

**CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD
April 8, 2021
9:00 AM – 10:30 AM
MICROSOFT TEAMS VIRTUAL MEETING**

ADMINISTRATION, PLANNING DIVISION, BUILDING & SAFETY, ENGINEERING DIVISION (LANDSCAPE, LAND DEVELOPMENT, TRAFFIC), COMMUNITY SERVICES, PUBLIC WORKS, FONTANA UNIFIED SCHOOL DISTRICT, POLICE DEPARTMENT, FIRE DEPARTMENT AND FONTANA WATER CO.

ALL SCHEDULED TIMES ARE APPROXIMATE

A. MEETINGS

DIRECTOR'S ACTION:

No items listed under this section.

DIRECTOR'S ACTION for April 15, April 22, and April 29, 2021:

<https://www.fontana.org/2610/Public-Hearing-Notices> (Link to Public Hearing Notices)

DEADLINES FOR UPCOMING DIRECTOR'S ACTION:

DAB/DIRECTOR'S ACTION	MAY 6, 2021	20 DAY NOTICES/ENVIRONMENTAL DOCUMENTS DUE TO JENNY 4/8/2021
DAB/DIRECTOR'S ACTION	MAY 13, 2021	20 DAY NOTICES/ENVIRONMENTAL DOCUMENTS DUE TO JENNY 4/15/2021

PAMS:

APPROXIMATE TIME:

9:00 a.m.

- | | |
|-----------------|--|
| 1. FILE: | PAM#21-040 |
| APPLICANT: | Crown Castle |
| CONTACT PERSON: | Chris Voss |
| PROJECT: | Monopalm wireless upgrade to remove and replace six (6) antennas and install three (3) new antennas, six (6) radios and associated wireless equipment within an existing lease area. |
| LOCATION: | 14011 Baseline Ave. |
| ENV. DETER.: | Exempt |
| A.P.N.: | 1100-111-48 |

RELATED FILE: N/A
PROJECT PLANNER: George Velarde, (909) 350-6569
gvelarde@fontana.org
PROJECT ENGINEER: Ricardo Garay, (909) 350-7619
rgaray@fontana.org
GENERAL PLAN/ZONING AREA: P-R/West End Specific Plan

2. FILE: PAM#21-039
APPLICANT: Moksudur Rahman
CONTACT PERSON: Same as applicant
PROJECT: A proposed 10,804 sq. ft. office building that includes a 3,530 sq. ft. truck traffic repair shop and a 3,850 sq. ft. wash area. 14965 Slover Ave.
LOCATION: 14965 Slover Ave.
ENV. DETER.: TBD
A.P.N.: 0237-061-02
RELATED FILE: N/A
PROJECT PLANNER: Fernando Herrera, (909) 350-7608
fherrera@fontana.org
PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
GENERAL PLAN/ZONING AREA: I-G/SWIP (SCD)

3. FILE: PAM#21-043
APPLICANT: Joseph Karaki
CONTACT PERSON: Same as applicant
PROJECT: Proposal to add a propane filling station to an existing gas station. 11295 Mulberry Ave.
LOCATION: 11295 Mulberry Ave.
ENV. DETER.: TBD
A.P.N.: 0236-1511-28
RELATED FILE: N/A
PROJECT PLANNER: Alejandro Rico, (909) 350-6558
arico@fontana.org
PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
GENERAL PLAN/ZONING AREA: I-L/SWIP (JND)

4. FILE: PAM#21-041
APPLICANT: Herdman Architecture and Design
CONTACT PERSON: Ms. Bridget Herdman
PROJECT: Request for preliminary site review for a new warehouse facility totaling approximately 275,610 sq. ft. of warehouse which includes 5,000 sq. ft. of office/mezzanine over two (2) parcels totaling approximately 11.3 adjusted

LOCATION: gross acres.
9813 Almond Ave.
ENV. DETER.: TBD
A.P.N.: 0234-071-26, & -27
RELATED FILE: N/A
PROJECT PLANNER: Jon Dille, (909) 350-6681
jdille@fontana.org
PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
GENERAL PLAN/ZONING AREA: I-L/SWIP/Speedway Industrial District

5. FILE: PAM#21-042
APPLICANT: Yancey Clayton
CONTACT PERSON: Same as above
PROJECT: A request to build 50 townhomes on 2.39 acres.
LOCATION: 7430 Sierra Avenue
ENV. DETER.: Exempt
A.P.N.: 0241-061-01
RELATED FILE: N/A
PROJECT PLANNER: Cecily Session-Goins, (909) 350-6723
csgoins@fontana.org
PROJECT ENGINEER: Henry Pham, (909) 350-7607
hpham@fontana.org
GENERAL PLAN/ZONING AREA: R-MF/R3

NEW PROJECTS:

6. FILE: MCN#21-028; ASP#21-016
APPLICANT: Andresen Architecture
CONTACT PERSON: Bethanie Gougeon
PROJECT: Proposal for an office building of approximately 4,100 sq. ft. total on a vacant lot of 0.19 acres.
LOCATION: South of Ceres Ave. and west of Sierra Ave.
ENV. DETER.: Exempt
A.P.N.: 0191-303-18
RELATED FILE: PAM#19-155
PROJECT PLANNER: Mai Thao, (909) 350-6650
mthao@fontana.org
PROJECT ENGINEER: Henry Pham, (909) 350-7607
hpham@fontana.org
GENERAL PLAN/ZONING AREA: WMXU – 1, Form Base Code, Downtown Gateway

RESUBMITTALS:

No items listed under this section.

B. ENVIRONMENTAL REVIEW

C. WALK ON ITEMS

D. DISCUSSION ITEMS

E. PREVIOUS DIRECTOR'S ACTION

Approved on April 1, 2021

FILE:	MCN#18-101R1; ASP#18-045R1
APPLICANT:	Richard Hofman
CONTACT PERSON:	Same as applicant
PROJECT:	Request to install three (3) new antennas on an existing cell tower. The proposal will include installing a new frond skirt to screen the new antennas.
LOCATION:	7605 Sierra Ave.
ENV. DETER.:	Exempt
A.P.N.:	0241-091-16
RELATED FILE:	PAM#20-154
PROJECT PLANNER:	Alexia De La Torre, (909) 350-6568 adelatorre@fontana.org
PROJECT ENGINEER:	Ricardo Garay, (909) 350-7619 rgaray@fontana.org
GENERAL PLAN/ZONING AREA:	WMXU – 1/Transitional District of Form Base Code

F. ADJOURNMENT

Any action taken by the Director may be appealed to the Planning Commission within fifteen (15) days.

Please contact Jenny Espinoza at (909) 350-6717 for information regarding the agenda.

MEMORANDUM

TO: Dawn Rowe, Senior Planner
FROM: Maria Torres, Administrative Secretary
RE: Agenda for Upcoming City Council Items
DATE: April 6, 2021

The items listed below are for agenda forecast purposes. The listed items are subject to change.

CITY COUNCIL APRIL 13, 2021 **PLANNER** **PLACEMENT**

No items listed for this meeting, as of the date of this memo.

JOINT CITY COUNCIL AND PLANNING COMMISSION
WORKSHOP APRIL 27, 2021 **PLANNER** **PLACEMENT**

- | | | |
|--------------------|------------------|---------------------------------------|
| 1. Housing Element | DiTanyon Johnson | Joint CC and PC Workshop at 5:00 p.m. |
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CITY COUNCIL APRIL 27, 2021 **PLANNER** **PLACEMENT**

- | | | |
|---|------------------|----------------|
| 1. MCN#20-050; GPA#20-014;
ZCA#20-014; DRP#20-020
Warehouse Development of approx. 194,212 sq. ft.
East of Slover Ave. and Citrus Ave. | DiTanyon Johnson | Public Hearing |
|---|------------------|----------------|

CITY COUNCIL MAY 11, 2021 **PLANNER** **PLACEMENT**

- | | | |
|--|---------------|----------------|
| 1. MCN#19-024; MCA#19-001;
MCN#15-003R1; ZCA#18-004R1
Comprehensive Updates to the Sign Code | Paul Gonzales | Public Hearing |
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CITY COUNCIL MAY 25, 2021 **PLANNER** **PLACEMENT**

No items listed for this meeting, as of the date of this memo.

CITY COUNCIL JUNE 8, 2021 **PLANNER** **PLACEMENT**

No items listed for this meeting, as of the date of this memo.

MEMORANDUM

TO: Dawn Rowe, Senior Planner
FROM: Maria Torres, Administrative Secretary
RE: Future Planning Commission Agenda Items
DATE: April 6, 2021

The items listed below are for agenda forecast purposes. The listed items are subject to change.

<u>PLANNING COMMISSION APRIL 6, 2021</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#19-024; MCA#19-001; MCN#15-003R1; ZCA#18-004R1 Comprehensive Updates to the Sign Code	Paul Gonzales	Public Hearing
2. MCN#20-029; DRP#20-006 Development of 15 SFR on approved TTM#20072 7612 Mango Ave. & 17056, 17068 Miller Ave.	Fernando Herrera	Public Hearing

<u>PLANNING COMMISSION APRIL 20, 2021</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#19-117; DRP#19-039 20-Unit Multi-Family Condominium Complex 15909 Merrill Ave.	Jon Dille	Public Hearing
2. MCN#20-072; TPM#20367 (20-018); DRP#20-027 205,949 sq. ft. Warehouse 16625 Slover Ave.	Cecily Session-Goins	Public Hearing
3. MCN#20-042; TPM#20283 (20-012); DRP#20-015 New Automotive Dealership SWC S. Highland Ave. and Oleander Ave.	Cecily Session-Goins	Public Hearing
4. MCN#21-002; TPM#20354 (21-001); CUP#21-001; ASP#21-002 Offsite Parking and Queuing Area for Amazon South of Santa Ana Ave., north of Jurupa Ave. and East of Cypress Ave.	Dawn Rowe	Public Hearing

<u>JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP APRIL 27, 2021</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. Housing Element	DiTanyon Johnson	Joint CC and PC Workshop at 5:00 p.m.

PLANNING COMMISSION MAY 4, 2021

PLANNER

PLACEMENT

1. MCN#20-074; TPM#20-020;
DRP#20-029; CUP#20-024
New Water Reservoir Tank
17651 Baseline Ave.

Cecily Session-Goins

Public Hearing

PLANNING COMMISSION MAY 18, 2021

PLANNER

PLACEMENT

1. MCN#20-095; ASP#20-034; CUP#20-031
New Trailer Yard Storage
13484 Colombard Ave.

Rina Leung

Public Hearing

2. Capital Improvement Program (C.I.P.)
(Management Services)

William Castrillon

Public Hearing