

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Resolution PC No. 2022-012

Tuesday, May 3, 2022

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 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. 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 April 5, 2022.

**CC-A Approval of Minutes of April 5, 2022.**

[21-1348](#)

**Attachments:** [Draft Planning Commission Minutes of April 5, 2022](#)

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
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. 21-121 - Design Review No. 21-044 - A proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.**

[21-1315](#)

**RECOMMENDATION:**

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - \_\_\_\_\_: and,

**1. Determine that the project is Categorical Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 21-044.**

**APPLICANT:**

Dixi Design  
1231 North Cactus Avenue, Suite "E"  
Rialto, CA 92376

**LOCATION:**

The project site is located on the east side of Laurel Avenue and south of Upland Avenue, the project site is otherwise identified as 8315 Laurel Avenue (APN: 0246-031-23).

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

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

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

[Attachment No. 3 - Elevations](#)

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

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

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

- PH-B Master Case No. 20-099R1 - Specific Plan Amendment No. 21-001 and General Plan Amendment No. 21-006 - A request to receive comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for a General Plan Amendment and Specific Plan Amendment to modify the General Plan and Specific Plan land uses and comprehensive modification to the overall Ventana at Duncan Canyon Specific Plan. [21-1336](#)

**RECOMMENDATION:**

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft SEIR prepared for the Ventana at Duncan Canyon Specific Plan Amendment to receive comments from members of the public; and, 2) Review and provide Planning Commission comments on the Draft SEIR; and, 3) Direct staff to address comments received in the Final SEIR.

**APPLICANT:**

Frontier Enterprises  
Stephen King  
2151 E. Convention Center Way, Suite No. 110  
Ontario, CA 90212

**LOCATION:**

The project site is composed of eight (8) parcels totaling

approximately 102 acres. The proposed revisions to the Ventana at Duncan Canyon Specific Project (Project), is located south of the I-15 Freeway, west of Citrus Avenue, south and north of Duncan Canyon Road.

**PROJECT PLANNER:**

Salvador Quintanilla, Associate Planner

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

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

[Attachment No. 3 - Existing General Plan Land Use Designation](#)

[Attachment No. 4 - Propose General Plan Land Designation](#)

[Attachment No. 5 - Existing Specific Plan](#)

[Attachment No. 6 - Propose Specific Plan](#)

[Attachment No. 7 - Revised Notice of Availability for DSEIR](#)

**UNFINISHED BUSINESS:**

- A. None

**NEW BUSINESS:**

- A. None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [21-1349](#)

An update of future City Council agenda items for May 10, 2022, May 24, 2022, and June 14, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for May 17, 2022, June 7, 2022, and June 21, 2022 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 17, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.