

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**April 17, 2023**

**BOARD MEMBERS PRESENT**

Rudy Zeledon, Chairman, Planning Department  
Miguel Jimenez, Community Improvement  
Charity Hernandez, Economic Development Agency  
Khoi Do, Engineering Department  
Michelle Starkey, Fire Department  
Christy Stevens, Municipal Utilities Company  
Heather Lugo, Police Department

**BOARD MEMBERS ABSENT**

James Caro, Building Department

**STAFF MEMBERS PRESENT**

Gwen Berendsen, Planning Department  
Kim Ruddins, Planning Department  
Raymond Lee, 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 April 3, 2023 meeting of the Development Advisory Board was made by Ms. Stevens; seconded by Mr. Do; and approved unanimously by those present (5-0). Mr. Jimenez and Ms. Starkey recused themselves as they were not at this meeting.

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-002 AND PDEV22-007:** A hearing to consider Tentative Tract Map No. 20522 (File No. PMTT22-002) for common interest subdivision purposes, subdividing 1.08 acres of land into common and private areas, and a Development Plan (File No. PDEV22-007) for the construction of 28 residential condominium units (4 buildings total), located at 1411 North Grove 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

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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: 1047-433-16) **submitted by The Hale Corporation. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Glenn Weissman, the property owner, was present and spoke in favor of the project.

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

Mr. Weissman stated yes, and he had no questions or comments.

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. PMTT22-002 and PDEV22-007**, was made by Mr. Do; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on May 1, 2023.

Respectfully submitted,



Gwen Berendsen  
Recording Secretary