

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

**Resolution PC No. 2022-035**

**Tuesday, September 6, 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 August 16, 2022.

**CC-A Approval of Minutes of August 16, 2022.**

[21-1638](#)

**Attachments:** [Draft Planning Commission Minutes of August 16, 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. 22-036 and Design Review No. 22-019; A request for site and architectural review and approval for the construction of 249 single-family homes ranging in size from 1,905 square feet to 3,251 square feet in the Arboretum Specific Plan.**

[21-1624](#)

**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. 2022 - \_\_\_\_\_: and,**

- 1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearing House 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 direct staff to file the Notice of Determination; and,**

**2. Approve Design Review No. 22-019.****APPLICANT:**

Adrian Hermanson  
Lennar Homes of California  
980 Montecito Drive, Suite 302  
Corona, CA 92879

**LOCATION:**

The project site is located on the southwest corner of Duncan Canyon Road and Sierra Avenue.

**PROJECT PLANNER:**

Cecily Session-Goins, Associate 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 Determination](#)  
[Attachment No. 5 - Notice of Public Hearing](#)

**PH-B Master Case No. 21-017; Variance No. 21-002; Tentative Tract Map No. 20307 (TTM No. 21-001); Design Review No. 21-005 - A request for approval to subdivide an existing parcel comprised of approximately 2.03 acres into nine individual lots for single family development along with a variance to reduce the required lot depth for Lot Nos. 1, 2, 3, 7, 8, and 9, and to develop the proposed lots with nine single family homes.** [21-1651](#)

**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. 2022-\_\_\_; and,

1. Determine that the project is Categorically Exempt pursuant Section No. 15332, (Class No. 32, In-Fill) and Section No. 3-18 (In-Fill Projects of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption;
2. Approve Variance No. 21-002;
3. Approve Tentative Tract Map 20307 (TTM No. 21-001);

**4. Approve Design Review No. 21-005.**

**APPLICANT:**

Omar Marroquin  
1188 W Marshall Blvd.  
San Bernardino, CA 92405

**LOCATION:**

The project site is located on the southwest corner of Oleander Avenue and Randall Avenue (APN: 0193-172-13).

**PROJECT PLANNERS:**

Rina Leung, Senior Planner  
Nicole Campbell, 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 - 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. [21-1639](#)

An update of future City Council agenda items for September 13, 2022 and September 27, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for September 20, 2022 and October 4, 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, September 20, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.