

CITY OF ONTARIO

Development Advisory Board

Minutes

July 17, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
Elda Zavala, Community Improvement
Karen Khukoyan, Economic Development Agency
Khoi Do, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

James Caro, Building Department

STAFF MEMBERS PRESENT

Raymond Lee, Engineering Department
Gwen Berendsen, Planning Department
Lorena Mejia, Planning Department
Jeff Tang, Engineering Department

Fred Addison, Engineering Department
Angela Truong, Engineering Department
Kim Ruddins, Planning Department
Edmelynne Hutter, Planning 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 June 19, 2023 meeting of the Development Advisory Board was made by Mr. Ehrman; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-048:** A hearing to consider a Development Plan to construct a 2,304 square foot commercial building for a fast-food restaurant (Del Taco) with a drive-thru facility on 0.67 acres of land, located at 2938 South Milliken Avenue within the Community Commercial zoning district. The environmental impacts of this project were previously reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) for File Nos. PGPA19-007, PSPA19-010 and PZC19-002. 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: 1083-361-22) **submitted by Del Taco, LLC.**

Mr. Zeledon opened the public hearing.

Jennifer Dorgan, the representative for the project, was present.

Mr. Zeledon asked if she had reviewed all the Conditions of Approval and if she had any questions.

Ms. Dorgan stated she had reviewed and was good with the Conditions of Approval as stated, except for they were still working on condition 4.3 of the Fire Department Conditions, regarding fire sprinkling.

Mr. Ehrman stated he would look at the code and if capacity was for over 50, and they could work it out.

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

Motion to approve **File No. PDEV21-048**, subject to the conditions and the fire condition being worked out, was made by Mr. Ehrman; seconded by Mr. Do; and approved unanimously by those present (7-0).

- C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-034**: A hearing to consider a Development Plan to construct a 33,363 square foot industrial building on 1.4 acres of land located at 621 South Mountain Avenue, within the IL (Light Industrial) 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; (APNs: 1011-182-10 and 1011-182-15) **submitted by Golden Opportunity Zone Fund, LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Ms. Mejia the project Planner stated the applicant was not here, but they had agreed to the conditions of approval.

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

Motion to recommend approval of **File No. PDEV21-034**, subject to conditions, to the Planning Commission, was made by Mr. Do; seconded by Ms. Lugo; and approved unanimously by those present (7-0).

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-053**: A hearing to consider a Development Plan to construct 88 single-family residential units and 210 multiple-family residential units on 23.58 acres of land located on the southeast corner of Ontario Ranch Road and Haven Avenue, within the Mixed-Use District Planning Area 4B (Stand-Alone Residential Overlay) 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

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be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 218-211-01) **submitted by Brookfield Residential. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Derek Spalding with Brookfield Residential was present and stated he was working with Engineering regarding the removal of condition 3b and working with staff on 3c, and will work these items out before Planning Commission.

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

Motion to recommend approval of **File No. PDEV22-053**, subject to revised conditions, to the Planning Commission, was made by Mr. Do; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on August 7, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary