

CITY OF ONTARIO

Development Advisory Board

Minutes

April 3, 2023

BOARD MEMBERS PRESENT

Rudy Zeledon, Chairman, Planning Department
James Caro, Building Department
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

None

STAFF MEMBERS PRESENT

Mayra Angulo, Planning Department
Gwen Berendsen, Planning Department
Lorena Mejia, Planning Department
Diane Ayala, Planning Department
Kim Ruddins, Planning Department
Raymond Lee, Engineering Department
Miguel Sotomayor, Engineering Department
Michael Bhatanawin, 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 20, 2023 meeting of the Development Advisory Board was made by Mr. Do; seconded by Ms. Stevens; and approved unanimously by those present (8-0).

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) certified by 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.

Jeff Johnston with Grove Land Ventures, LLC, was present.

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

Mr. Johnston stated yes and he was ready to move forward.

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

Motion to approve **File No. PDEV20-028** and recommend approval of **File No. PMTT20-011**, was made by Mr. Do; seconded by Mr. Caro; and approved unanimously by those present (8-0).

C. ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-019 AND PDEV22-031: A public hearing to consider Tentative Tract Map No. 20556 (File No. PMTT22-019), consolidating 4 lots into one lot in conjunction with a Development Plan (File No. PDEV22-031) to construct a mixed-use development consisting of 109 residential apartment units and approximately 4,000 square feet of ground floor retail on 2.38-acres of land within the LUA-1 (Euclid Avenue Entertainment) of the MU-1 (Downtown Mixed-Use) zoning district located at the northeast corner of Euclid Avenue and D Street, bordered by E Street on the north and Lemon Avenue on the east. 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 Ontario Place D Block LLC. 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.

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Motion to recommend approval of **File Nos. PMTT22-019 and PDEV22-031**, subject to conditions, to the Planning Commission was made by Mr. Do; 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 17, 2023.

Respectfully submitted,



Gwen Berendsen
Recording Secretary