

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2023-041

Tuesday, November 7, 2023

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

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

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Planning 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 Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 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 a modification or accommodation in order 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 in the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335.

Traduccion en Español disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero (909) 350-7602.

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.

CC-A Planning Commission Determination of General Plan [21-2544](#) Consistency.

RECOMMENDATION:

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property acquisition described herein as required under Government Code Section 65402(c) and adopt Resolution No. PC 2023- ____ finding that the proposed sale is in conformance with the City's General Plan and making CEQA findings pursuant to Public Resources Code Section 21166.

APPLICANT:
City of Fontana

LOCATION:
8353 Sierra Avenue
Fontana, CA 92335

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - PC Resolution](#)
[Attachment No. 3 - Government Code Section 65402](#)

CC-B Approval of Minutes of October 17, 2023.

21-2599

Attachments: [Draft Planning Commission Minutes of October 17, 2023](#)

Approve Consent Calendar Items 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 | (e) oral - favor |
| (b) written communication | (f) oral - opposition |
| (c) council/staff comments | (g) hearing closed |

(d) applicant comments

PH-A Master Case No. 21-029R1-R1 and Design Review No. 21-009R1-R1 - a request for approval of a revision to a previously approved design review. The revision includes a new color scheme and a modification to a building pop-out (Building No. 10) for a 72-unit multi-family condominium project, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332. [21-2545](#)

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission, pursuant to an exemption from CEQA, adopt Resolution PC No. 2023-____; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Design Review Project No. 21-009R1-R1.

APPLICANT:

Shelly Jordan
13035 Bramble Street
Eastvale, CA 92880

LOCATION:

The project site is located at 13995 Foothill Boulevard, on the south side of Foothill Boulevard and west of Banana Avenue (APN: 0230-391-01).

PROJECT PLANNER:

Mai Thao, Assistant Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Planning Commission Resolution and Conditions of Approval](#)
[Attachment No. 4 - Notice of Exemption](#)
[Attachment No. 5 - Public Hearing Notice](#)

PH-B Master Case No. 22-112; Design Review Project No. 22-053 - A request, to construct an approximately 118,000 square foot [21-2571](#)

industrial commerce center building on a parcel of approximately 6-acres, pursuant to an Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (EIR) (SCH No. 2009091089) that was prepared and certified by the City in 2012.

RECOMMENDATION:

Based on the information in the staff report, the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023-____; and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination; and

2. Approve Design Review No. 22-053

APPLICANT:

Shubin Nadal Realty Investors
901 Dove Street, Suite 225
Newport Beach, CA 92660

LOCATION:

The project site is located at 11700 Industry Avenue (APN: 0238-171-37)

PROJECT PLANNER:

Irene Romero, Associate Planner

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

[Attachment No. 2 - Project Plans](#)

[Attachment No. 3 - Planning Commission Resolution and Conditions of Approval](#)

[Attachment No. 4 - Notice of Determination](#)

[Attachment No. 5 - Notice of Public Hearing](#)

PH-C Master Case No. (MCN) No. 23-063: Conditional Use Permit (CUP) No. 23-008 - A request to approve an upgrade of an existing Alcohol Beverage Control (ABC) License Type 20 (Off-sale, Beer and Wine) to an ABC Type 21 (Off-sale, General) for an existing service station, Prestige Fuels, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301.

[21-2562](#)

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023____; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit No. 23-008

APPLICANT:

Brandon Deep
16308 Agave Avenue
Fontana, CA 92336

LOCATION:

16414 Foothill Boulevard (APN:0190-081-40)

PROJECT PLANNER:

Mai Thao, Assistant Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Census Tract Map 28.01](#)
[Attachment No. 4 - Matrix of On-Sale Establishments](#)
[Attachment No. 5 - Planning Commission Resolution and Conditions of Approval](#)
[Attachment No. 6 - Notice of Exemption](#)
[Attachment No. 7 - Public Hearing Notice](#)

PH-D Master Case No. (MCN) No. 23-069: Conditional Use Permit (CUP) No. 23-013 - A request for approval of a Type 20 (Off-sale, Beer and Wine) Alcoholic Beverage Control (ABC) license for an existing grocery store, International Grocery Bazar, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301.

[21-2563](#)

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023____; and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit No. 23-013

APPLICANT:

Manpreet Kaur
13815 Foothill Boulevard
Fontana, CA 92335

LOCATION:

13815 Foothill Boulevard (APN: 0230-011-03)

PROJECT PLANNER:

Mai Thao, Assistant Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Census Tract Map 22.04](#)
[Attachment No. 4 - Matrix of On-Sale Establishments](#)
[Attachment No. 5 - Planning Commission Resolution and Conditions of Approval](#)
[Attachment No. 6 - Notice of Exemption](#)
[Attachment No. 7 - Public Hearing Notice](#)

PH-E Draft Subsequent Environmental Report (DEIR) for Master Case No. 22-143, Tentative Parcel Map No. (TPM 20710) No. 23-012, and Design Review No. 22-064 - a request to receive comments on the DEIR, State Clearinghouse No. 2009091089 for the development of a new industrial commerce center building totaling approximately 881,826 square feet within a 40-acre site.

[21-2536](#)

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft Subsequent EIR prepared for the Hemlock Warehouse Development Project to receive comments from the public; 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments that are received within the Final EIR.

APPLICANT:

Prologis
17777 Center Court Dr N, Ste 100
Cerritos, CA 90703

LOCATION:

The Project site is located at 11115 Hemlock Avenue and encompasses three (3) parcels comprised of approximately 40 acres (APNs) 0237-131-25, 0237-131-26, and 0237-131-27.

PROJECT PLANNER:

Rina Leung, Senior Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Site plan](#)
[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. [21-2600](#)

An update of future City Council agenda items for November 14, 2023 and November 28, 2023 for the Planning Commission's information.

An update of future Planning Commission agenda items for November 21, 2023 and December 5, 2023 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, November 21, 2023 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.