

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2021-042

Tuesday, November 2, 2021

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Cathline Fort, Chair

Raj Sangha, Vice Chair

Idilio Sanchez, Secretary

Matthew Gordon, Commissioner

Ralph Thrasher, 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, the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheelchair accessible, and a portable microphone is available. 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.

Traducción en Español disponible a petición. Favor de notificar al Departamento "City Clerk". Para mayor información, favor de marcar el número (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. Does any member of the public wish to address the Planning Commission regarding any item on the Consent Calendar before the vote is taken?

- A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of October 19, 2021.

CC-A Approval of Minutes of October 19, 2021.

[21-1002](#)

Attachments: [Draft Planning Commission Minutes of 10-19-2021](#)

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@fontana.org. 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 (applicant not limited to 5 minutes)
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. 21-066; Conditional Use Permit No. 11-007R1 - A request for La Katrina Mexican Grill and Cantina to upgrade an existing Type 41 ABC license to a Type 47 for wine, beer and distilled spirits to be consumed on-site.

[21-992](#)

RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-____; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Existing Facilities) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for implementing the California Environmental Quality Act (CEQA) and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit No. 11-007R1.

APPLICANT:

**Josue Paiz
17305 Redmaple Street**

Fontana, CA 92337

LOCATION:

The project site is located at 17122 Slover Avenue Suite 101K (APN: 0254-221-48).

PROJECT PLANNER:

Alejandro Rico, Associate Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Floor Plan](#)
[Attachment No. 3 - Planning Commission Resolution and Conditions of Approval](#)
[Attachment No. 4 - Census Tract 24-1 Boundary](#)
[Attachment No. 5 - ABC Establishments List](#)
[Attachment No. 6 - Notice of Exemption](#)
[Attachment No. 7 - Public Hearing Notice](#)

PH-B Master Case No. 20-100; Tentative Parcel Map No. 20319 (TPM No. 20-025); Design Review No. 20-040 - A request to review and approve a Tentative Parcel Map which is a proposal to consolidate three (3) parcels totaling 5.12 adjusted gross acres into one (1) parcel for the development of a warehouse facility. [21-985](#)

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. 2021-___; 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;
2. Approve Tentative Parcel Map No. 20319 (TPM No. 20-025); and,
3. Approve Design Review No. 20-040.

APPLICANT:

Michael Goodwin
First Industrial
898 N. Pacific Coast Highway Blvd. Suite 175,
El Segundo CA 90245

LOCATION:

The project site is located at 10407 Elm Avenue, 15575 Boyle

Avenue, and 15613 Boyle Avenue (APNs: 0237-043-04, -06, and -16).

PROJECT PLANNER:
Rina Leung, Senior Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Tentative Parcel Map No. 20319](#)
[Attachment No. 3 - Site Plan](#)
[Attachment No. 4 - Elevations](#)
[Attachment No. 5 - Planning Commission Resolution, Findings and Conditions of Approval](#)
[Attachment No. 6 - Notice of Determination](#)
[Attachment No. 7 - Notice of Public Hearing](#)

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Cancellation of Planning Commission Meeting of November 16, 2021. [21-1003](#)

DC-B Upcoming cases scheduled for City Council and Planning Commission. [21-997](#)

An update of future City Council agenda items for November 9, 2021, November 23, 2021, December 14, 2021, and December 28, 2021 for the Planning Commission's information.

An update of future Planning Commission agenda items for November 16, 2021, December 7, 2021, and December 21, 2021 for the Planning Commission's information.

Attachments: [Upcoming City Council Agenda 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 7, 2021 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.