

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution No. PC 2024-053**

**Tuesday, October 15, 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.

**CC-A Request for approval of an Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions, pursuant to California Government Code § 65915 and Fontana Municipal Code § 30-344, as required by condition No. 12 of the previously adopted Conditions of Approval for Master Case No. 22-128, Tentative Tract Map 22-008 (Tract No. 20580) and Design Review No. 22-059, pursuant to Section 15162 and 15183 of the California Environmental Quality Act.**

**[21-3360](#)**

**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. 2024-053; and,

1. Find that approval of the Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions is not a "project" under Public Resources Code § 21166 of the California Environmental Quality Act (Pub. Res. Code § 21000 et seq. ("CEQA")) and CEQA Guidelines 15378, because it will not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and, as such no environmental review is required. Any and all environmental review for the underlying project was completed by the previously adopted Environmental Impact Report (State Clearinghouse No. 2016021099) approved on November 13, 2018 which has adequately identified the impacts associated with the project. Thus, no further review is required pursuant to Section 15162 and 15183 of the California Environmental Quality Act and Section 8.10 of the 2019 Local Guidelines for Implementing CEQA, and staff is directed to file a Notice of Exemption; and,
2. Approve the "Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions," which will impose affordability requirements on four (4) of the forty eight (48) total units in the project.
3. Approve a Subordination Agreement, which provides that the Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions will have priority over an existing construction loan for the project.

**APPLICANT:**

Matt Livingston  
550 North Larchmont Blvd., Ste. 201  
Los Angeles, CA 90004

**LOCATION:**

The project site is located 6584 Citrus Avenue  
(APN:0228-301-50), on approximately 6.8 acres.

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - Original PC Resolution 2023-030 with Conditions](#)  
[Attachment No. 4 - Planning Commission Resolution MCN22-128 Affordable Housing Agreement](#)  
[Attachment No. 5 - Affordable Housing Master Covenant](#)  
[Attachment No. 6 - Subordination Agreement](#)  
[Attachment No. 7 - Notice of Exemption](#)

**CC-B Approval of Minutes of October 1, 2024.**

**[21-3361](#)**

**Attachments:** [Draft Planning Commission Minutes of October 1, 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](mailto: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. 21-093R1: Design Review No. 21-036R1 - A request for revisions to previously approved architectural elevations for the Serena East development of a 22-unit multi-family condominium project located at 8186 Banana Avenue, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section No. 15332.** [21-3350](#)

**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 No. PC 2024-\_\_\_\_; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development Project) 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. 21-036R1.

**APPLICANT:**

Shelly Jordan  
Tierra Consulting Firm  
13035 Bramble Street  
Eastvale, CA 92880

**LOCATION:**

The project site is located at 8186 Banana Avenue (APN: 0230-391-02).

**PROJECT PLANNER:**

Dinora Ochoa, Assistant Planner

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

[Attachment No. 2 - Approved and Proposed Color Schemes](#)

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

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

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

**PH-B Master Case No. 24-0053 and Conditional Use Permit (CUP) No. 24-0020: A request to approve an Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale General) for an existing convenience store, pursuant to a categorical** [21-3351](#)

exemption in accordance with CEQA Guidelines Section No. 15301.

**RECOMMENDATION:**

Based on the information 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 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 (CUP) No. 24-020 .

**APPLICANT:**

Rawlings Consulting  
26023 Jefferson Ave, Ste D  
Murrieta, CA 92562

**LOCATION:**

The project site is located on the south of Beech Avenue and west of Summit Avenue (APN: 1108-281-03).

**PROJECT PLANNER:**

Angelica Martinez, Assistant Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - Census Tract Map](#)  
[Attachment No. 4 - License Matrix](#)  
[Attachment No. 5 - Resolution and Conditions](#)  
[Attachment No. 6 - Notice of Exemption](#)  
[Attachment No. 7 - Notice of Public Hearing](#)

**UNFINISHED BUSINESS:**

A. None

**NEW BUSINESS:**

A. None

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

**DC-A Upcoming cases scheduled for City Council and Planning Commission.** [21-3362](#)

**An update of future City Council agenda items for October 22, 2024 and November 12, 2024 for the Planning Commission's information.**

**An update of future Planning Commission agenda items for November 5, 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, November 5, 2024 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.