

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**August 7, 2023**

**BOARD MEMBERS PRESENT**

Rudy Zeledon, Chairman, Planning Department  
James Caro, Building Department  
Anthony Vega, Community Improvement  
Charity Hernandez, Economic Development Agency  
Khoi Do, Engineering Department  
Paul Ehrman, Fire Department  
Christy Stevens, Municipal Utilities Company

**BOARD MEMBERS ABSENT**

Heather Lugo, Police Department

**STAFF MEMBERS PRESENT**

Angie Alvarez Cruz, Planning Department  
Jeanie Aguilo, Planning Department  
Elly Antuna, Planning Department  
Kim Ruddins, Planning Department

Alexis Vaughn, Planning Department  
Luis Batres, Planning Department  
Robert Morales, 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 July 17, 2023 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Mr. Ehrman; and approved unanimously by those present (7-0).

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-041**: A hearing to consider a Development Plan to construct 362 multiple-family dwellings, consisting of 182 Motor Court homes and 180 Rowtown homes on 22.2 acres of land located at the southeast corner of Ontario Ranch Road and Archibald Avenue, within Planning Area 7 (PA-7) and Planning Area 8 (PA-8) of the Grand Park Specific Plan. The environmental impacts of this project were previously analyzed in the Grand Park Specific Plan (PSP12-001) Environmental Impact Report (State Clearinghouse No. 2012061057), certified by City Council on January 21, 2014. This application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval and are

incorporated herein by reference. 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). The project site is also located within the Airport Influence area of Chino Airport and is consistent with the policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics (APNs: 0218-241-51, 0218-241-52, 0218-241-53 and 0218-241-54); **submitted by Lennar Homes of California, Inc. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Blaine Humbles, with Lennar Homes, was present.

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

Mr. Humbles stated he had reviewed and was good with the Conditions of Approval as stated.

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

Motion to approve **File No. PDEV21-041**, subject to the revised conditions, was made by Mr. Ehrman; seconded by Mr. Caro; and approved unanimously by those present (7-0).

**C. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-018 AND PDEV22-026:** A public hearing to consider: [1] Tentative Tract Map No. 20557 (File No. PMTT22-018) subdividing 3.9 acres of land into a single parcel for condominium purposes; and [2] a Development Plan (File No. PDEV22-026) for the construction of 70 multiple-family dwellings located at 2037 and 2055 South Fern Avenue, within the MDR-18 (Medium Density Residential—11.1 to 18.0 DUs/Acre) 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: 1050-591-01 and 1050-591-02) **submitted by Melia Homes. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Ms. Antuna the project Planner stated there were revised conditions of approval before the members of the DAB.

Chad Brown, with Melia Homes, was present.

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

Mr. Brown stated he had reviewed and was good with the Conditions of Approval as stated. One outstanding condition with regards to OMUC Exhibit B and the alternative coverage for the 12 foot wide sewer easement that runs on the south side of the project, in the private yards.

Ms. Stevens stated they are certainly willing to work with him.

Mr. Brown stated he would work with OMUC and Landscaping and would except the COA's as is.

Mr. Zeledon asked Mr. Brown if he received a revision copy to block wall and elimination to the disclosure on statement A2 and 3. We have time before Planning Commission for our landscape architect to work with Utilities to come up with an alternative coverage solution.

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

Motion to recommend approval of **File Nos. PMTT22-018 and PDEV22-026**, subject to conditions, to the Planning Commission, was made by Mr. Vega; seconded by Ms. Hernandez; and approved unanimously by those present (7-0).

**D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-027**: A public hearing to consider a Development Plan to construct 346 apartment units and 5,400 square feet of commercial space on 9.4 acres of land, located at the northwest corner of Euclid Avenue and Walnut Avenue, within the Mixed Use – Neighborhood Hub 8e – Euclid and Walnut (MU-NH 8e) zoning district. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, 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; (APNs: 1051-271-67, 1051-271-06, and 1051-271-66) **submitted by Legacy/Collier Residential LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Ms. Vaughn the project Planner, stated Public comments were received and there were some revisions before the members of the DAB.

Ben Mount, with Legacy Partners, the representative for the project, was present.

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

Mr. Mount stated he had reviewed and was good with the Conditions of Approval, but had not yet received the revised COAs.

Mr. Do addressed removal of the CC&R's and if there are any other shared improvements other than just reciprocal access.

Mr. Mount discussed the reciprocal access and stated it is common ownership and would either be stated through a covenant or within the leases.

Mr. Khoi stated even though it is common ownership, it is two separate parcels, and Engineering would still like a document, either a covenant or any recorded document that goes with the land, in lieu of the CC&Rs.

Mr. Zeledon stated that he had a copy of the Mitchell Tsi's letter regarding the requirements for City to use local workforce and also comments of environmental quality act and the addendum.

Eddie Campos, a member of the Southwest Mountain States Regional Council of Carpenters spoke in opposition to the project.

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

Mr. Zeledon stated the DAB is the recommending body and the final approval would be the responsibility of the Planning Commission.

Motion to recommend approval of **the Addendum and File No. PDEV22-027**, subject to conditions, to the Planning Commission, was made by Ms. Hernandez; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

- E. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-050**: A hearing to consider a Development Plan to construct one industrial building totaling 167,174 square feet on 6.98 acres of land located at 1600 East Francis Street, within the General Industrial (IG) zoning district. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the City Council on August 16, 2022, 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 (ALUCP); (APNs: 113-381-03, 113-381-04, 113-381-05 & 113-381-06) **submitted by DPIF3 CA 40 LC at 60 Freeway, LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Dane Palanjiam the representative for the project, was present and stated he had reviewed and accepted all the Conditions of Approval.

Mr. Zeledon asked if he had any questions or if the DAB had any questions.

Thomas Ruiz, a representative from Labors International Unions spoke in support of this project.

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

Motion to recommend approval of **the Addendum and File No. PDEV22-050**, subject to conditions, to the Planning Commission, was made by Mr. Ehrman; 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 21, 2023.

Respectfully submitted,

  
Angie Alvarez Cruz  
Recording Secretary