

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Regular Agenda

Resolution PC No. 2022-041

Tuesday, October 4, 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 Tuesday, September 20, 2022.

**Approval of Minutes of September 20, 2022.**

**[21-1749](#)**

**Attachments: [Draft Planning Commission Minutes of September 20, 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. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistence and cohesiveness for parcels 0241-051-02, -13, -13 and -32 and development sites in the immediate vicinity. (Continued from September 20, 2022)**

**[21-1736](#)**

**RECOMMENDATION:**

**Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2022-\_\_\_\_; and forward a recommendation to the City Council to:**

- 1. Determine that the project has been reviewed under a previous Final Environmental Impact Report, pursuant to Sections 15162 and 5164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan Environmental**

Impact Report (State Clearinghouse [SCH] No. 2016021099);  
and

2. Adopt a Resolution approving General Plan Amendment No. 22-006; and

3. Adopt an Ordinance approving Zone Change No. 22-008.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

The project includes two sites:

Site 1: One parcel located on the south side of Baseline Avenue, approximately 290 feet east of Juniper Avenue (APN 0241-151-13)

Site 2: Three parcels including 16835 Baseline Avenue (APN 0241-051-16), 16818 Montgomery Avenue (APN 0241-051-02) and 16844 Montgomery Avenue (APN 0241-051-32)

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

- Attachments:** [Attachment No. 1 - General Plan Exhibit](#)  
[Attachment No. 2 - Zoning Exhibit](#)  
[Attachment No. 3 - Project Aerial Map](#)  
[Attachment No. 4 - Planning Commission Resolution](#)  
[Attachment No. 5 - Addendum to the General Plan Environmental Impact Report](#)  
[Attachment No. 6 - Public Hearing Notice](#)

**PH-B Master Case No. 21-079, Tentative Parcel Map No. 20400 (TPM No. 21-016, and Design Review No. 21-028, for the development of 406 multi-family unit complex with various amenities on a site of approximately 10.2 adjusted gross acres.**

**[21-1713](#)**

**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. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring, and Reporting Program, (MMRP) and direct staff to file a Notice of Determination;
2. Approve Tentative Parcel Map No. 20400 (TPM No. 21-016); and
3. Approve Design Review No. 21-028.

**APPLICANT:**

Begonia Real Estate Development  
 300 Spectrum Center Drive, Suite No. 400  
 Irvine, CA 92618

**LOCATION:**

The project site is located at 15926 Foothill Boulevard, 15922 Foothill Boulevard, 15976 Foothill Boulevard and 8016 Tokay Avenue (APNs: 1110-361-15, -16, -22, and -23).

**PROJECT PLANNER:**

Salvador Quintanilla, Senior Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Tentative Parcel Map No. 20400](#)  
[Attachment No. 3 - Project Plans](#)  
[Attachment No. 4 - Planning Commission Resolution, Findings, and Conditions of Approval](#)  
[Attachment No. 5 - Notice of Determination](#)  
[Attachment No. 6 - Notice of Intent and Public Hearing Notice](#)

**PH-C Master Case No. 21-120; General Plan Amendment No. 21-008; [21-1718](#) Zoning Code Amendment No. 21-010; Tentative Tract Map 20521 (TTM No. 21-007); Design Review Project No. 21-043 - A request to develop 68 attached condominium units with fourteen buildings on a 4.6-acre lot near the intersection of South Highland Avenue and Citrus Avenue.**

**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, forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and

Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination and,

2. Adopt a resolution approving General Plan Amendment No. 21-008; and,

3. Adopt an ordinance approving Zoning Code Amendment No. 21-010; and,

4. Adopt a resolution approving Tentative Tract Map No. 20521 (TTM No. 21-007); and Design Review No. 21-043.

**APPLICANT:**

PRL Enterprises  
6997 Citrus, LLC  
16866 Seville Avenue  
Fontana, CA 92335

**LOCATION:**

6697 Citrus Avenue, Fontana, CA 92336 (APN: 0240-011-17).

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - General Plan Amendment](#)  
[Attachment No. 4 - Zoning Code Amendment](#)  
[Attachment No. 5 - Planning Commission Resolution, Findings, and Conditions of Approval](#)  
[Attachment No. 6 - Public Hearing Notice](#)

PH-D Master Case No. 22-051 and Design Review No. 22-027 - a [21-1707](#) proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code on a single parcel totaling approximately 0.7 adjusted gross acres.

**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 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 Design Review No. 22-027.

**APPLICANT:**  
Andresen Architecture  
17087 Orange Way  
Fontana, CA 92335

**LOCATION:**  
8969 Newport Avenue (APN: 0194-012-02).

**PROJECT PLANNER:**  
Jon Dille, Associate Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plan](#)  
[Attachment No. 3 - PC Resolution](#)  
[Attachment No. 4 - Notice of Exemption](#)  
[Attachment No. 5 - Notice of Hearing](#)

**UNFINISHED BUSINESS:**

A. None

**NEW BUSINESS:**

A. None

**DIRECTOR COMMUNICATIONS:**

A. Director Communications:

Upcoming cases scheduled for City Council and Planning Commission. [21-1750](#)

An update of future City Council agenda items for October 11, 2022 and October 25, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for October 18, 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, October 18, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.