

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

MINUTES

April 23, 2024

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

MINUTES

April 23, 2024

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

COMMISSIONERS

Present: Chairperson Ricci, Vice-Chairman DeDiemar, Anderson, Del Turco, Gage, Lampkin

Absent: Dean

OTHERS PRESENT: Community Development Assistant Director Zeledon, City Attorney Guiboa, Planning Director Noh, Sustainability Manager Ruddins, Principal Planner Eoff IV, Senior Planner Mejia, Associate Planner Antuna, Senior Associate Civil Engineer Sotomayor, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner DeDiemar.

ANNOUNCEMENTS

Mr. Noh stated there were no changes to the agenda.

Ms. DeDiemar commended the Ontario Museum for being awarded Accreditation from the American Alliance of Museums.

Mr. Gage mentioned the historic tour being put on by Ontario Heritage, on May 4th.

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 February 27, 2024 and March 26, 2024.

PLANNING COMMISSION ACTION

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

PLANNING/HISTORIC COMMISSION PUBLIC HEARING ITEMS

- B. TWENTY-FOURTH ANNUAL MODEL COLONY AWARDS FILE NO. PHP24-001: A request for the Historic Preservation Commission to accept the nominations for the Twenty-fourth Annual Model Colony Awards; **City Initiated. City Council presentation of Awards.****

Associate Planner Antuna presented the staff report. She stated that staff is recommending the Planning Commission approve the nominations for the Model Colony Awards, File No. PHP24-001, pursuant to the facts and reasons contained in the staff report.

Mr. Ricci wanted to know what was over the back window, at the Rosewood Court house.

Ms. Antuna stated it was a retractable awning.

PUBLIC TESTIMONY

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

Mr. Gage commented in favor of the nominations.

Mr. Lampkin spoke in favor of the nominations.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Gage, to approve the Model Colony Awards, File No. PHP24-001. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, Dean. The motion was carried 6-0.

- C. ENVIRONMENTAL ASSESSMENT DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PDEV22-015 AND PCUP22-005: A public hearing to consider Development Plan (File No. PDEV22-015) in conjunction with a Conditional Use Permit (File No. PCUP22-005) to construct and establish a 126,652 square foot commercial self-storage building on 2.73 acres of land located on the northeast corner of Euclid Avenue and Riverside Drive within the CN (Neighborhood 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 (ALUCP); (APN: 1051-614-08) **submitted by Riverside Storage, LLC. The Development Advisory Board recommended approval of PDEV22-015 and PCUP22-005 on March 18, 2024, with an 8 – 0 vote.****

Senior Planner Mejia presented the staff report. She stated that staff is recommending the Planning Commission approve the Conditional Use Permit and Development Plan, File Nos. PCUP22-005 and PDEV22-015, pursuant to the facts and reasons contained in the staff report and the attached Resolutions, subject to the conditions of approval.

Mr. Del Turco wanted to clarify that the east elevation had revised color blocking.

Ms. Mejia responded yes.

Mr. Del Turco wanted to know what color would be used.

Ms. Mejia explained the revised east elevation.

Mr. Del Turco clarified that it would be a soft pallet.

Ms. Mejia responded yes.

Mr. Gage wanted to clarify that the 10 homes to the east of the project have an existing wall.

Ms. Mejia responded yes and explained the existing wall.

Mr. Gage wanted to know if there were existing trees.

Ms. Mejia stated yes, and the project will fill in what is missing and use a different variety.

Mr. Gage wanted to know the type of existing trees that were on the property.

Ms. Mejia stated that is correct and explained.

Mr. Gage wanted to know the drive isle width compared with regular driveway or alleyway or lane.

Ms. Mejia explained.

Mr. Gage wanted to know if existing homes are 2 stories.

Ms. Mejia said yes.

Mr. Gage clarified that they are about 35 feet.

Ms. Mejia stated they are mostly around 30 feet.

Mr. Gage wanted to know the difference in the project height versus the residential to the east.

Ms. Mejia explained the difference and the additional elevation articulation.

Mr. Lampkin wanted to know the lighting plan for the drive isle.

Ms. Mejia explained the lighting.

Mr. Lampkin wanted to clarify that the elevations don't show lighting placement and wanted to know what they would look like.

Ms. Mejia stated the lighting would be placed on the building and will be looked at during plan check.

PUBLIC TESTIMONY

Curtis Gibson with Clark Investment Group, thanked the staff and spoke in favor of the project. He stated he agreed with COA's and the team was available for questions.

Mr. Del Turco wanted to know if the security would be in-house and the security hours.

Mr. Gibson stated there would be 30 security cameras and explained the staff hours and large keycode access.

Mr. Lampkin wanted clarity regarding the keycode process.

Mr. Gibson explained the keycode process.

Mr. Lampkin wanted to clarify that there would be timers for the shutters.

Mr. Gibson stated that is correct.

Mr. Lampkin wanted to know if awnings could be added to the east elevation, as shown on the west elevation.

Mr. Gibson asked which doors.

Mr. Lampkin stated the two back doors on the east elevation.

Mr. Gibson stated those are inactive doors, but it can be looked at.

Mr. Lampkin explained why he asked that, for the residents that back up to the east elevation and have to look at it.

Mr. Gibson stated that they can add those.

Mr. Gage wanted to know about the maintenance of the parking facility.

Mr. Gibson stated the maintenance agreement is in the CC&Rs for the center and currently the center is in good condition.

Mr. Ricci wanted to know what the porte-cochere material is.

Mr. Gibson explained.

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

There was no Planning Commissioner deliberation.

PLANNING COMMISSION ACTION

It was moved by Del Turco, seconded by Lampkin, to approve the Conditional Use Permit, File No. PCUP22-005, and the Development Plan, File No. PDEV22-015, subject to conditions of approval, including the revised east elevations with awnings. Roll call vote: AYES, Anderson, DeDiemar, Del Turco, Gage, Lampkin, Ricci; NOES, none; RECUSE, none; ABSENT, Dean. The motion was carried 6-0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports From Subcommittees

Historic Preservation (Standing): Met on May 10th.

Mr. Gage recapped the meeting.

New Business

Subcommittee Appointments were made by Chairperson Ricci.

Nominations for Special Recognition

None at this time.

DIRECTOR'S REPORT

Mr. Noh stated the Monthly Activity Reports were available.

ADJOURNMENT

Ricci adjourned the meeting at 7:23 PM, to the next meeting on May 28, 2024.



Secretary Pro Tempore



Chairman, Planning Commission