

CITY OF ONTARIO

Development Advisory Board

Minutes

September 18, 2023

BOARD MEMBERS PRESENT

Kim Ruddins, Planning Department
James Caro, Building Department
Miquel Jimenez, Community Improvement
Khoi Do, Chairman, Engineering Department
Paul Ehrman, Fire Department
Christy Stevens, Municipal Utilities Company
Heather Lugo, Police Department

BOARD MEMBERS ABSENT

Charity Hernandez, Economic Development Agency

STAFF MEMBERS PRESENT

Angela Truong, Engineering Department
Gwen Berendsen, Planning Department
Lorena Mejia, Planning Department
Alexis Vaughn, Planning Department

Diana Prado, Planning Department
Edmelynne Hutter, Planning Department
Raymond Lee, 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 August 7, 2023 meeting of the Development Advisory Board was made by Mr. Ehrman; seconded by Ms. Ruddins; and approved unanimously by those present (7-0).

PUBLIC HEARING ITEMS

- B. **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT22-025 AND PDEV22-034:** A public hearing to consider a Tentative Parcel Map 20559 (File No. PMTT22-025) to consolidate two existing parcels on site into one parcel and vacate a portion of Woodruff way to facilitate a Development Plan (File No. PDEV22-034) to raze approximately 161,320 square feet of commercial buildings and construct one 344,110 square-foot industrial building, on 16.65 acres of land generally located at the southeast corner of Rockefeller Avenue and Wanamaker Avenue, within the proposed Light Industrial Land Use Designation of the California Commerce Center Specific Plan. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact

Report (State Clearinghouse No. 2021070364, which was 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; (APNs: 0238-201-41 and 0238-221-22) **submitted by Link Logistics Real Estate Management LLC. Planning Commission action is required.**

Mr. Do opened the public hearing.

Tom Cruikshank was present.

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

Mr. Cruikshank 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. Do closed the public hearing.

Motion to recommend approval of an Addendum and **File Nos. PMTT22-025 and PDEV22-034**, subject to the revised conditions, was made by Mr. Caro; seconded by Ms. Stevens; and approved unanimously by those present (7-0).

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-007**: A hearing to consider a Development Plan to construct 144 multiple-family residential units on 9.18 gross acres of land located on the east side of Twinkle Avenue approximately 500 feet north of Moonlight Street, within Planning Area 3B (Medium Density Residential) of the Rich Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. 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: 0218-016-06, 0218-016-07, 0218-016-18, 0218-203-08, 0218-203-01, 0218-203-02, 0218-203-03, 0218-203-04, 0218-203-07, 0218-203-06, and 0218-203-05) **submitted by Landsea Homes. Planning Commission action is required.**

Mr. Do opened the public hearing.

Sam Grable with Landsea Homes was present.

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

Mr. Grable stated he had reviewed and had a question regarding the conflict between the Planning and Engineering conditions regarding the perimeter wall height.

Senior Planner Mejia stated she would work with Engineering regarding this condition.

Mr. Do stated Engineering would issue revised conditions prior to Planning Commission.

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

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Motion to recommend approval of **File No. PDEV23-007**, subject to the revised conditions, was made by Mr. Ehrman; seconded by Mr. Jimenez; and approved unanimously by those present (7-0).

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

Respectfully submitted,



Gwen Berendsen
Recording Secretary