

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2023-011

Tuesday, March 7, 2023

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

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:****SPECIAL PRESENTATION****A. Special Presentation:**

Recognition and Swearing-In Ceremony of Newly Appointed Commissioners for a two-year term (Mayor Warren to present).

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 February 21, 2023.

CC-A Approval of Minutes of February 21, 2023.

[21-2057](#)

Attachments: [Draft Planning Commission Minutes of February 21, 2023](#)

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. 22-061: Design Review No. 22-032 - Request for site and architectural review of an approximately 96,002 square foot industrial commerce center building on approximately 4.65 acres.

[21-2004](#)

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 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. 22-032

APPLICANT:

Jim Pines
14387 Valley Boulevard
Fontana, CA 92335

LOCATION:

14387 Valley Boulevard (APN: 0234-211-30)

PROJECT PLANNER:

Alexia De La Torre, Assistant Planner

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

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

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

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

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

PH-B Master Case No. 22-120 and Design Review No. 22-055; A request for the site and architectural review and approval for the construction of 174 detached condominiums and two (2) parks in the Arboretum Specific Plan.

21-2005

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 has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2006071109), pursuant to Section 15162 through 15164 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 a Notice of Determination; and,

2. Approve Design Review No. 22-055.

APPLICANT:

Stacey Sassaman

North Fontana Investment Company, LLC
1156 N. Mountain Avenue
Upland, CA 91786

LOCATION:

The project site is located on the east side of Cypress Avenue, north and south of Gardens Street (APNs: 1118-421-01 and 1118-441-01)

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

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

PH-C Master Case No. 16-012R2, Conditional Use Permit No. 18-011R1, and Design Review No. 16-026R2 - A request to update the Narra Hills Planned Unit Development (PUD) document, revise the number of units, modify the architecture, and modify the building pad configuration that was previously approved, all for the construction of 124 units within Planning Area 4 of the Narra Hills PUD.

[21-2008](#)

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 PC Resolution No. PC-____2023, to:

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Monarch Hills Development (Master Case No. 16-012, General Plan Amendment No. 16-001, Zoning Code Amendment No. 16-001, Zoning Code Amendment No. 16-002, Conditional Use Permit No. 16-011, Design Review No. 16-007 and Development Agreement No. 16-003) and has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and,

2. Approve Conditional Use Permit No. 18-011R1 and;

3. Approve Design Review No. 16-026R2**APPLICANT:**

Shannon Whittaker (on behalf of Landsea Homes)
7525 Irvine Center Drive, Suite 200
Irvine, CA 92618

LOCATION:

The project site totals approximately 8.08 adjusted gross acres and is located north of Lytle Creek Road, and east of Coyote Canyon Road (APNs: 0226-075-15)

PROJECT PLANNER:

Alexia De La Torre, Assistant Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Previously Approved Architecture](#)
[Attachment No. 4 - Planned Unit Development](#)
[Attachment No. 5 - Planning Commission Resolution, Findings, and Conditions of Approval](#)
[Attachment No. 6 - Notice of Determination](#)
[Attachment No. 7 - Public Hearing Notice](#)

UNFINISHED BUSINESS:

- A. None

NEW BUSINESS:

- A. Election of Planning Commission Officers:

Chair, Vice Chair, Secretary

DIRECTOR COMMUNICATIONS:

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [21-2058](#)

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

An update of future Planning Commission agenda items for March 21, 2023 and April 4, 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, April 4, 2023 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.