

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

**MINUTES**

**May 23, 2023**

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**CITY OF ONTARIO PLANNING COMMISSION/  
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**MINUTES**

**May 23, 2023**

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

**COMMISSIONERS**

**Present:** Vice-Chairman Gage, Anderson, Dean, and Ricci

**Absent:** Chairperson DeDiemar and Lampkin

**OTHERS PRESENT:** Community Development Director Murphy, Community Development Assistant Director Zeledon, City Attorney Guiboa, Sustainability Manager Ruddins, Senior Planner Mejia, Senior Planner Hutter, Senior Planner Grahn, Associate Planner Vaughn, Assistant City Engineer Lee, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Anderson.

**ANNOUNCEMENTS**

Mr. Zeledon stated that Items D & E and Items F & G will be presented together.

Mr. Gage mentioned May is Historic Preservation month and described the Model Colony Awards that were presented at City Council.

**PUBLIC COMMENTS**

Kristy Kim, with Brookfield Residential, gave a Mill Creek update.

Mario Huante spoke regarding the Constitution.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of April 25, 2023, approved as written.

*It was moved by Ricci, seconded by Anderson, to approve the Planning Commission Minutes of April 25, 2023, as written. The motion was carried 4 to 0.*

**PUBLIC HEARING ITEMS**

Mr. Ricci recused himself from this item, as he works for the applicant.

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-022:** A public hearing to consider a Development Plan to construct a monopine wireless telecommunications facility (AT&T) and a 660 square foot ground-mounted equipment enclosure on 4.46 acres of land, located at 648 West D Street (James R. Bryant 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 15303 (Class 3, New Construction or Conversion of Small Structures) 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: 1048-331-13 and 1048-331-14) **submitted by New Cingular Wireless PCS, LLC dba AT&T Mobility. The Development Advisory Board recommended approval of this project on May 1, 2023 with a 7-0 vote.**

Associate Planner Aguilo, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PDEV22-022, 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 if anything is being displaced.

Ms. Aguilo responded.

Mr. Dean wanted to know if parking will be effected.

Ms. Aguilo stated no.

### **PUBLIC TESTIMONY**

Eliezer Acevedo, with Smartlink Group, appeared and spoke.

Ms. Anderson stated the top looks flat and wanted to know if there is any way to make it look more realistic.

Mr. Acevedo responded that they will make it look as realistic as possible.

Mr. Gage wanted to verify there are real trees for the project.

Mr. Acevedo stated yes described the trees.

Mr. Gage asked if Mr. Acevedo agreed with the conditions of approval.

Mr. Acevedo stated yes.

As there was no one else wishing to speak, Vice-Chairperson Gage closed the public testimony

There was no Planning Commission deliberation.

### **PLANNING COMMISSION ACTION**

*It was moved by Anderson, seconded by Dean, to adopt a resolution to approve the Development Plan, File No., PDEV22-022, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, and Gage, NOES, none; RECUSE, Ricci; ABSENT, DeDiemar and Lampkin. The motion was carried 3 to 0.*

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-002 AND PDEV22-007:** A hearing to consider Tentative Tract Map No. 20522 (File No. PMTT22-002) for common interest subdivision purposes, subdividing 1.08 acres of land into common and private areas, and a Development Plan (File No. PDEV22-007) for the construction of 28 residential condominium units (4 buildings total), located at 1411 North Grove Avenue, 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 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 (ALUCP); (APN: 1047-433-16) **submitted by The Hale Corporation. The Development Advisory Board recommended approval of this project on April 17, 2023 with a 7-0 vote.**

Senior Planner Grahn, presented the staff report. He stated that staff is recommending the Planning Commission approve File Nos. PMTT22-002 and PDEV22-007, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Ricci wanted to clarify parking.

Mr. Grahn responded.

Mr. Ricci wanted to clarify that parking was both carport and garage.

Mr. Grahn stated yes.

Mr. Gage wanted clarification regarding the entrance from Grove.

Mr. Grahn responded.

Mr. Gage wanted to know if there were any variances proposed.

Mr. Grahn stated no.

Mr. Dean wanted to know about an entrance from east side.

Mr. Grahn responded.

### **PUBLIC TESTIMONY**

Glenn Weissman appeared and spoke.

Mr. Gage asked if he agreed with the conditions of approval.

Mr. Weissman stated yes.

As there was no one else wishing to speak, Vice-Chairperson Gage closed the public testimony

Mr. Dean spoke in favor of the project.

Mr. Ricci spoke in favor of the project.

**PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Dean, to adopt resolutions to approve the Tentative Tract Map, File No. PMTT22-002 and the Development Plan, File No., PDEV22-007, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar and Lampkin. The motion was carried 4 to 0.*

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-005:** A public hearing to consider Tentative Parcel Map No. 20517 (File No. PMTT22-005) to subdivide 80 acres of land into six parcels on land bordered by Eucalyptus Avenue on the north, Campus Avenue on the east, Merrill Avenue on the south, and Sultana Avenue on the west, located within the BP (Business Park) and IG (Industrial General) land use districts of the Ontario Ranch Business Park Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Ranch Business Park Specific Plan Amendment (File No. PSPA21-002), for which a Final Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018) was certified by the City Council on October 18, 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. 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: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, 1054-291-02) **submitted by Euclid Land Ventures, LLC. The Development Advisory Board recommended approval of this project on May 1, 2023 with a 7-0 vote.**
- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-006:** A public hearing to consider a Development Agreement (File No. PDA21-006) between the City of Ontario and Euclid Land Venture 2 LLC, to establish the terms and conditions associated with Tentative Parcel Map No. 20517 (File No. PMTT22-005), an 80 acre property bordered by Eucalyptus, Campus, Merrill, and Sultana Avenues, located within the Business Park and Industrial General land use districts of the Ontario Ranch Business Park Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Ontario Ranch Business Park Specific Plan Amendment (File No. PSPA21-002), for which a Final Subsequent Environmental Impact Report (State Clearinghouse No. 2019050018) was certified by the City Council on October 18, 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. 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: 1054-041-01, 1054-041-02, 1054-031-01, 1054-031-02, 1054-261-01, 1054-261-02, 1054-291-01, 1054-291-02) **submitted by Euclid Land Venture 2 LLC. City Council action is required.**

Associate Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PMTT22-005 and recommend approval of File No. PDA21-006, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Ms. Anderson wanted to know if there were businesses on either side.

Ms. Vaughn responded.

## PUBLIC TESTIMONY

Jeff Johnston with Euclid Land Venture appeared and stated he agreed with the conditions of approval and the terms and conditions of the DA. He also responded to the questions regarding buildings to the east.

As there was no one else wishing to speak, Vice-Chairperson Gage closed the public testimony

Mr. Ricci spoke in favor of the project.

## PLANNING COMMISSION ACTION

*It was moved by Ricci, seconded by Dean, to adopt a resolution to approve the Tentative Parcel Map, File No. PMTT22-005, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar and Lampkin. The motion was carried 4 to 0.*

*It was moved by Ricci, seconded by Anderson, to recommend adoption of a resolution to approve the Development Agreement, File No. PDA21-006, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar and Lampkin. The motion was carried 4 to 0.*

### **F. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA22-002 AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT22-021:**

A public hearing to consider [1] an Amendment to the Countryside Specific Plan, for the following changes: [i] Divide Neighborhood 2 into different subsets: Neighborhood 2A, 2B, and 2C; [ii] increase the Planning Area 1 (PA 1) unit count from 442 units to 601 units and density from 5.56 du/ac to 7.74 du/ac; [iii] change PA1 uses to include Attached Homes and eliminating the RD 6000-square-foot lot size; and [iv] various text changes to be consistent with TOP 2050 Policy Plan; and [2] a Tentative Tract Map No. 20536, subdividing 23.2 acres of land for condominium purposes, into 141 numbered lots and 27 lettered lots to facilitate the development of 265 dwellings, located approximately 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within the Planning Area 1 Neighborhood 2 of the Countryside Specific Plan. An Addendum to the Countryside Specific Plan Environmental Impact Report (State Clearinghouse No. 2004071001), which was certified by the City Council on April 18, 2006, was prepared to be consistent with The Ontario Plan 2050 and associated Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 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: 0218-111-60, 0218-111-61) **submitted by RB Ontario LLC. The Development Advisory Board recommended approval of File No. PMTT22-021 on May 1, 2023, with a 7-0 vote. City Council action is required for File No. PSPA22-002.**

### **G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-005:**

A public hearing to consider a Development Agreement (File No. PDA22-005) between the City of Ontario and RB Ontario LLC, to establish the terms and conditions associated with Tentative Tract Map 20536 (File No. PMTT22-021), a 23.2 acre property located approximately 875 feet south of the intersection of Riverside Drive and Archibald Avenue, within Planning Area 1 (Neighborhood 2) land use district of the Countryside Specific Plan (File No. PSP04-001). An Addendum to the Countryside Specific Plan Environmental Impact Report (State Clearinghouse No. 2004071001), which was certified by the City Council on April 18, 2006, was prepared to be consistent with The Ontario Plan 2050 and

associated Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 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: 0218-111-60, 0218-111-61) **submitted by RB Ontario LLC. City Council action is required.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve File No. PMTT22-021 and recommend approval of an Addendum and File Nos. PSPA22-002 and PDA22-005, 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 why the increase in density.

Mr. Zeledon responded.

Mr. Gage wanted to know why the popularity of cluster versus 6000 SQ lots.

Mr. Zeledon responded.

### **PUBLIC TESTIMONY**

Jeff Ragland with RB Ontario LLC, appeared and spoke.

Mr. Gage asked if Mr. Ragland agreed with the conditions of approval.

Mr. Ragland stated yes.

Mr. Gage wanted to know about the popularity of homes in the proposed area.

Mr. Ragland responded.

As there was no one else wishing to speak, Vice-Chairperson Gage closed the public testimony

Mr. Ricci spoke in favor of the project.

### **PLANNING COMMISSION ACTION**

*It was moved by Ricci, seconded by Dean, to recommend adoption of resolutions to approve the Addendum to the EIR and the Specific Plan Amendment, File No. PSPA22-002, subject to conditions of approval and the Development Agreement, File No. PDA22-005. Roll call vote: AYES, Anderson, Dean, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar and Lampkin. The motion was carried 4 to 0.*

Mr. Gage spoke regarding the TOP.

*It was moved by Ricci, seconded by Anderson, to adopt a resolution to approve the Tentative Tract Map, File No. PMTT22-021, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar and Lampkin. The motion was carried 4 to 0.*

## **H. ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT REVIEW FOR FILE NO. PSPA22-001:** A public hearing to consider certification of the Final

Environmental Impact Report (State Clearinghouse No. 2022100425), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with an Amendment (File No. PSPA22-001) to the Rich Haven Specific Plan, to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan to include:

- [1] The reduction of Low-Medium Density Residential land use acreage from 102.1 acres to 24.5 acres;
- [2] Increase the Medium Density Residential land use acreage from 96.7 acres to 113.4 acres;
- [3] Increase the Light Industrial land use acreage from 49.4 acres to 116.5 acres;
- [4] Reduction to the Mixed-Use Overlay land use acreage from 29.4 acres to 20.5 acres;
- [5] Reduction to the Regional Commercial land use acreage from 74 acres to 58.4 acres;
- [6] Increase the Mixed-Use Standalone Residential Overlay land use acreage from 141.9 acres to 144.1 acres;
- [7] Increase the Open Space – Non-Recreation land use acreage from 38.2 acres to 55 acres; and
- [8] Various changes to the Specific Plan land use map (Planning Areas,) development standards, exhibits, and text modification, to reflect the proposed land use changes.

The Rich Haven Specific Plan is generally bounded by Riverside Drive, Colony High School and the SCE substation to the north, Hamner Avenue/Mill Creek Road to the east, Old Edison Road to the south, and Haven 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 (ALUCP); (APNs: 218-161-14, 218-016-06, 218-016-10, 218-016-11, 218-016-19, 218-016-15, 218-016-07, 218-016-18, 218-203-08, 218-016-14, 218-016-12, 218-016-13, 218-203-07, 218-203-04, 218-203-03, 218-203-05, 218-203-06, 218-211-39, 218-211-01, 218-211-21, 218-211-36, 218-211-37 and 218-211-15) **submitted by Richland Developers, Inc and 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 of an EIR and File No. PSPA22-001, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gage asked regarding the southern area portion.

Ms. Mejia responded.

Mr. Ricci wanted to know about the development south of substation.

Ms. Mejia responded.

Mr. Ricci wanted to clarify if that area is light industrial.

Ms. Mejia stated yes.

### **PUBLIC TESTIMONY**

Craig Cristina with Richland Communities and Tim Roberts with BrookCal Ontario, appeared and spoke.

Mr. Gage asked Mr. Cristina and Mr. Roberts if they agreed with the conditions of approval.

Mr. Cristina and Mr. Roberts agreed and clarify mitigation measures.



Mr. Gage asked regarding their thought process for the SCE substation.

Mr. Cristina responded

Jennifer Bowser spoke in opposition of the project.

Rafael Legido with SWMSLCC, spoke in favor of the project.

Alex Zamora with LIUNA, spoke in favor of the project.

Mike Madrid with Southwest Mountain State Regional Council of Carpenters, spoke in favor of the project.

Mr. Cristina rebutted.

Mr. Ricci wanted clarification regarding the truck route that the resident spoke about and hours of operation.

Mr. Zeledon responded.

Mr. Ricci wanted to know the speed limit on Ontario Ranch Road.

Mr. Zeledon stated he thought it was 45, but referred to Assistant City Engineer Lee.

Mr. Lee stated the speed limit is 55.

Mr. Ricci wanted to know about a reduction of the speed limit.

Mr. Lee responded.

Mr. Ricci wanted to know the plans to improve the infrastructure in that area.

Mr. Lee responded

Mr. Gage wanted to know why the speed limit is 55.

Mr. Lee responded and stated they focus on general traffic, not on truck traffic.

Mr. Gage asked regarding a reduction.

Mr. Zeledon responded.

Mr. Lee responded.

Mr. Gage clarification on what is built out.

Mr. Zeledon responded

As there was no one else wishing to speak, Vice-Chairperson Gage closed the public testimony

Mr. Gage spoke regarding the concerns of residents.

**PLANNING COMMISSION ACTION**

*It was moved by , seconded by , to recommend adoption resolutions to approve the Environmental Impact Report and the Specific Plan Amendment, File No. PSPA22-001, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, DeDiemar and Lampkin. The motion was carried 4 to 0.*

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on May 10, 2023.

Mr. Gage 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 were available.

**ADJOURNMENT**

Ms. Anderson motioned to adjourn, seconded by Mr. Ricci. The meeting was adjourned at 8:37 PM.



Secretary Pro Tempore



Chairman, Planning Commission