

CITY OF ONTARIO

Development Advisory Board

Minutes

February 22, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
James Caro, Building Department
Elda Zavala, Community Improvement
Charity Hernandez, Economic Development Agency
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company

BOARD MEMBERS ABSENT

Khoi Do, Engineering Department
Tony Galban, Police Department

STAFF MEMBERS PRESENT

Charles Mercier, Planning Department
Gwen Berendsen, Planning Department
Robert Morales, Planning Department
Cristal Nava, Planning Department
Elly Antuna, Planning Department
Diane Ayala, Planning Department

Lorena Mejia, Planning Department
Edmelynn Hutter, Planning Department
Angela Truong, Engineering Department
Peter Pallesen, Economic Development
Karen Khukoyan, Economic Development

PUBLIC COMMENTS

No person from the public wished to speak.

CONSENT CALENDAR ITEMS

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the January 18, 2023 meeting of the Development Advisory Board was made by Ms. Hernandez; seconded by Mr. Ehrman; and approved unanimously by those present (6-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-046:** A Development Plan to construct a wireless telecommunications facility consisting of a stealth, 67-foot-tall monopine antenna and ancillary ground-mounted equipment, on approximately 530 square feet of leased space on 2.05-acre of land located at 3500 East Francis Street, within the Rail Industrial land use district of the California Commerce Center Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small

Structures) 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: 0211-281-56) **submitted by AT&T Mobility.**

Mr. Zeledon opened the public hearing.

Stella Shih with Reliable Services was present.

Mr. Zeledon asked if she had reviewed and agreed with all the Conditions of Approval.

Ms. Shih stated she had and agreed with the Conditions of Approval and asked regarding the timeline for the approval letter.

Mr. Zeledon stated there is a 10 day appeal process, upon which the decision is final.

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

Motion to approve **File No. PDEV22-046** subject to conditions, was made by Mr. Caro; seconded by Ms. Zavala; and approved unanimously by those present (6-0).

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-015 AND PDEV22-024:** A hearing to consider Tentative Parcel Map No. 20554 (File No. PMTT22-015), subdividing 0.11-acre of land into one lot for condominium purposes, and a Development Plan (File No. PDEV22-024) for the construction of three townhomes units located at 213 North Fern Avenue, within the MU-1/LUA-3 (Downtown Mixed Use/Holt Boulevard) 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; (APN: 1048-572-06) **submitted by HDC Construction. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Tamara Soussan representing HDC Construction was present.

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

Ms. Soussan stated she had no questions and 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 recommend approval of **File Nos. PMTT22-015 (TPM 20554) and PDEV22-024** subject to conditions, to the Planning Commission was made by Ms. Hernandez; seconded by Mr. Caro; and recommended unanimously by those present (6-0).

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-030:** A hearing to consider a Development Plan to construct a wireless telecommunication facility (Dish Wireless, LLC) consisting of a non-stealth antenna array installed

Development Advisory Board Minutes
February 22, 2023

on an existing SCE transmission tower and a 150-square-foot ground-mounted equipment enclosure on 15.4 acres of land located on the east side of Deer Creek Loop, approximately 200 feet south of Elsinore Way, within the Non-Recreational Open Space land use district of the Creekside Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures) 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: 1083-281-01) **submitted by Dish Wireless, LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Mitchell Yahata was present.

Mr. Zeledon asked if he had reviewed all the Conditions of Approval.

Mr. Yahata stated he had and 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 recommend approval of **File No. PDEV22-030** subject to conditions, to the Planning Commission was made by Ms. Stevens; seconded by Mr. Ehrman; and recommended unanimously by those present (6-0).

There being no further business, the meeting was adjourned to the next meeting on March 6, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary