

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2024-035

Tuesday, July 2, 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 Approval of Minutes of June 18, 2024. [21-3110](#)

Attachments: [Draft Planning Commission Minutes of June 18, 2024](#)

CC-B Planning Commission Determination of General Plan Consistency [21-3122](#)

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Planning Commission Resolution General Plan Consistency](#)
[Attachment No. 3 - Government Code](#)

CC-C Planning Commission Determination of General Plan Consistency [21-3123](#)

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Planning Commission Resolution General Plan Consistency](#)
[Attachment No. 3 - Government Code](#)

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

PH-A Master Case No. 23-003, Design Review No. 23-001- A request for site and architectural approval of a 90-unit multi-family development and associated improvements on approximately [21-3108](#)

2.35-acre site located east of Laurel Avenue and south of Foothill Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

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. 15332 (Class No. 32, Infill Development), 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. 23-001.

APPLICANT:

Paul Tran
2833 Leeward Investment LLC
4010 Watson Plaza Drive, Suite 252
Lakewood, CA 90712

LOCATION:

The project site is located at east of Laurel Avenue and south of Foothill Boulevard (APN: 0246-031-19)

PROJECT PLANNER:

Mai Thao, Assistant Planner

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

PH-B Master Case No. 22-008: General Plan Amendment (GPA) 22-012, Zoning Code Amendment (ZCA) No. 24-003, and Specific Plan (SP) No. 24-001: amendment to Figure 15.9 (Land Use Category) in Chapter 15 (Land Use, Zoning and Urban Design) of the General Plan to change: approximately 7 acres from Community Commercial (C-C) to Multi-Family Medium to High Density Residential (R-MFMH), approximately 5 acres from Community Commercial (C-C) to Residential Planned [21-3107](#)

Community (R-PC), approximately 38 acres from Residential Planned Community (R-PC) to Multi-Family High Density Residential (R-MFH), approximately 10 acres from Residential Planned Community (R-PC) to Multi Family Residential (R-MF), removal of the Auto Center Overlay designation on approximately 8.5 acres within the Walnut Village Specific Plan boundary; Development Code Amendment to revise Sections 30-635, 30-639, and 30-642 of the Zoning and Development Code to remove the Fontana Auto Center Overlay District from approximately 8.5 acres in the Walnut Village Specific Plan boundary; and a Specific Plan to include rescinding the existing Walnut Village Specific Plan and replacing it with the new Specific Plan to establish a new Walnut Village Specific Plan including new planning areas and development standards, pursuant the Program Environmental Impact Report (PEIR) Mitigation, Monitoring and Reporting Program (MMRP) (SCH No. 2023050271) for the new Walnut Village Specific Plan.

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 forward a recommendation to the City Council to:

1. Certify the Walnut Village Specific Plan Program Environmental Impact Report (FPEIR) (State Clearinghouse No. 2023050271) and adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and
2. Adopt a Resolution approving General Plan Amendment (GPA) No. 22-012;
3. Adopt an Ordinance approving Development Code Amendment (ZCA) No. 24-003; and
4. Adopt an Ordinance approving Specific Plan (SP) No. 24-001.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

The project site is located south of the 210 freeway, east of Sierra Avenue, west of Palmetto Avenue and north of Baseline Avenue.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

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

[Attachment No. 2 - General Plan Amendment Exhibit](#)

[Attachment No. 3 - Proposed Specific Plan Land Use Map](#)

[Attachment No. 4 - Zoning Code Amendment](#)

[Attachment No. 5 - Planning Commission Resolution](#)

[Attachment No. 6 - Proposed Walnut Village Specific Plan](#)

[Attachment No. 7 - 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. [21-3111](#)

An update of future City Council agenda items for July 9, 2024 for the Planning Commission's information.

An update of future Planning Commission agenda items for July 16, 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, July 16, 2024 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.