Amendment may also affect properties located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; **City Initiated. City Council action is required.**

Senior Planner Grahn presented the staff report. He stated that staff is recommending the Planning Commission recommend approval to City Council of File Nos. PDCA23-003 and PZC23-002, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

No one responded.

### **PUBLIC TESTIMONY**

No one responded.

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

Mr. Lampkin spoke in favor of the Heritage Tree funds.

**PLANNING COMMISSION ACTION**

*It was moved by Lampkin, seconded by Ricci, to recommend adoption of Resolutions to approve the Development Code Amendment, File No. PDCA23-003 and the Zone Change, File No. PZC23-002. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports from Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on November 8, 2023.

**Development Code Review (Ad-hoc):** This subcommittee met on November 7, 2023.

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated Monthly Activity Reports are available.

**ADJOURNMENT**

Ms. DeDiemar adjourned the meeting at 8:39 PM.

  
Secretary Pro Tempore

  
Chairman, Planning Commission