

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

**Resolution PC No. 2021-044**

**Tuesday, December 7, 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 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.

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 November 2, 2021 and November 16, 2021.

**CC-A Approval of Minutes of November 2, 2021. [21-1080](#)**

**Attachments:** [Draft Planning Commission Minutes of November 2, 2021](#)

**CC-B Approval of Minutes of November 16, 2021. [21-1072](#)**

**Attachments:** [Draft Planning Commission Minutes of November 16, 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](mailto: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                      (e) oral - favor
- (b) written communication            (f) oral - opposition
- (c) council/staff comments          (g) hearing closed
- (d) applicant comments

**PH-A Master Case No. 20-081; Design Review No. 20-030 - A [21-1017](#) proposal to construct a mixed-use development containing twenty-four (24) residential apartment units, an 1,800 square foot retail unit, and a 1,300 square foot restaurant unit on approximately 0.62 adjusted gross acres.**

**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. Determine that the project is Categorical Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local**

**Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 20-030.**

**APPLICANT:**

**Milad Oueijan  
B-Hive Group  
2751 Rio Lempa Drive  
Hacienda Heights, CA 91745**

**LOCATION:**

**The project site is located at 13381 Foothill Boulevard (APN: 0229-052-11).**

**PROJECT PLANNER:**

**Cecily Session-Goins, Associate Planner**

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Site Plan](#)  
[Attachment No. 3 - Elevations](#)  
[Attachment No. 4 - Planning Commission Resolution and Conditions of Approval](#)  
[Attachment No. 5 - Notice of Exemption](#)  
[Attachment No. 6 - Public Hearing Notice](#)

**PH-B Master Case No. 21-063; General Plan Amendment No. 21-003; [21-1038](#)  
Specific Plan Amendment No. 21-006; Zoning Code Amendment No. 21-005; Tentative Tract Map No. 20441 (TTM No. 21-002); Design Review No. 21-024 - A request for the construction of 100 condominium attached units on a 6.5 acre lot at the southwest corner of South Highland Avenue and Mango Avenue.**

**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, forward a recommendation to the City Council to:**

- 1. Adopt a resolution to adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination;**
- 2. Adopt a resolution approving General Plan Amendment No.**

21-003; and,

3. Adopt an ordinance approving Specific Plan Amendment No. 21-006; and,

4. Adopt an ordinance approving Zoning Code Amendment No. 21-005; and,

5. Adopt a resolution to approve Tentative Tract Map No. 20441 (TTM No. 21-002); and Design Review No. 21-024.

**APPLICANT:**

Gordon Nichols  
Frontier Enterprises  
2151 E. Convention Center Way  
Ontario, CA 91764

**LOCATION:**

The project site is located on the Southwest corner of Highland Avenue and Mango Ave (APNs: 0240-121-22).

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Tentative Tract Map](#)  
[Attachment No. 3 - Site Plan](#)  
[Attachment No. 4 - Elevation Plans](#)  
[Attachment No. 5 - Renderings](#)  
[Attachment No. 6 - General Plan Amendment](#)  
[Attachment No. 7 - Specific Plan Amendment](#)  
[Attachment No. 8 - Zoning Code Amendment](#)  
[Attachment No. 9 - Planning Commission Resolution and Conditions of Approval](#)  
[Attachment No. 10 - Notice of Determination](#)  
[Attachment No. 11 - Public Hearing Notice](#)

**PH-C Master Case No. 21-057 and Design Review No. 21-021 - A request to construct a new 18-unit apartment complex consisting of four two-story buildings totaling approximately 17,520 square feet, with three-bedroom units and four-bedroom units ranging in size from 960 square feet to 2,011 square feet, on one parcel of approximately 0.9 adjusted gross acres. [21-1047](#)**

**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. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3.18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 21-021.

**APPLICANT:**

Dixi Design  
1231 North Cactus Avenue, Suite “E”  
Rialto, CA 92376

**LOCATION:**

The project site is located on the north side of Malaga Street approximately 300-foot east of the northeast corner of Malaga Street and Sierra Avenue; the project site is otherwise identified as 16958 Malaga Avenue (APN: 0190-181-08).

**PROJECT PLANNER:**

Jon S. Dille, Associate Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Site Plan](#)  
[Attachment No. 3 - Elevations](#)  
[Attachment No. 4 - Planning Commission Resolution and Conditions of Approval](#)  
[Attachment No. 5 - Notice of Exemption](#)  
[Attachment No. 6 - Public Hearing Notice](#)

**PH-D Master Case No. 21-059; Conditional Use Permit No. 21-010; and Design Review No. 21-022 are for site and architectural review and operation of a dealership comprised of a 30,660 square foot truck and trailer sales and rental facility with ancillary wash and repair uses on a site of approximately 4.39 adjusted gross acres. [21-1024](#)**

**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 Categorical Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;
2. Approve Conditional Use Permit No. 21-010; and,
3. Approve Design Review No. 21-022.

**APPLICANT:**

Daniel Hartman  
 Lord Constructors, Inc.  
 1920 W 11th Street  
 Upland, Ca 91786

**LOCATION:**

The project site is located at 15762 Valley Boulevard (APN: 0235-141-06).

**PROJECT PLANNER:**

Rina Leung, Senior Planner

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

**PH-E Master Case No. 21-032; Zone Code Amendment No. 21-001; Development Agreement No. 21-003; Tentative Parcel Map No. 20370 (TPM No. 21-006); Conditional Use Permit No. 21-004; Conditional Use Permit No. 21-005; Conditional Use Permit No. 21-006; Design Review Project No. 21-010; and Design Review Sign No. 21-018 - To review the proposed development of a new commercial shopping center with an anchor grocery store on an approximately 6.2 adjusted gross acre site located within Planning Area 1 of the Auto Center Overlay. [21-1051](#)**

**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, forward a recommendation to the City Council to:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,
2. Adopt an ordinance approving Zoning Code Amendment No. 21-001; and,
3. Adopt an ordinance approving Development Agreement No. 21-003; and,
4. Adopt a resolution approving Tentative Parcel Map No. 20370 (TPM No. 21-006), approving Conditional Use Permit No. 21-004, approving Conditional Use Permit No. 21-005, approving Conditional Use Permit No. 21-006, approving Design Review No. 21-010 and approving Sign Program (DRS No. 21-018).

**APPLICANT:**

Sage Investco  
4340 Von Karman Avenue, Suite 110  
Newport Beach, CA 92660

**LOCATION:**

The project site is located on the northeast corner of South Highland Avenue and Citrus Avenue (APN: 0240-011-38, -41, -03, -05, -42, -06, -35 and -44).

**PROJECT PLANNER:**

Paul Gonzales, Senior Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Site Plan](#)  
[Attachment No. 3 - Tentative Parcel Map](#)  
[Attachment No. 4 - Elevations](#)  
[Attachment No. 5 - Elevations](#)  
[Attachment No. 6 - Rendering](#)  
[Attachment No. 7 - ABC Census Tract 23.01](#)  
[Attachment No. 8 - Planning Commission Resolution, Findings and Conditions of Approval](#)  
[Attachment No. 9 - Notice of Determination](#)  
[Attachment No. 10 - 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. [21-1073](#)

An update of future City Council agenda items for December 14, 2021, December 28, 2021, January 11, 2022, and January 25, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for December 21, 2021 and January 4, 2022 for the Planning Commission's information.

- Attachments:** [Upcoming City Council Agenda Items Memo](#)  
[Upcoming Planning Commission Agenda 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 21, 2021 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.