

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2023-046

Tuesday, November 21, 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 Tuesday, November 7, 2023.

CC-A Approval of Minutes of November 7, 2023.

[21-2620](#)

Attachments: [Draft Planning Commission Minutes of November 7, 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. 22-145, Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review No. 22-065 for a proposed mixed-use development comprised of 437 residential units with 4,000 square feet of commercial retail area, pursuant to a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.

[21-2628](#)

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 the December 19, 2023, Planning Commission meeting.**

APPLICANT:

**Jay Adamowitz
JPI Development
11988 El Camino Real, Suite 200
San Diego, CA 92130**

LOCATION:

The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, and -35).

PROJECT PLANNER:

George Velarde, Assistant Planner

PH-B Master Case No. 22-136 and Design Review No. 22-063 - a request for site and architectural approval of an 18-unit multi-family development on an approximate 0.88-acre site located at 9172 Pepper Avenue pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332. [21-2601](#)

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 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Design Review Project No. 22-063.

APPLICANT:

Andresen Architecture
17087 Orange Way
Fontana, CA 92335

LOCATION:

The project site is located at 9172 Pepper Avenue (APN: 0193-101-07).

PROJECT PLANNER:

George Velarde, 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-C Master Case No. (MCN) No. 23-076: Conditional Use Permit (CUP) No. 23-016, A request for approval of a Type 41 (On Sale, Beer and Wine) Alcoholic Beverage Control (ABC) license for a sit-down restaurant (Chipotle Mexican Grill), pursuant to a Categorical exemption in accordance with CEQA Guidelines section 15301. [21-2591](#)

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. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit No. 23-016.

APPLICANT:

Timothy Luskin
P.O. Box 182566,
Columbus, OH 43218

LOCATION:

8030 Cherry Avenue (APN: 1100-121-54)

PROJECT PLANNER:

Angelica Martinez, Assistant Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Floor Plan](#)
[Attachment No. 3 Census Tract Map 20.38](#)
[Attachment No. 4 Census Tract Map 20.38 Matrix](#)
[Attachment No. 5 Planning Commission Resolution and Conditions of Approval](#)
[Attachment No. 6 Notice of Exemption](#)
[Attachment No. 7 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. [21-2621](#)

An update of future City Council agenda items for November 28, 2023, December 12, 2023, and December 26, 2023 for the Planning Commission's information.

An update of future Planning Commission agenda items for December 5, 2023 and December 19, 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, December 5, 2023 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.