

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2021-035

Tuesday, September 21, 2021

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Cathline Fort, Chair

Raj Sangha, Vice Chair

Idilio Sanchez, Secretary

Matthew Gordon, Commissioner

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, the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheelchair accessible, and a portable microphone is available. 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. 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

Approval of Special City Council Meeting Minutes/Diversity Workshop of July 28, 2021 and the Regular Planning Commission Meeting Minutes of September 7, 2021.

CC-A Approval of Minutes of July 28, 2021 and September 7, [21-908](#)

2021.

Attachments: [July 28, 2021 - Draft Minutes of Special City Council Meeting/Diversity Workshop Training](#)
[September 7, 2021 - Draft Minutes of Planning Commission](#)

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

To comment on Public Hearing Items, you may submit comments via e-mail at planningdivision@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 (applicant not limited to 5 minutes)
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. 20-016R1; Tentative Parcel Map No. 20-003R1; Minor Use Permit No. 20-007; Administrative Site Plan No. 21-022; Administrative Site Plan No. 21-023 (Northgate Pads 1 & 2) - A request to approve a Tentative Parcel Map to revise previously approved TPM No. 20203 to now include four (4) separate parcels instead of the originally approved three (3) parcels; a Minor Use Permit for the drive-thru use of the Panda Express restaurant; and, an Administrative Site Plan for site and architectural review of a Panda Express drive-thru restaurant of approximately 2,382 square feet for Pad 2 of the Northgate project; and, an Administrative Site Plan for site and architectural review of a multi-tenant commercial building of approximately 6,690 square feet for Pad 1 of the Northgate project.

[21-825](#)

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. 2021-____; and,

1. Find that the previously adopted Initial Study/Mitigated Negative Declaration for Master Case No. 20-016 approved by the City Council on October 27, 2020, has adequately identified the impacts associated with the project. No further review is required pursuant to Section 15162 of the California Environmental Quality Act and Section 6.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,

2. Adopt a resolution approving Administrative Site Plan No. 21-022, approving Administrative Site Plan No. 21-023, approving Minor Use Permit No. 20-007, and approving the revision to Tentative Parcel Map No. 20203 (Tentative Parcel Map No. 20-003R1).

APPLICANT:

Sierra San Bernardino Partners, LLC, ATTN: Gavin Reid
31791 Los Rios Street
San Juan Capistrano, CA 92675

LOCATION:

The project site is located at 16826 and 16856 San Bernardino Avenue (0193-251-43, -44).

PROJECT PLANNER:

Alexia De La Torre, Assistant Planner

Attachments: [Attachment No. 1 - Site Plan](#)

[Attachment No. 2 - Elevations](#)

[Attachment No. 3 - Tentative Parcel Map No. 20203](#)

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

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

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

PH-B Master Case No. 21-029; Tentative Tract Map No. 20382 (TTM No. 21-003) for the consolidation of four (4) existing parcels into one (1) parcel for a condo map; and Design Review Project (DRP) No. 21-009 for the site and architectural review of a proposed 71-unit multi-family condo project along with associated improvements on a 3.76-acre site.

[21-899](#)

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. 2021-____; 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. Approve Tentative Tract Map No. 20382 (TTM No. 21-003) and,

3. Approve Design Review Project No. 21-009.

APPLICANT:

Daniel Ramirez and Jessica Thelwell
1 Venture, Suite 130
Irvine, CA 92618

LOCATION:

The project site is located at 13995 Foothill Boulevard, South of Foothill Boulevard and West of Banana Avenue (APNs: 0230-031-10, -11, -12, and -13).

PROJECT PLANNER:

Paul Gonzales, Senior Planner

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

[Attachment No. 2 - Site Plan](#)

[Attachment No. 3 - Tentative Parcel Map No. 20382](#)

[Attachment No. 4 - Elevations Pt1](#)

[Attachment No. 5 - Elevations Pt2](#)

[Attachment No. 6 - Elevations Pt3](#)

[Attachment No. 7 - Renderings](#)

[Attachment No. 8 - Planning Commission Resolution Findings and Conditions of Approval](#)

[Attachment No. 9 - Notice of Exemption](#)

[Attachment No. 10 - 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. [21-909](#)

An update of future City Council agenda items for September 28, 2021, October 12, 2021, and October 26, 2021 for the Planning Commission's information.

An update of future Planning Commission agenda items for September 28, 2021, October 5, 2021, October 12, 2021, and October 19, 2021 for the Planning Commission's information.

Attachments: [Upcoming City Council Agenda Items Memo](#)
[Upcoming Planning Commission Agenda Items Memo](#)

COMMISSION COMMENTS:

- A. Planning Commission Remarks:

WORKSHOP:

- A. None

ADJOURNMENT:

- A. Adjournment

Adjourn to a Joint City Council and Planning Commission Workshop on Tuesday, September 28, 2021 at 5:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California; then to the next Regular Planning Commission Meeting on Tuesday, October 5, 2021 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.