

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

**MINUTES**

**July 23, 2024**

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**MINUTES**

**July 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, Dean, Del Turco, Gage

**Absent:** Lampkin

**OTHERS PRESENT:** Executive Director Community Development Murphy, Community Development Assistant Director Zeledon, Attorney Guiboa, Planning Director Noh, Sustainability Manager Ruddins, Senior Planner Hutter, Project Manager De Lara, Transportation/Traffic Manager Bautista, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner Del Turco.

**ANNOUNCEMENT**

Mr. Noh stated Items B & C will be presented together and Item A-01 a correction was made on page 5 under Planning Commission action, the Ayes were deleted.

**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 May 28, 2024, and June 25, 2024.

**PLANNING COMMISSION ACTION**

*It was moved by DeDiemar, seconded by Dean, to approve the Consent Calendar as written, including PC Minutes with the revisions on page 5. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. The motion was carried 6-0. Gage recused from the May 28, 2024 minutes. The motion was carried 5-0.*

## PLANNING/HISTORIC COMMISSION PUBLIC HEARING ITEMS

- B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA23-004:** A public hearing to consider a Development Agreement (File No. PDA23-004) between the City of Ontario and Euclid Land Investment, LLC to establish the terms and conditions associated with Tentative Parcel Map 20714 (File No. PMTT23-005), a 60 acre property located east of Euclid Avenue, south of Schaefer Avenue, west of Sultana Avenue and north of Edison Avenue within a proposed Euclid Mixed Use Specific Plan (File No. PSP22-001). The environmental impacts of this project were reviewed in conjunction with the Euclid Mixed Use Specific Plan (File No. PSP22-001), for which an Environmental Impact Report (State Clearinghouse No. 2023020281) 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: 1053-071-01; 1053-071-02; 1053-071-03; 1053-071-04; 1053-211-01; 1053-211-02; 1053-281-08; 1053-081-01; 1053-081-02; 1053-081-03; 1053-081-04); **submitted by Euclid Land Investment, LLC. City Council action is required.**
- C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT REVIEW FOR FILE NOS. PSP22-001, PMTT23-005 AND PDEV23-011:** A public hearing to consider certification of the Environmental Impact Report (SCH #2023020281), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with the following: [1] a Specific Plan (File No. PSP22-001 – Euclid Mixed Use Specific Plan) to establish the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 1,386,776 square feet of Business Park land uses, 290,110 square feet of office and retail land uses, and 446 dwelling units on the 84-acre project site; [2] Tentative Parcel Map No. 20714 (File No. PMTT23-005) to subdivide approximately 60 acres of land into 13 numbered lots and 2 lettered lots; and [3] a Development Plan (File No. PDEV23-011) to construct 12 business park industrial buildings totaling 882,538 square feet on approximately 43 acres of land generally located east of Euclid Avenue, south of Schaefer Avenue, west of Sultana Avenue and north of Edison Avenue within the proposed Euclid Mixed Use Specific Plan. 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: 1053-071-01; 1053-071-02; 1053-071-03; 1053-071-04; 1053-211-01; 1053-211-02; 1053-211-05; 1053-281-01; 1053-281-02; 1053-281-03; 1053-281-04; 1053-281-07; 1053-281-08; 1053-081-01; 1053-081-02; 1053-081-03; 1053-081-04) **submitted by Euclid Land Investment LLC. City Council action is required for PSP22-001 and the Environmental Impact Report (SCH #2023020281). On July 1, 2024, the Development Advisory Board recommended approval of File Nos. PMTT23-005 and PDEV23-011 with a (8-0) vote.**

Senior Planner Hutter presented the staff report. She stated that the staff is recommending the Planning Commission recommend approval to the City Council the Certification of the EIR including a Mitigating Monitoring and Reporting Program and a Statement of Overriding Consideration, the Development Agreement, File No. PDA23-004, and the Specific Plan, File No. PSP22-001 and approve the Tentative Parcel Map (TPM 20714), File No/ PMTT23-005, and the Development Plan, File No. PDEV23-011, pursuant to the facts and reasons contained in the staff report.

Mr. Gage wanted to see the current zoning slide.

Ms. Hutter showed the slide with the current zoning.

Mr. Gage wanted to know where the zoning would change for the project.

Mr. Noh explained the need for a Specific Plan and the overlays that will remain.

Mr. Gage wanted to clarify that this currently is zoned to be residential and would include affordable housing.

Mr. Noh stated yes, it is consistent with the TOP 2050.

Mr. Gage wanted to clarify that if approved it won't take away residential units.

Mr. Noh stated that is correct.

### **PUBLIC TESTIMONY**

Jason Lee, the applicant for the project, was present.

Mr. Ricci asked Mr. Lee if he agreed with the conditions of approval.

Mr. Lee stated he does and is thankful to be at this point. He explained that the project specific plan matches what is in the TOP 2050.

Zach Strasters representing CARE CA, spoke in favor of the project.

Elijah Silva spoke in favor of the project.

David Martinez spoke in favor of the project.

Robert Lugan aka Maddog, representing Local Ironworkers 416, spoke in favor of the project.

Jayson Baiz representing LIUNA, spoke in favor of project.

Louie Lopez representing Local Ironworkers 433, spoke in favor of the project.

David Mayfield Jr., a 30-year resident of Ontario and representing Western States Carpenters, spoke in favor of the project.

Jorge Zavala representing the Western States Regional Council of Carpenters, spoke in support of the project.

Cynthia Chavez, a plumber, representing Local 398, spoke in favor of the project.

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

Mr. Gage spoke in favor of the project.

Mr. Ricci spoke in the favor of the project.

### **PLANNING COMMISSION ACTION**

*It was moved by Anderson, seconded by DeDiemar, to recommend approval of the certification of the EIR, including the Mitigating Monitoring and Reporting program and the Statement of Overriding Consideration, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. The motion was carried 6-0.*

*It was moved by Del Turco, seconded by Anderson, to recommend approval of the Development Agreement, File No. PDA23-004, and the Specific Plan, File No. PSP22-001, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. The motion was carried 6-0.*

*It was moved by DeDiemar, seconded by Gage, to approve the Tentative Parcel Map (TPM 20714), File No. PMTT23-005, and the Development Plan, File No. PDEV23-011, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Lampkin. The motion was carried 6-0.*

## **MATTERS FROM THE PLANNING COMMISSION**

### **Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** Did not meet this month.

### **New Business**

### **Nominations for Special Recognition**

Mr. Gage stated the Mule Cart Smokehouse in the historic Bank of Italy is now open and was worth the wait and would like to give it a special recognition.

## **DIRECTOR'S REPORT**

Mr. Noh stated the Monthly Activity Reports were available and gave a recap of the HUB groundbreaking and that they mentioned the sustainable actions they are using in the project.

## **ADJOURNMENT**

Ricci adjourned the meeting at 7:20 PM, to the next meeting on August 27, 2024.



Secretary Pro Tempore



Chairman, Planning Commission