

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

MINUTES

September 26, 2023

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

MINUTES

September 26, 2023

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

COMMISSIONERS

Present: Chairperson DeDiemar, Anderson, Del Turco, and Ricci

Absent: Vice-Chairman Gage, Dean, and Lampkin

OTHERS PRESENT: Community Development Assistant Director Zeledon, City Attorney Guiboa, Sustainability Manager Ruddins, Senior Planner Mejia, Senior Planner Ayala, Senior Planner Hutter, Associate Planner Antuna, Associate Planner Vaughn, Transportation Manager Bautista, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Del Turco.

ANNOUNCEMENTS

Mr. Zeledon stated Item C is being requested to be continued to the October 24 meeting and for Item D there is an additional letter in opposition that was presented to the Commissioners.

PUBLIC COMMENTS

No person from the public wished to speak at this time.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of August 22, 2023, approved as written.

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

NO. PDEV23-007: A hearing to consider a Development Plan to construct 144 multiple-family residential units on 9.18 gross acres of land located on the east side of Twinkle Avenue approximately 500 feet north of Moonlight Street, within Planning Area 3B (Medium Density Residential) 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; (APNs:

0218-016-06, 0218-016-07, 0218-016-18, 0218-203-08, 0218-203-01, 0218-203-02, 0218-203-03, 0218-203-04, 0218-203-07, 0218-203-06, and 0218-203-05) **submitted by Landsea Homes. The Development Advisory Board recommended approval of this item on September 18, 2023, with a 7-0 vote.**

It was moved by Ricci, seconded by Anderson, to approve the Consent Calendar including the Planning Commission Minutes of August 22, 2023, as written and the Development Plan, File No. PDEV23-007. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, and Ricci; NOES, none; RECUSE, none; ABSENT, Dean, Gage, Lampkin. The motion was carried 4-0.

PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PHP22-003:** A public hearing to consider a Certificate of Appropriateness for the demolition of a Tier II designated historic resources (Local Landmark No. 8, Dietz Garage) located at 212-214 East Holt Boulevard, to facilitate the construction of the West Valley Connector Bus Rapid Transit (BRT) service. The environmental impacts of this project were previously reviewed in conjunction with the West Valley Connector Corridor Project, for which an Environmental Impact Report (SCH # 2016031071) was certified by the Board of Directors of the San Bernardino County Transportation Authority on May 12, 2020. This application introduces no new significant environmental impacts, and all previously adopted mitigation measure are a condition of project approval; (APN: 1049-063-02) **submitted by San Bernardino County Transportation Authority. The Historic Preservation Subcommittee recommended approval of this item on September 13, 2023, with a 2-0 vote.**

Associate Planner Antuna, presented the staff report. She stated that staff is recommending the Historic Planning Commission approve File No. PHP22-003, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

PUBLIC TESTIMONY

Gerard Lumabas with Parsons, representing SBTCA was present and stated he agreed with the COAs.

Mr. Del Turco wanted to know about an expected completion date.

Mr. Lumabas stated the projected completion date in 2 years.

King Marsel spoke.

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

There was no Planning Commissioner deliberation.

PLANNING COMMISSION ACTION

It was moved by Anderson, seconded by Ricci, to adopt a resolution to approve the Certificate of Appropriateness, File No. PHP22-003, subject to conditions of approval. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, and Ricci; NOES, none; RECUSE, none; ABSENT, Dean, Gage, Lampkin. The motion was carried 4-0.

- C. ENVIRONMENTAL ASSESSMENT, SPECIFIC PLAN AMENDMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PSPA22-006, PMTT22-025, AND PDEV22-034:** A public hearing to consider the following: [1] An

amendment to the California Commerce Center Specific Plan (File No. PSPA22-006), to change the land use designation from Commercial/Food/Hotel to Light Industrial, update exhibits and text to support the change, and bring the Specific Plan into conformance with The Ontario Plan 2050 (General Plan); [2] A Tentative Parcel Map 20559 (File No. PMTT22-025) to consolidate two existing parcels into one; and [3] A Development Plan (File No. PDEV22-034) to raze approximately 161,320 square feet of commercial buildings and construct one 344,110 square-foot industrial building, on 16.65 acres of land generally located at the southeast corner of Rockefeller Avenue and Wanamaker Avenue, at 1350 and 1375 S. Woodruff Way, within the proposed Light Industrial Land Use Designation of the California Commerce Center Specific Plan. An Addendum to The Ontario Plan 2050 Supplemental 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: 0238-201-41 and 0238-221-22) **submitted by Link Logistics Real Estate Management LLC. City Council action is required for File No. PSPA22-006. The Development Advisory Board recommended approval of File Nos. Addendum, PMTT22-025 and PDEV22-034 on September 18, 2023, with a 7-0 vote.**

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Del Turco, to continue this item to the October 24, 2023 Planning Commission meeting. Motion carried 4-0.

- D. ENVIRONMENTAL ASSESSMENT AND PLANNED UNIT DEVELOPMENT, CERTIFICATE OF APPROPRIATENESS AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD22-004, PHP22-015, AND PDEV22-027:** A public hearing to consider: [1] a Planned Unit Development (File No. PUD22-004) to establish development standards and design guidelines for the overall 10.6-acre project site; [2] a Certificate of Appropriateness (File No. PHP22-015) to determine whether the project site is an historic resource; and [3] a Development Plan (File No. PDEV22-027) to construct 346 apartment units and 5,400 square feet of commercial space on 9.4 acres of the project site, located at the northwest corner of Euclid Avenue and Walnut Street, within the Mixed Use – Neighborhood Hub 8e – Euclid and Walnut (MU-NH 8e) zoning district. An Addendum to The Ontario Plan 2050 Supplemental 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: 1051-271-67, 1051-271-06, and 1051-271-66) **submitted by Legacy/Collier Residential LLC. City Council action is required for File No. PUD22-004. The Development Advisory Board recommended approval of File No. PDEV22-027 on August 7, 2023, with a 7 – 0 vote. This item was continued from the August 22, 2023 Planning Commission meeting.**

Associate Planner Vaughn, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval to City Council for the Addendum and File No. PHP22-003, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Del Turco wanted to clarify that each unit will have their own laundry area.

Ms. Vaughn stated that is correct.

Mr. Del Turco wanted to know if the parking was garages or carports.

Ms. Vaughn stated each unit will have assigned parking in either a garage or carport.

PUBLIC TESTIMONY

Ben Mount with Legacy Partners, the applicant, was present and spoke regarding the project and agreed to the COAs.

Dale Goldsmith the applicant's representative spoke regarding responses to the third letter received by Mitchell Tsai.

Rafael Legido representing SWMSRCC spoke in opposition of the project.

Mr. Goldsmith rebutted.

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

Mr. Ricci spoke in favor of the project.

Mr. Del Turco agreed with Mr. Ricci's comments.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Anderson, to adopt resolutions to approve the Certificate of Appropriateness, File No. PHP22-015, and the Development Plan, File No. PDEV22-027, subject to conditions of approval. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, and Ricci; NOES, none; RECUSE, none; ABSENT, Dean, Gage, Lampkin. The motion was carried 4-0.

It was moved by Ricci, seconded by Del Turco, to recommend adoption of resolutions to approve the Addendum, and the Planned Unit Development, File No. PUD22-004, subject to conditions of approval. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, and Ricci; NOES, none; RECUSE, none; ABSENT, Dean, Gage, Lampkin. The motion was carried 4-0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Met on September 13, 2023

Ms. DeDiemar recapped the meeting.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

ADJOURNMENT

DeDiemar adjourned the meeting at 7:22 PM, to the next meeting on October 24, 2023.

Gwen Beundersen

Secretary Pro Tempore

Nancy L. DeGema

Chairman, Planning Commission