

CITY OF ONTARIO

Development Advisory Board

Minutes

March 6, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
Elda Zavala, Community Improvement
Khoi Do, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company

BOARD MEMBERS ABSENT

James Caro, Building Department
Charity Hernandez, Economic Development Agency
Tony Galban, Police Department

STAFF MEMBERS PRESENT

Charles Mercier, Planning Department
Gwen Berendsen, Planning Department
Alexis Vaughn, Planning Department
Diane Ayala, Planning Department
Kim Ruddins, Planning Department
Raymond Lee, Engineering Department

Karen Khukoyan, Economic Development
Peter Pallesen, Economic Development
Emily Medina, Building Department
Dan Beers, Facilities and Fleet Maintenance
Angela Truong, Engineering Department
Jeff Tang, 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 February 22, 2023 meeting of the Development Advisory Board was made by Mr. Ehrman; seconded by Ms. Stevens; and approved unanimously by those present (5-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-011 AND PDEV20-028:** A public hearing to consider Tentative Parcel Map No. 20161 (File No. PMTT20-011), subdividing 159.95 acres of land into 10 parcels, and a Development Plan (File No. PDEV20-028) to construct 10 industrial buildings totaling 3,021,375 square feet on land bordered by Eucalyptus Avenue to the north, Bon View Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east, within the Industrial and Business Park land use districts of the South Ontario Logistics Center

Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the South Ontario Logistics Center Specific Plan, (File No. PSP19-001) Environmental Impact Report (State Clearinghouse No. 2021010318) was certified by the City Council on March 1, 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. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan.; (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-311-01, 1054-311-02, 1054-321-01, and 1054-321-02) **submitted by Grove Land Ventures LLC. Planning Commission action is required for PMTT20-011.**

Mr. Zeledon opened the public hearing and stated staff is requesting this item be continued indefinitely.

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

Motion to continue **File Nos. PDEV20-028 & PMTT20-011**, was made by Mr. Do; seconded by Ms. Stevens; and approved unanimously by those present (5-0).

C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-017 AND PDEV22-025: A hearing to consider Tentative Parcel Map No. 20582 (File No. PMTT22-017), subdividing 10.05 acres of land into two parcels in conjunction with a Development Plan (File No. PDEV22-025) to raze six existing industrial buildings totaling 77,696 square feet and construct two industrial buildings totaling 237,236 square feet on property located at 605, 621, and 627 South Bon View Avenue, 954 East Ontario Boulevard, and 1031 East California Street, within the IG (General Industrial) 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; (APN: 1049-181-14) **submitted by WPT Capital Advisors, LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Norah Jaffan with EPD Solutions, representing the property owner, was present.

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

Ms. Jaffan stated she has some items that were in an email she had sent and needed clarification on, which included Items #1, #4, and #5 of the traffic conditions, and additional OMUC, Planning and landscape conditions.

Mr. Zeledon read the current traffic condition #1 into the record.

Ms. Jaffan clarified the additional language she wanted.

Mr. Do asked Ms. Truong to read the revised traffic condition #1 language, that Engineering was willing to adjust.

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Ms. Jaffan wanted to clarify that there is right-of-way already dedicated.

Ms. Truong agreed with this.

Ms. Jaffan then stated the language she would like to change in traffic condition #5.

Ms. Truong read the revised condition #5, that the Engineering was willing to adjust.

Ms. Jaffan wanted to add the fair share amount.

Mr. Do stated the fair share amount is stated in the TIA.

Ms. Jaffan stated they were still working with traffic on condition #4.

Mr. Do stated at this time she would need to agree with the conditions as is, with the revisions and the remaining condition would need to be revised and agreed to by Planning Commission.

Ms. Jaffan wanted to have a reference back to the TIA.

Ms. Truong read the current condition #4.

Ms. Jaffan wanted to add “or pay fair share” to the condition.

Mr. Do explained why fair share cannot be added, and this is how staff is interpreting the TIA.

Ms. Jaffan stated their team is still reviewing the traffic study.

Mr. Zeledon explained the ways to move forward with the current conditions, with revisions or have it continued.

Emily Mandrup with EPD Solutions was having discussion from the audience.

Ms. Jaffan stated she would agree to the revised conditions. Then she stated the Fire Condition wanted the call out for the 3848 GPM.

Mr. Ehrman stated he agreed to the change to 3848 GPM.

Ms. Jaffan wanted to add language to Planning Condition 2.12 (f) to state, “or qualified contractor.”

Mr. Zeledon stated he was ok with that addition.

Ms. Jaffan wanted to clarify Landscape Condition #7 regarding recycled water.

Mr. Zeledon stated we would add the language, “if available.”

Mr. Do stated Engineering is silent on recycled water.

Ms. Jaffan wanted to clarify on OMUC COA #6 regarding connecting rather than constructing the sewer main, and add the same language to that we did for the traffic condition.

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There was discussion between Ms. Stevens and Mr. Do regarding this item.

Mr. Do stated yes, the language could be added similar to the traffic condition.

Ms. Truong read the wording to be added.

Ms. Jaffan agreed to the revised Conditions of Approval, with the exception of Item 4.

Mr. Zeledon noted Item 4, they will work out with Engineering before Planning Commission.

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

Motion to recommend approval of **the Addendum and File Nos. PMTT22-017 and PDEV22-025**, subject to the revised conditions, to the Planning Commission was made by Mr. Ehrman; seconded by Ms. Zavala; and recommended unanimously by those present (5-0).

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-028**: A hearing to consider Tentative Parcel Map No. 20683, subdividing 9.11 acres of land into 4 parcels generally bordered by D Street to the north, Sultana Avenue to the east, B Street to the south, and Plum Avenue to the west, on properties addressed as 320 East D Street, 425 East B Street, and 200 North Cherry Avenue, within the OL (Low Office Intensity) and CIV zoning districts. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) 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: 1048-541-15; 1048-545-16). **City Initiated. Planning Commission action is required.**

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 recommend approval of **File No. PMTT22-028**, subject to conditions, to the Planning Commission was made by Mr. Ehrman; seconded by Ms. Stevens; and recommended unanimously by those present (5-0).

There being no further business, the meeting was adjourned to the next meeting on March 20, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary