

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**June 19, 2023**

**BOARD MEMBERS PRESENT**

Rudy Zeledon, Chairman, Planning Department  
James Caro, Building Department  
Elda Zavala, Community Improvement  
Charity Hernandez, Economic Development Agency (Arrived 1:34)  
Khoi Do, Engineering Department  
Paul Ehrman, Fire Department  
Christy Stevens, Municipal Utilities Company  
Heather Lugo, Police Department (Arrived 1:34)

**BOARD MEMBERS ABSENT**

**STAFF MEMBERS PRESENT**

Antonio Alejos, Engineering Department	Tom Grahn, Planning Department
Gwen Berendsen, Planning Department	Luis Batres, Planning Department
Lorena Mejia, Planning Department	Trevor Rivero, Engineering Department
Diane Ayala, Planning Department	Fred Addison, 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 June 5, 2023 meeting of the Development Advisory Board was made by Mr. Caro; seconded by Mr. Ehrman; and approved unanimously by those present (6-0).

Ms. Hernandez and Ms. Lugo arrived at 1:34 PM

**PUBLIC HEARING ITEMS**

- B. **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 from the June 5, 2023 Development Advisory Board meeting.**

Mr. Zeledon opened the public hearing.

Derek Barbour with Richland Communities was present.

Mr. Zeledon asked if Mr. Barbour had reviewed all the Conditions of Approval and the revisions and if he had any questions.

Mr. Barbour stated he had reviewed and was good with the Conditions of Approval as stated.

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

Motion to approve **File No. PMTT21-017**, subject to the revised conditions, was made by Mr. Ehrman; seconded by Ms. Zavala; and approved unanimously by those present (8-0).

- C. **ENVIRONMENTAL ASSESSMENT, TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-014 AND PDEV22-023:** A public hearing to consider Tentative Tract Map No. 20534 (File No. PMTT22-014), consolidating 2 lots into one lot for condominium purposes, in conjunction with a Development Plan (File No. PDEV22-023) to construct 28 townhome 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: 1048-354-12 and 1048-354-13); **submitted by Tipping Development. This Item was continued from the June 5, 2023 Development Advisory Board meeting. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

The applicant was not present.

Mr. Zeledon stated they had talked with the project planner 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 **File Nos. PMTT22-014 (TTM 20534) and PDEV22-023**, subject to conditions, to the Planning Commission was made by Mr. Caro; seconded by Ms. Stevens; and recommended unanimously by those present (8-0).

- D. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-012:** A hearing to consider a Development Plan to construct 2 commercial buildings totaling 7,225 square feet on 0.98 acres of land located west of and adjacent to Archibald Avenue approximately 300 feet south of Philadelphia Street, within the Support Commercial zoning district of the Archibald Center Specific Plan. 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; (APN: 1083-011-18) **submitted by Frank Coda**

Mr. Zeledon opened the public hearing.

Frank Coda, the applicant was present.

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

Mr. Coda stated he had reviewed them and had no questions 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 of **File No. PDEV22-012**, subject to conditions, was made by Ms. Zavala; seconded by Ms. Stevens; and recommended unanimously by those present (8-0).

**E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-035**: A public hearing to consider a Development Plan to construct a 59,984 square foot industrial building on 3.15 gross acres of land located at the southeast corner of Sultana Avenue and Belmont Street, 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): 1049-491-01, 1049-491-02 and 1049-491-03) **submitted by Chartwell Real Estate Development. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Christine Adler, representative for the applicant was present.

Mr. Zeledon asked if she had reviewed all the Conditions of Approval, including the revisions and if she had any questions.

Ms. Adler stated she had reviewed and had no questions 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 **File No. PDEV21-035**, subject to the revised conditions, to the Planning Commission was made by Mr. Ehrman; seconded by Mr. Caro; and recommended unanimously by those present (8-0).

**F. ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMIT REVIEW FOR FILE NOS. PCUP22-023 AND PDEV22-052**: A hearing to consider a Conditional Use Permit (File No. PCUP22-023) to establish a self-storage facility in conjunction with a Development Plan (File No. PDEV22-052) to construct a self-storage use consisting of three buildings totaling 63,994 square feet on 1.55 acres of land, located at 5056 East Fourth Street,

within the Freeway Commercial land use district of the Exchange Specific Plan. 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; (APN: 0238-012-31) **submitted by West Coast Self Storage. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Steve Tangney, the applicant was present.

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

Mr. Tangney stated he had reviewed and had no questions 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 **File Nos. PCUP22-023 and PDEV22-052**, subject to conditions, to the Planning Commission was made by Ms. Lugo; seconded by Mr. Caro; and recommended unanimously by those present (8-0).

**G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-055:** A hearing to consider a Development Plan to construct one industrial building totaling 86,548 square feet on 3.78 acres of land located at 2049 East Francis Street, within the IG (General 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; (APNs: 0113-394-40 and 0113-394-41) **submitted by Scannell Properties. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Jay Tantuan, was present.

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

Mr. Tantuan stated he had reviewed and had no questions 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 **File No. PDEV22-055**, subject to conditions, to the Planning Commission was made by Ms. Stevens; seconded by Mr. Caro; and recommended unanimously by those present (8-0).

Development Advisory Board Minutes  
June 19, 2023

There being no further business, the meeting was adjourned to the next meeting on July 3, 2023.

Respectfully submitted,



Gwen Berendsen  
Recording Secretary