

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2024-055

Tuesday, November 19, 2024

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Cathline Fort, Chair
Idilio Sanchez, Vice Chair
Ricardo Quintana, Secretary
Ralph Thrasher, Commissioner
Raj Sangha, Commissioner

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk’s Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk’s Office.

Para traducción en Español, comuníquese con la oficina, “City Clerk” al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14”x14”x6”) will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:

- A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

- A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

- A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of October 15, 2024.

CC-A Approval of Minutes of October 15, 2024.

[21-3445](#)

Attachments: [Draft Planning Commission Minutes of October 15, 2024](#)

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

To comment on Public Hearing Items, you may submit comments via e-mail at planning@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. 24-0031: Design Review No. 06-00045 (R2) - A request to revise the previously approved Design Review to make modifications to the existing Rock Honda Auto Dealership building facade on an approximately 10.4-acre, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301.

[21-3438](#)

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2024-____; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1) of the California**

Environmental Quality Act, and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 06-00045-R2

APPLICANT:

Zachary Walrod
Lithia Real Estate Inc.,
150 N. Bartlett St
Medford, OR 97501

LOCATION:

16570 South Highland Avenue (APNs: 0240-061-35).

PROJECT PLANNER:

Angelica Martinez, Assistant Planner

- Attachments:** [Attachment 1- Vicinity Map](#)
[Attachment 2 - Project Plans](#)
[Attachment 3 - Resolution, Findings, and COA](#)
[Attachment 4 - Notice of Exemption](#)
[Attachment 5 - Public Hearing Notice](#)

PH-B Resolution No. PC 2024-____: A Resolution of the Planning Commission of the City of Fontana, California, Recommending, Pursuant to an Exemption from the California Environmental Quality Act, that the City Council Approve a Development Agreement with Catalyst - Fontana LLC, concerning a retail cannabis business and Direct Staff to File a Notice of Exemption.

21-3400

RECOMMENDATION:

Based on the information in the staff report and subject to the findings, conclusions, and information in the staff report, resolution and presented in the public hearing, staff recommends that the Planning Commission adopt Resolution No. PC 2024-____; and recommend that the City Council:

1. Find, after review of this Development Agreement, that the Project is EXEMPT from the California Environmental Quality Act (“CEQA”), pursuant to State CEQA Guidelines Section 15301 (Class No. 1 - Existing Facilities) and direct staff to file a Notice of Exemption; and
2. Approve a Development Agreement with Catalyst - Fontana

LLC, based upon the findings in the staff report and resolution, pending final adoption of the Development Agreement ordinance by the City Council and an Operating Agreement with Catalyst - Fontana LLC.

APPLICANT:

Catalyst - Fontana LLC
401 Pine Avenue
Long Beach, CA 90802

LOCATION:

15911 Highland Avenue (APN: 0228-301-01)

PROJECT PLANNER:

Mai Thao, Assistant Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)

[Attachment No. 2 - Resolution and Exhibit](#)

[Attachment No. 3 - Notice of Exemption](#)

[Attachment No. 4 - Public Hearing Notice](#)

PH-C Master Case No. 24-069: Specific Plan Amendment No. 24-002, [21-3442](#)
a request to modify Chapter 5.6 of the Southwest Industrial Park Specific Plan to allow legal nonconforming “Pallet Yards” to expand operations within the Southwest Industrial Park Specific Plan, pursuant to a categorical exemption in accordance with CEQA Guidelines sections 15162 through 15164, and Section 15183.

RECOMMENDATION:

Based on the information in the staff report and subject to the findings staff recommends that the Planning Commission adopt Resolution No. PC 2024-____; and recommend that the City Council:

1. Determine that this Ordinance is categorically exempt pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) and Section 8.10 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA, it has been determined that the previously certified Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2009091089) has adequately identified the impacts associated with the Specific Plan Amendment (“proposed project”) and direct staff to File a Notice of Exemption;

2. Adopt an Ordinance for Specific Plan Amendment (SPA) No. 24-002 to modify text within Chapter 5.6 of the Southwest Industrial Park (SWIP) Specific Plan to allow expansions to legally established pallet yards within an existing site.

APPLICANT:

**City of Fontana-Planning Department
8358 Sierra Avenue
Fontana, CA 92335**

LOCATION:

The Southwest Industrial Park (“SWIP”) Specific Plan project area is primarily located south of the Interstate 10 freeway, east of the Interstate 15 freeway and north of State Route 60, with limited areas located north of Interstate 10. The SWIP Specific Plan includes nine land use districts with approximately 3,110 acres of industrial, manufacturing, office, commercial, research and development, and flex-tech development.

PROJECT PLANNER:

Alejandro Rico, Associate Planner

Attachments: [Attachment No. 1 - Resolution/Exhibit “A”](#)
[Attachment No. 2 - Notice of Exemption](#)
[Attachment No. 3 - Public Hearing Notice](#)

PH-D Master Case No. 24-067 and Municipal Code Amendment No. 24-005: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) including modifications to density bonuses, entitlement extension approvals and minor administrative cleanup items, restrictions on single-serving alcohol sales, premise-to-premise transfer of conditional use permits for alcohol sales, food truck standards, minor planned unit development standards, temporary use permits, in-home childcare facilities, permitted land uses in the Downtown Core, and Form-Based Code zoning district development standards, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15060(c) and 15061(B)(3). [21-3331](#)

RECOMMENDATION:

Based on information on the staff report staff recommends that the Planning Commission adopt Resolution No. PC 2024-___; and,

1. Determine that this Ordinance is categorically exempted pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 24-005 to amend Chapter 30 of the Municipal Code.

APPLICANT:
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:
Citywide

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

Attachments: [Attachment No. 1 - Resolution and Exhibit A](#)
[Attachment No. 2 - Notice of Exemption](#)
[Attachment No. 3 - Public Hearing Notice](#)

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [21-3446](#)

An update of future City Council agenda items for

November 26, 2024 and December 10, 2024 for the Planning Commission's information.

An update of future Planning Commission agenda items for December 3, 2024 and December 17, 2024 for the Planning Commission's information.

Attachments: [Upcoming City Council Items Memo](#)
[Upcoming Planning Commission Items Memo](#)

COMMISSION COMMENTS:

- A. Planning Commission Remarks:

WORKSHOP:

- A. None

ADJOURNMENT:

- A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, December 3, 2024 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.