

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2023-030

Tuesday, September 5, 2023

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Cathline Fort, Chair
Idilio Sanchez, Vice Chair
Ralph Thrasher, Secretary
Raj Sangha, Commissioner
Ricardo Quintana, 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.

- A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of August 15, 2023.

CC-A Approval of Minutes of August 15, 2023.**[21-2448](#)****Attachments: [Draft Planning Commission Minutes of August 15, 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@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. 16-061R1 and Tentative Tract Map No. 20078 (TTM No. 16-015) - a request to subdivide one (1) parcel of approximately 9.5 gross acres, into 20 lots for the development of single-family homes and five (5) letter lots (Lot "A," Lot "B," Lot "C," Lot "D," and Lot "E").

[21-2457](#)**RECOMMENDATION:****Staff recommends that the Planning Commission:**

- 1. Open the public hearing, take testimony from anyone wishing to speak, and close the public hearing; and,**
- 2. Adopt a motion continuing the item to a date uncertain.**

APPLICANT:

**Highland R & S Plaza LLC
300 East Bonita Avenue, Box No. 697
San Dimas, CA 91773**

LOCATION:

The project site is located approximately 140 feet north of the intersection of Labrador Avenue and Moncton Way (at the existing terminus of Moncton Way) and also known as Phase

No. "4" of the Hunter's Ridge Specific Plan (APN: 0226-421-06).

PROJECT PLANNER:

Jon S. Dille, Associate Planner

PH-B Master Case No. 22-128, Tentative Tract Map 22-008 (Tract No. 20580) and Design Review No. 22-059; A request for a determination that the Project has been reviewed under a previous Final EIR, pursuant to Section 15126 and 15183 of the CEQA Guidelines and section 8.10 of the City's 2019 Local CEQA Guidelines, and for the site and architectural review and approval for the construction of 48 detached single-family residences, including four (4) affordable residences, and a project recreation area.

[21-2445](#)

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. Find that the previously adopted Environmental Impact Report (State Clearinghouse No. 2016021099) approved on November 13, 2018, has adequately identified the impacts associated with the project, no further review is required pursuant to Section 15162 and 15183 of the California Environmental Quality Act and Section 8.10 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,

2. Approve Tentative Tract Map No. 22-008 (Tract No. 20580) and Design Review No. 22-059.

APPLICANT:

Matt Livingston
550 North Larchmont Blvd., Suite 201
Los Angeles, CA 90004

LOCATION:

The project site is located 15912, 15936 & 15956 Chase Road (Accessor Parcel Number: 0228-151-17, -18 and -19).

PROJECT PLANNER:

Alejandro Rico, Associate Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Planning Commission Resolution, Finding, and Conditions of Approval](#)
[Attachment No. 4 - Notice of Determination](#)
[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. [21-2449](#)

An update of future City Council agenda items for September 5, 2023, September 12, 2023, and September 26, 2023 for the Planning Commission's information.

An update of future Planning Commission agenda items for September 19, 2023 and October 3, 2023 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, September 19, 2023 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

