

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2023-001

Tuesday, January 17, 2023

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

*Cathline Fort, Chair
Raj Sangha, Vice Chair
Idilio Sanchez, Secretary
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.

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. 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 December 20, 2022.

CC-A Approval of Minutes of December 20, 2022.

[21-1947](#)

Attachments: [Draft Planning Commission Minutes of December 20, 2022](#)

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
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. 20-083: Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031 - for the development of commercial retail center to include a banquet hall, dual branded hotel, restaurant/retail building, and a drive-through restaurant on an approximately 8.9 adjusted gross acre site.

[21-1928](#)

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. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,

2. Approve Tentative Parcel Map No. 20464 (TPM No. 20-021),

3. Approve Variance No. 22-001,
4. Approve Conditional Use Permit No. 20-025,
5. Approve Conditional Use Permit No. 22-019,
6. Approve Conditional Use Permit No. 22-028, and
7. Approve Design Review No. 20-031.

APPLICANT:

Jinder Singh
61380 29 Palms Highway, Suite 15 & 16
Joshua Tree, CA 92252

LOCATION:

The project site is located at the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

PROJECT PLANNER:

Salvador Quintanilla, Senior Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - TPM No. 20464](#)
[Attachment No. 3 - Project Plans](#)
[Attachment No. 4 - ABC Census Tract 23.08](#)
[Attachment No. 5 - Parking Study](#)
[Attachment No. 6 - Planning Commission Resolution, Findings, and Conditions of Approval](#)
[Attachment No. 7 - Notice of Determination](#)
[Attachment No. 8 - Public Hearing Notice and Notice of Intent](#)

PH-B Master Case No. 21-056; Variance No. 22-002; Conditional Use Permit No. 22-023; Administrative Site Plan No. 21-030 - A request to construct a hydrogen fueling station and associated improvements at an existing Circle K site on approximately .48 acres. [21-1936](#)

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 15332 Class 32 (Infill Development Projects), or in the alternative, Section 15301 Class 1 (Existing Facilities) or Section 15303 Class 3 New Construction or Conversion of Small Structures of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption;

2. Approve Variance No. 22-002;

3. Approve Conditional Use Permit No. 22-023; and,

4. Approve Administrative Site Plan No. 21-030.

APPLICANT:

Ben Steckler
Fielder Group
299 N. Euclid Avenue, Suite 550
Pasadena, CA 91101

LOCATION:

The project site is located on a parcel on the northwest corner of Slover Avenue and Sierra Avenue at 16880 Slover Avenue (APN: 0251-203-22).

PROJECT PLANNER:

Alejandro Rico, Associate 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-C Master Case No. 17-049R1 and Design Review No. 22-003 - a request for approval to develop a seven-lot subdivision, Tract Map No. 17440, including seven new single-family dwellings on a site of approximate 1.3 adjusted gross acres.

[21-1927](#)

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. 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 No. 22-003

APPLICANT:

Andresen Architecture, Inc.
17087 Orange Way
Fontana CA 92335

LOCATION:

The project site is located on the west side of Oleander Avenue at Hawthorne Avenue, the project site is otherwise identified as 9456 Oleander Avenue, 16275, 16278, 16279, 16280, 16283, and 16284 Hawthorne Avenue (APNs: 0193-751-01, -02, -03, -04, -05, -06, and -07).

PROJECT PLANNER:

Jon S. Dille, Associate 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-D Master Case No. 22-032 and Design Review No. 22-018 - A proposal to construct an industrial commerce center building totaling approximately 319,956 square feet on approximately 13.8 acres.

[21-1929](#)

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 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. 22-018.

APPLICANT:

Live Oak Land, LLC
12405 Venice Boulevard, Suite 383
Los Angeles, CA 90066

LOCATION:

The project site is located on the northwest corner of Santa Ana Avenue and Live Oak Avenue (APNs: 0236-141-05, 0236-141-06, and 0236-141-20)

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 Determination](#)

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

PH-E Master Case Number (MCN) 22-052: General Plan Amendment (GPA) No. 22-003, Zoning Code (District Map) Amendment (ZCA) No. 22-004, Zoning Code Amendment (ZCA) No. 22-012 and Design Review (DRP) No. 22-028 - A request to amend the general plan land use designation and zoning designation from Multi-Family Residential and Multi-Family High Density Residential to Multi-Family Medium/High Density Residential in order to construct a multi-family residential development comprised of 88 units and five accessory dwelling units, on-site amenities, parking, landscaping and other on-site and off-site improvements on a 3.64 acre site located on the west side of Sierra Avenue between Ramona Avenue and San Jacinto Avenue.

[21-1926](#)

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. 2023- _____, and forward a recommendation to the City Council to:

- 1. Adopt the Initial Study/Mitigated Negative**

Declaration/Monitoring and Reporting Program and, pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,

2. Adopt a resolution approving General Plan Amendment No. 22-003; and,

3. Adopt an ordinance approving Zoning Code (District Map) Amendment No. 22-004; and,

4. Adopt an ordinance approving Zoning Code Amendment No. 22-012; and,

5. Adopt a resolution approving Design Review No. 22-028.

APPLICANT:

Raymond Allard
Allard Engineering
16866 Seville Avenue
Fontana, CA 92335

LOCATION:

7578 Sierra Avenue (APNs: 0241-071-41 and -42)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

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

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

[Attachment No. 3 - General Plan and Zoning Exhibit](#)

[Attachment No. 4 - Planning Commission Resolution](#)

[Attachment No. 5 - 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. [21-1948](#)

An update of future City Council agenda items for January 24, 2023, February 14, 2023, and February 28, 2023 and for the Planning Commission's information.

An update of future Planning Commission agenda items for February 7, 2023 and February 21, 2023 for the Planning Commission's information.

Attachments: [Upcoming City Council Items Memo](#)
[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, February 7, 2023 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.