

CITY OF ONTARIO

Development Advisory Board

Minutes

May 15, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
James Caro, Building Department
Elda Zavala, Community Improvement
Khoi Do, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company

BOARD MEMBERS ABSENT

Charity Hernandez, Economic Development Agency
Heather Lugo, Police Department

STAFF MEMBERS PRESENT

Gwen Berendsen, Planning Department
Kim Ruddins, Planning Department
Jocelyn Torres, Planning Department
Trevor Rivero, Engineering Department
David Zurita, Engineering Department

Robert Morales, Planning Department
Lorena Mejia, Planning Department
Pablo Castilla, Planning Department
Jeff Tang, Engineering Department
Angela Truong, Engineering Department

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the May 1, 2023 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Mr. Caro; and approved unanimously by those present (4-0). Mr. Ehrman and Ms. Zavala recused themselves as they were not at the meeting.

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-044:** A public hearing to consider a Development Plan to construct a commercial restaurant building (Panera) with a drive-thru facility totaling 4,290 square feet on 1.26 acres of land located at the southwest corner of Fourth Street and Ontario Mills Drive within Commercial/Office land use designation of the California Commerce Center North/Ontario Gateway Plaza/Wagner Properties (Ontario Mills) Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to

Development Advisory Board Minutes
May 15, 2023

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. (APN: 238-014-05) **submitted by Panera LLC.**

Mr. Zeledon opened the public hearing.

Nina Raey representing Panera Bread, was present, spoke regarding the project and stated they agreed with the Conditions of Approval.

As there was no one else wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to approve **File No. PDEV21-044**, was made by Mr. Ehrman; seconded by Ms. Stevens; and approved unanimously by those present (6-0).

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-020:** A public hearing to consider Tentative Parcel Map No. 20587, subdividing 0.423 acres of land into two lots located at 121 East 6th Street within the LDR-5 (Low-Density - 2.1 to 5.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1011-521-30) **submitted by Samson Mulugeta. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Louis Rodriguez, representing Samson Mulugeta, was present and had some questions regarding COA's, the existing gas utility easements would be quit claimed and landscape regarding the tree count.

Mr. Do stated usually the relocation of the dry utilities are the responsibility of the applicant to relocate, or work with the owner of the easement to relocate and then quit claim the easement.

Mr. Rivero, project engineer, stated that it is a PUE, a sewer easement.

Mr. Do wanted to know if the sewer was going to be relocated.

Mr. Rivero stated no they are just making some lateral cuts.

Mr. Do clarified that the easement can remain in place if it doesn't interfere with building improvements.

Mr. Rodriguez stated he understood and if he had any further questions he would talk with the project engineer.

Mr. Zeledon asked regarding Landscape item #3 and the number of trees.

Mr. Rodriguez wanted clarification regarding the specific number of trees or is it based on particular diameter number.

Mr. Zeledon stated Mr. Morales, project planner, would work with the landscape division regarding this item and any changes would be made before it was presented to the Planning Commission.

As there was no one else wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval of **File No. PMTT22-020**, was made by Mr. Ehrman; seconded by Mr. Do; and approved unanimously by those present (6-0).

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-038**: A public hearing to consider a Development Plan to construct 36 single-family 4-pack dwellings units with related on-site improvements for a subdivision previously approved with Tentative Tract Map No. 18916 (File No. PMTT21-011), on approximately 11.05 acres of land located on the west side of Archibald Avenue and approximately 575 feet south of Chino Avenue within Planning Area 2 (Neighborhood 7) of the Countryside Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Countryside Specific Plan (File No. PSP04-001) Environmental Impact Report (State Clearinghouse No. 2004071001) certified by the City Council on April 18, 2006. 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: 0218-131-34); **submitted by KB Homes Coastal Inc. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Jordan Mastroianni, was present and agreed to all the Conditions of Approval.

As there was no one else wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval of **File No. PDEV22-038**, was made by Mr. Caro; seconded by Ms. Stevens; and approved unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on June 5, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary