

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD
July 22, 2021
9:00 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.

MEETING IS SCHEDULED TO BEGIN AT 9:00 AM

A. MEETINGS

DIRECTOR'S ACTION:

No items listed under this section.

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

DEADLINES FOR UPCOMING DIRECTOR'S ACTION:

DAB/DIRECTOR'S ACTION	AUGUST 19, 2021	20 DAY NOTICES/ENVIRONMENTAL DOCUMENTS DUE TO JENNY 7/22/2021
DAB/DIRECTOR'S ACTION	AUGUST 26, 2021	20 DAY NOTICES/ENVIRONMENTAL DOCUMENTS DUE TO JENNY 7/29/2021

PAMS:

APPROXIMATE TIME: 9:00 a.m.

Item was continued from DAB Meeting of July 15, 2021.

- FILE:** **PAM#21-082**
APPLICANT: Raymond Allard
CONTACT PERSON: Same as applicant
PROJECT: A proposed General Plan Amendment and Zone Change for an 83-unit development.
LOCATION: 6697 Citrus Ave.
ENV. DETER.: TBD
A.P.N.: 0240-011-17
RELATED FILE: N/A
PROJECT PLANNER: Fernando Herrera, (909) 350-7608
fherrera@fontana.org
PROJECT ENGINEER: Ricardo Garay, (909) 350-7619
rgaray@fontana.org
GENERAL PLAN/ZONING AREA: C-G/C-2

- 2. FILE: PAM#21-092**
 APPLICANT: Joseph Holasek
 CONTACT PERSON: Same as Applicant
 PROJECT: The project consists of building 24 townhomes on a 34,500 square foot lot. There is a total of five (5) buildings with 13 (2-bedroom units) and 11 (1-bedroom units) with private garages for each unit. 9607 Juniper Ave.
- LOCATION: 9607 Juniper Ave.
 ENV. DETER.: TBD
 A.P.N.: 0193-253-04
 RELATED FILE: N/A
 PROJECT PLANNER: Alexia De La Torre, (909) 350-6568
adelatorre@fontana.org
 PROJECT ENGINEER: Chris Sorensen, (909) 350-7696
csorensen@fontana.org
 GENERAL PLAN/ZONING AREA: Multi-Family District of FBC/WMXU-1
- 3. FILE: PAM#21-085**
 APPLICANT: Ecoforce-Solutions
 CONTACT PERSON: Armen Mkhitarian
 PROJECT: Proposal for two (2) new carports for solar panels.
- LOCATION: 11119 Juniper Ave. and 16774 Jurupa Ave.
 ENV. DETER.: TBD
 A.P.N.: 0255-101-14, -21, -20, -12, and 0255-111-22, -21, -18, -11, -16, -17, & -19
 RELATED FILE: N/A
 PROJECT PLANNER: Mai Thao, (909) 350-6650
mthao@fontana.org
 PROJECT ENGINEER: Carlos Moran Hernandez, (909) 350-7629
cmoranhernandez@fontana.org
 GENERAL PLAN/ZONING AREA: I-G/SWIP within SED
- 4. FILE: PAM#21-089**
 APPLICANT: Daniel Ramirez
 CONTACT PERSON: Same as applicant
 PROJECT: A proposed gated community of 56 condominiums.
- LOCATION: 18262 Arrow Blvd.
 ENV. DETER.: TB
 A.P.N.: 0246-081-18, -19, & -21
 RELATED FILE: N/A
 PROJECT PLANNER: Fernando Herrera, (909) 350-7608
fherrera@fontana.org
 PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
 GENERAL PLAN/ZONING AREA: R-SF/R-1

5. **FILE:** **PAM#21-067**
 APPLICANT: Robert Ramirez
 CONTACT PERSON: Same as applicant
 PROJECT: Proposal for the modification of an existing wireless communications facility. The modification will include the installation of a ground-level emergency backup generator, resulting in additional leasing area and enclosure fencing. 10221 Etiwanda Ave.
 LOCATION: Exempt
 ENV. DETER.: 0238-062-19
 A.P.N.: N/A
 RELATED FILE: N/A
 PROJECT PLANNER: Chris Mallec, (858) 414-0395
cmcplanner@fontana.org
 PROJECT ENGINEER: Carlos Moran Hernandez, (909) 350-7629
cmoranhernandez@fontana.org
 GENERAL PLAN/ZONING AREA: Public Utility (P-UC)/Fontana Gateway Specific Plan (SP)/SCE Easement Area

NEW PROJECTS:

6. **FILE:** **MCN#21-062; ASP#21-033; MUP#21-004**
 APPLICANT: Leedco Engineers
 CONTACT PERSON: Dennis Lee
 PROJECT: Request for site and architectural review for a new express carwash on one (1) parcel totaling approximately 0.86 acres. 16310 Valley Blvd.
 LOCATION: TBD
 ENV. DETER.: 0251-042-30
 A.P.N.: PAM#21-045
 RELATED FILE: George Velarde, (909) 350-6569
 PROJECT PLANNER: gvelarde@fontana.org
 PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
 GENERAL PLAN/ZONING AREA: C-G/C-2

RESUBMITTALS:

No items listed under this section.

B. ENVIRONMENTAL REVIEW

C. WALK ON ITEMS

D. DISCUSSION ITEMS

E. PREVIOUS DIRECTOR'S ACTION

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: Phillip Burum, Deputy City Manager
FROM: Maria Torres, Administrative Secretary
RE: Agenda for Upcoming City Council Items
DATE: July 20, 2021

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

<u>CITY COUNCIL JULY 27, 2021</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#20-099; DRP#21-002; TPM#20327 257 Attached Units within Planning Area 6 of the Ventana S.P. NWC of Duncan Canyon Rd. and Citrus Ave.	Paul Gonzales	Public Hearing
2. MCN#21-048; ZCA#21-003 Reasonable Accommodation Code Section	Cecily Session-Goins	Public Hearing

CITY COUNCIL AUGUST 10, 2021 **PLANNER** **PLACEMENT**

Meeting has been Cancelled.

CITY COUNCIL AUGUST 24, 2021 **PLANNER** **PLACEMENT**

Meeting has been Cancelled.

CITY COUNCIL SEPTEMBER 14, 2021 **PLANNER** **PLACEMENT**

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

CITY COUNCIL SEPTEMBER 28, 2021 **PLANNER** **PLACEMENT**

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

MEMORANDUM

TO: Phillip Burum, Deputy City Manager
FROM: Maria Torres, Administrative Secretary
RE: Future Planning Commission Agenda Items
DATE: July 20, 2021

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

PLANNING COMMISSION JULY 20, 2021 **PLANNER** **PLACEMENT**

- | | | |
|--|----------------|----------------|
| 1. MCN#21-003; DRP#21-001; TPM#20404 (20-002)
177,000 sq. ft. Warehouse/Office Building
14942 Washington Drive | Alejandro Rico | Public Hearing |
|--|----------------|----------------|

PARKS, COMMUNITY AND HUMAN SERVICES COMMISSION
MEETING OF JULY 22, 2021 **PLANNER** **PLACEMENT**

Meeting Starts at 7:00 P.M.

- | | | |
|--|------------|----------------|
| 1. MCN#21-021; Park Review (DRP#21-007)
Construction of Southridge Dog Park
At Southridge Park –14501 Live Oak Ave.
<i>(Item continued from May 27, 2021)</i> | Rina Leung | Public Hearing |
|--|------------|----------------|

PLANNING COMMISSION AUGUST 3, 2021 **PLANNER** **PLACEMENT**

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

PLANNING COMMISSION AUGUST 17, 2021 **PLANNER** **PLACEMENT**

- | | | |
|--|------------|----------------|
| 1. TENTATIVE –
MCN#21-021; Park Review (DRP#21-007)
Construction of Southridge Dog Park
At Southridge Park –14501 Live Oak Ave. | Rina Leung | Public Hearing |
|--|------------|----------------|