

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Resolution PC No. 2021-038

Tuesday, October 19, 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

Approve the Regular Planning Commission Meeting Minutes of October 5, 2021.

**CC-A Approval of Minutes of October 5, 2021.**

**[21-959](#)**

**Attachments:** [Draft Planning Commission Minutes of October 5, 2021](#)

**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](mailto: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 (applicant not limited to 5 minutes)
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. 20-052; Tentative Tract Map No. 18973 (TTM No. 20-003); Design Review Permit No. 20-021 - A request for the subdivision of an existing 0.88 acre lot into a condominium map; and a Design Review for the design and architecture review of 10 condominiums.**

[21-957](#)

**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 (TTM) No. 19873 (20-003); and,**
- 3. Design Review Permit No. 20-021.**

**APPLICANT:**

Cesar Navarro  
475 E. Badillo Street  
Covina, CA 91723

**LOCATION:**

The project site is located at 9154 Date Street (APN: 0193-061-03).

**PROJECT PLANNER:**

Fernando Herrera, Assistant Planner

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

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

[Attachment No. 3 - Tract Map](#)

[Attachment No. 4 - Elevations](#)

[Attachment No. 5 - Planning Commission Resolution and Conditions of Approval](#)

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

[Attachment No. 7 - Public Hearing Notice](#)

**PH-B Master Case No. 21-041; Design Review Project No. 21-015 - A request to construct an approximately 64,694 square foot warehouse building on approximately 2.72-acres of land.**

[21-965](#)

**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. 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. 21-015

**APPLICANT:**

Calabash LPIV 6 LLC  
2442 Dupont Drive  
Irvine, CA 92612

**LOCATION:**

The project site is located on three parcels, 11202, 11232 and 11252 Calabash Avenue, and is generally located northwest of the corner of Calabash Avenue and Jurupa Avenue (APNs:

0236-151-34, - 50 and -51).

**PROJECT PLANNER:**

George Velarde, Assistant Planner

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

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

[Attachment No. 3 - Elevations](#)

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

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

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

**PH-C Master Case No. 21-044; Design Review No. 21-018 - A request to review and approve a proposed construction of an approximately 95,600 square foot warehouse, which includes approximately 5,000 square feet of office area.**

**21-946**

**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 Categorical Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 21-018.

**APPLICANT:**

Newcastle Partners  
Courtney Smith  
4740 Green River Rd No. 110  
Corona, CA 92878

**LOCATION:**

The project site is located at 16355 and 16381 Slover Ave (APN's: 0255-021-02 and -03).

**PROJECT PLANNER:**

Rina Leung, Senior Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Site Plan](#)  
[Attachment No. 3 - Elevations](#)  
[Attachment No. 4 - Planning Commission Resolution and Conditions of Approval](#)  
[Attachment No. 5 - Notice of Exemption](#)  
[Attachment No. 6 - Public Hearing Notice](#)

**PH-D Master Case No. 21-043; Tentative Parcel Map No. 21-008 (TPM No. 20466); Minor Use Permit No. 21-001; Design Review Project No. 21-017 - A request to operate a charter high school (Real Journey Academies, Inc.) grades 9th and 12th with a maximum capacity of 800 students within a new three-story, 51,000 square foot building.** [21-966](#)

**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 -\_\_\_\_, to:

1. Adopt the Mitigated Negative Declaration, Mitigation Monitoring Reporting Program (MMRP) and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map No. 21-008 (TPM No. 20466);
3. Approve Minor Use Permit No. 21-001; and,
4. Approve Design Review No. 21-017.

**APPLICANT:**

Red Hook Capital Partners  
Hugo Garcia  
2120 E. Grand Avenue, Suite 135  
El Segundo, CA 90245

**LOCATION:**

The project site is located at 7775 Sierra Avenue (APNs: 0190-171-69 and -71).

**PROJECT PLANNER:**

Paul Gonzales, Senior Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Site Plan](#)  
[Attachment No. 3 - Floor Plan](#)  
[Attachment No. 4 - Elevations](#)  
[Attachment No. 5 - Tentative Parcel Map](#)  
[Attachment No. 6 - Planning Commission Resolution and Conditions of Approval](#)  
[Attachment No. 7 - Notice of Determination](#)  
[Attachment No. 8 - Public Hearing Notice](#)  
[Attachment No. 9 - Mr. Constant Public Comment](#)

**UNFINISHED BUSINESS:**

- A. None

**NEW BUSINESS:**

- A. None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [21-960](#)

An update of future City Council agenda items for October 26, 2021, November 9, 2021, November 23, 2021, and December 14, 2021 for the Planning Commission's information.

An update of future Planning Commission agenda items for November 2, 2021, November 16, 2021, and December 7, 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 the next Regular Planning Commission Meeting on Tuesday, November 2, 2021 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.