

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**January 18, 2023**

**BOARD MEMBERS PRESENT**

Rudy Zeledon, Chairman, Planning Department  
Elda Zavala, Community Improvement  
Charity Hernandez, Economic Development Agency  
Khoi Do, Engineering Department  
Paul Ehrman, Fire Department  
Christy Stevens, Municipal Utilities Company  
Tony Galban, Police Department

**BOARD MEMBERS ABSENT**

James Caro, Building Department

**STAFF MEMBERS PRESENT**

Lorena Mejia, Planning Department  
Gwen Berendsen, Planning Department  
Raymond Lee, Engineering Department  
Chuck Mercier, Planning Department  
Luis Batres, Planning Department  
Heather Lugo, Police Department

David Zurita, Engineering Department  
Michael Bhatanawin, Engineering Department  
Jeff Tang, Engineering Department  
Trevor Rivero, Engineering Department  
Dennis Mejia, Municipal Utilities

**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 4, 2023 meeting of the Development Advisory Board was made by Mr. Ehrman; seconded by Ms. Stevens; and approved unanimously by those present (5-0). Mr. Do and Mr. Galban recused themselves as they were not at that meeting.

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-025:** A hearing to consider a Development Plan to construct commercial shopping center totaling 205,001 square feet on 16.51 acres of land 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 Wood Investment Companies, Inc.**

Mr. Zeledon opened the public hearing.

Matthew Bush with Wood Investment Companies, Inc. was present.

Mr. Zeledon stated there were revised Engineering Conditions and asked if he had reviewed them and agreed with all the Conditions of Approval.

Mr. Bush 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 approve **File No. PDEV21-025** subject to conditions, was made by Ms. Stevens; seconded by Mr. Ehrman; and approved unanimously by those present (7-0).

C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-008 (TPM 20531) & PDEV22-010:** A hearing to consider a Tentative Parcel Map No. 20531 to merge 16.39 acres of land from 5-parcels into 1-parcel, in conjunction with a Development Plan to construct a 336,761-square-foot industrial building on 16.39 acres of land for property located at 316 S. Bon View Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. 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: 1049-111-01; 1049-111-03; 1049-111-04; 1049-111-05, 1049-111-07) **submitted by Prologis. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Nicole Torstvet with Prologis was present.

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

Ms. Torstvet stated she 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 **a Mitigated Negative Declaration and File Nos. PMTT22-008 (TPM 20531) and PDEV22-010** subject to conditions, to the Planning Commission was made by Mr. Ehrman; seconded by Ms. Zavala; and recommended unanimously by those present (7-0).

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Gwen Berendsen". The signature is written in a cursive, flowing style.

Gwen Berendsen  
Recording Secretary