

CITY OF ONTARIO

Development Advisory Board

Minutes

March 20, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
James Caro, Building Department (Arrived at 1:37 PM)
Elda Zavala, Community Improvement
Charity Hernandez, Economic Development Agency
Khoi Do, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

STAFF MEMBERS PRESENT

Charles Mercier, Planning Department
Gwen Berendsen, Planning Department
Luis Batres, Planning Department
Diane Ayala, Planning Department

Antonio Alejos, Engineering Department
Raymond Lee, Engineering Department
Jeffrey Tang, Engineering Department
Trevor Rivero, 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 March 6, 2023 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Ms. Zavala; and approved unanimously by those present (7-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMNET PLAN REVIEW FOR FILE NO. PDEV23-001:** A hearing to consider a Development Plan to facilitate the construction of a new 30,996-square-foot, 3-story Fire Department administration (office) building on 4.6 acres of land located at 1406 East Francis Street, Fire Station No. 3, within the CIV (Civic) 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 Plan 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: 0113-461-10) **City Initiated.**

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Mr. Zeledon opened the public hearing.

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

Motion to approve **File No. PDEV23-001**, subject to conditions, was made by Ms. Stevens; seconded by Mr. Ehrman; and approved unanimously by those present (7-0).

Mr. Caro, the Building Official, arrived at 1:37 PM.

C. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-013 & PDEV21-023: A public hearing to consider Tentative Tract Map No. 20416 (File No. PMTT21-013), subdividing 3.5 acres of land into one parcel for condominium purposes, in conjunction with a Development Plan (File No. PDEV21-023) to construct 88 multiple-family residential condominium units on the project site, located at 1402 North Virginia Avenue, within the HDR-45 (High Density Residential – 25.1 to 45.0 du/ac) 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: 1047-443-01 and 1047-432-22) **submitted by Mr. Michael Cirrito. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Michael Cirrito, the applicant was present.

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

Mr. Cirrito stated he had reviewed and had no questions 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. PMTT21-013 (TTM 20416) and PDEV21-023**, subject to conditions, to the Planning Commission was made by Ms. Zavala; seconded by Ms. Stevens; and recommended unanimously by those present (8-0).

There being no further business, the meeting was adjourned to the next meeting on April 3, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary