

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**June 5, 2023**

**BOARD MEMBERS PRESENT**

Khoi Do, Chairman, Engineering Department  
James Caro, Building Department  
Elda Zavala, Community Improvement  
Bryan Azarovitz, Fire Department  
Dennis Mejia, Municipal Utilities Company  
Kim Ruddins, Planning Department

**BOARD MEMBERS ABSENT**

Charity Hernandez, Economic Development Agency  
Heather Lugo, Police Department

**STAFF MEMBERS PRESENT**

Jeanie Aguilo, Planning Department  
Robert Morales, Planning Department  
Lorena Mejia, Planning Department  
Edmelynn Hutter, Planning Department  
Raymond Lee, Engineering Department  
David Zurita, Engineering Department  
Jeff Tang, Engineering Department  
Brenda Fregoso, 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 15, 2023 meeting of the Development Advisory Board was made by Ms. Zavala; seconded by Mr. Caro; and approved unanimously by those present (6-0).

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-045:** A public hearing to consider a Development Plan to construct a 1,796-square-foot commercial building on 0.37-acre of land located at 2575 South Archibald Avenue, within the CC (Community Commercial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332

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(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: 1083-071-25) **submitted by Michael Heinemeyer.**

Mr. Do opened the public hearing.

Micheal Heinemeyer, the applicant was present.

Mr. Do asked if he agreed with the conditions of approval.

Mr. Heinemeyer stated he did.

Mr. Do asked if he had any questions or concerns.

Mr. Heinemeyer stated he had a question regarding Engineering COA 2.05, an the easement on property they don't own.

Assistant City Engineer Lee, explained the condition requires them to try to contact the property owner, and once they have, the condition is met.

Mr. Heinemeyer wanted to know how the in-lieu fees are calculated.

Mr. Lee explained in-lieu fees.

Mr. Do. stated the fees are based off an amount that SCE had given, but if they contact SCE and get a better rate, Engineering will honor it.

Mr. Heinemeyer wanted to know the voltage of the lines running up and down Archibald.

Mr. Lee stated he should contact SCE for that information.

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

Motion to approve **File No. PDEV21-045**, was made by Mr. Caro; seconded by Ms. Zavala; and approved unanimously by those present (6-0).

- C. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-017:** A public hearing to consider a Tentative Tract Map (TTM 20452) to subdivide 19.1 acres of land into 145 lots, located approximately 1,300 feet south of the intersection of Riverside Drive and Haven Avenue, within the Planning Area 3 of the West Haven Specific Plan. An Addendum to West Haven Specific Plan Environmental Impact Report (State Clearinghouse No. 200471095), which was certified by the City Council on July 7, 2007, 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: 0218-151-10) **submitted by HCW Lathrop Investors, LLC & JH Bray, LLC. Planning Commission action is required.**

This Item was continued to the June 19, 2023 meeting.

- D. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-006 AND PDEV22-009:** A public hearing to consider a Tentative Parcel Map No. 20526 (File No. PMTT22-006) to subdivide 4.44 acres of land into 2 parcels in conjunction with a Development Plan (File No. PDEV22-009) to construct two industrial buildings totaling 79,323 square feet located at the southeast corner of Sultana Avenue and Mission Boulevard, 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 (ALUCP). (APN(s): 1049-353-09, 1049-353-10, 1049-353-11, 1049-353-12 & 1049-353-14) **submitted by Clark Neuhoff. Planning Commission action is required.**

Mr. Do opened the public hearing.

Mark Kennedy, the representative for the project was present.

Mr. Do asked if he agreed to the conditions of approval.

Mr. Kennedy stated he had reviewed them and agreed.

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

Motion to recommend approval of **File Nos. PMTT22-006 and PDEV22-009**, was made by Mr. Mejia; seconded by Ms. Ruddins; and approved unanimously by those present (6-0).

- E. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-014 AND PDEV22-023:** A public hearing to consider Tentative Parcel Map No. 20576 (File No. PMTT22-014), consolidating 2 lots into one lot in conjunction with a Development Plan (File No. PDEV22-023) to construct 28 townhome apartment units on approximately 0.79 acres of land located at the northeast corner of Laurel Avenue and D Street within the LUA-1 (Euclid Avenue Entertainment District) land use district of the MU-1 (Downtown Mixed-use) 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: 1048-363-05, 1048-363-04, 1048-363-03 and 1048-363-02) **submitted by Tipping Development. Planning Commission action is required.**

This Item was continued to the June 19, 2023 Development Advisory Board meeting.

- F. ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, AND VARIANCE FOR FILE NOS. PMTT22-027, PDEV22-047, & PVAR23-001:** A public hearing to consider Tentative Tract Map No. 20599 (File No. PMTT22-027) subdividing 3.47 acres of land for common interest subdivision purposes to create two lots for condominium purposes to facilitate a Development Plan (File No. PDEV22-047) to construct 16 multiple-family buildings with a total of 84 units, in conjunction with a Variance (File No. PVAR23-001) to reduce the building setback from Concours Street from 15 feet to 10 feet, located at the northwest and northeast corners of Duesenberg Drive and Concours Street, within the Office/Residential land use

district of the Piemonte Overlay at the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. 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: 0210-531-20 and 0210-531-16); **submitted by Shea Homes Limited Partnership. Planning Commission action is required.**

Mr. Do opened the public hearing.

Sage McCleve with Lewis Management Corp. and Danielle Prigmore with Shea Homes, were present.

Mr. Do. asked if they had reviewed and agreed with the conditions of approval.

Mr. McCleve and Ms Prigmore both agreed with the conditions of approval.

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

Motion to recommend approval of **File Nos. PMTT22-027, PDEV22-047 and PVAR23-001**, was made by Ms. Zavala; seconded by Mr. Caro; and approved unanimously by those present (6-0).

**G. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT23-003:** A public hearing to consider a Tentative Parcel Map No. 20465 to subdivide 17.09 acres of land into 10 parcels located at the southwest corner of Hamner Avenue and Ontario Ranch Road within Planning Area 8A (Regional Commercial) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan (File No. PSP05-004) Environmental Impact Report (State Clearinghouse No. 2006051081), certified by the City Council, on December 4, 2007. 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: 218-211-37) **submitted by The Ranch at Model Colony, LLC. Planning Commission action is required.**

Mr. Do opened the public hearing.

The applicant was not available, however Ms. Mejia, the Project planner stated she had talked with the applicant before the meeting and they agreed with all the conditions of approval as written.

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

Motion to recommend approval of **File No. PMTT23-003**, was made by Mr. Mejia; seconded by Ms. Ruddins; and approved unanimously by those present (6-0).

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There being no further business, the meeting was adjourned to the next meeting on June 19, 2023.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gwen Berendsen". The signature is written in black ink and is positioned above the printed name.

Gwen Berendsen  
Recording Secretary