

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution PC No. 2024-027**

**Tuesday, April 16, 2024**

**6:00 PM**

**Grover W. Taylor Council Chambers**

## **Planning Commission**

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

**Welcome to a meeting of the Fontana Planning Commission.**

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the 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 Council Chambers 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 accommodation 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 at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

**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.

**CC-A Planning Commission Determination of General Plan Consistency** [21-2943](#)

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - PC Resolution](#)  
[Attachment No. 3 - Government Code Section 65402](#)

**CC-B Approval of Minutes of April 2, 2024.** [21-2956](#)

**Attachments:** [Draft Planning Commission Minutes of April 2, 2024](#)

**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](mailto: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. 20-027R1: Conditional Use Permit No. 95-019R4 - A request to modify conditions of approval for an existing Alcoholic Beverage Control (ABC) license to allow the sale of distilled spirits and wine smaller than 375 ml and the sale of beer/malt beverages in single size containers of 40 oz or less for the existing Circle K convenience store located at 16119 Foothill Boulevard, pursuant to CEQA Guidelines Section No. 15301 (Existing Facilities). (Continued from February 20, 2024)** [21-2874](#)

**RECOMMENDATION:**

**Based on the information in this staff report, staff**

recommends that the Planning Commission:

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. Deny Conditional Use Permit No. 95-019R4 subject to the attached findings.

**APPLICANT:**

Jagjit Singh  
J & Sandeep, Inc.  
16119 Foothill Boulevard  
Fontana, CA 92336

**LOCATION:**

16119 Foothill Boulevard (APN: 0191-011-06).

**PROJECT PLANNER:**

Alexia De La Torre, Assistant Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Floor Plan](#)  
[Attachment No. 3 - Census Tract No. 28.03](#)  
[Attachment No. 4 - ABC Matrix](#)  
[Attachment No. 5 - Resolution and Findings](#)  
[Attachment No. 6 - Police Department Memo](#)  
[Attachment No. 7 - Previously Approved PC Report \(MCN20-027\)](#)  
[Attachment No. 8 - Public Hearing Notice of Continuance](#)

**PH-B Master Case No. 22-105: Tentative Parcel Map No. 22-026 (TPM No. 20639) and Design Review No. 22-052 - A request to consolidate eight (8) parcels into one (1) parcel and for site and architectural approval of a new 385,970 square foot industrial commerce center building with approximately 10,000 square feet of office space on approximately 18.2 acres located on the southwest corner of Slover Avenue and Citrus Avenue. (APNs: 0237-111-03, -04, -19, -20, -22, -36, -37, & -40) pursuant to an Addendum and Mitigation, Monitoring and Reporting Program (MMRP) to the Program Environmental Impact Report (PEIR) (SCH No. 2009091089) for the Southwest Industrial Park Specific Plan (SWIP).**

**[21-2944](#)**

**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. 2024-\_\_\_\_, and

1. Adopt the Addendum to the SWIP PEIR (SCH No. 2009091089) and direct staff to file a Notice of Determination; and,
2. Approve the Tentative Parcel Map No. 22-026 (TPM No. 20639); and,
3. Approve the Design Review No. (DRP) 22-052.

**APPLICANT:**

Seefried Industrial Properties  
2321 Rosecrans Avenue, Suite 2220  
El Segundo, CA 90245

**LOCATION:**

The project site is located on the southwest corner of Slover Avenue and Citrus Avenue. (APNs: 0237-111-03, -04, -19, -20, -22, -36, -37, & -40).

**PROJECT PLANNER:**

Irene Romero, Associate Planner

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

[Attachment No. 2 - Tentative Parcel Map No. 20639](#)

[Attachment No. 3 - Project Plans](#)

[Attachment No. 4 - Planning Commission Resolution and Conditions of Approval](#)

[Attachment No. 5 - Notice of Determination](#)

[Attachment No. 6 - Notice of Public Hearing](#)

**PH-C Master Case No. 23-102: Design Review (DRP) No. 23-023 - A request for site and architectural approval of a 214 detached, alley-loaded condominium project including 1.1-acre and .31-acre park sites and associated improvements on approximately 16.2 acres in Planning Areas Gardens 1 and Gardens 2 of the Arboretum Specific Plan, pursuant to a previously approved Final Environmental Impact Report (State Clearinghouse No. 2006071109).**

**[21-2936](#)**

**RECOMMENDATION:**

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval;

staff recommends that the Planning Commission adopt Resolution PC No. 2024-\_\_\_\_, and

1. Find that the project has been reviewed under a previously certified 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 that no further analysis is required, and direct staff to file a Notice of Determination; and,

2. Approve Design Review No. 23-023.

**APPLICANT:**

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

**LOCATION:**

The project site is located east of Cypress Avenue, south of Duncan Canyon Road and west of Cassava Drive (APNs:1118-401-01 and -02).

**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](#)

**UNFINISHED BUSINESS:**

A. None

**NEW BUSINESS:**

A. None

**DIRECTOR COMMUNICATIONS:**

A. Director Communications:

**DC-A Upcoming cases scheduled for City Council and Planning Commission.** [21-2957](#)

An update of future City Council agenda items for April 23, 2024 and May 14, 2024 for the Planning Commission's information.

An update of future Planning Commission agenda items for May 7, 2024 and May 21, 2024 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, May 7, 2024 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.