

**CITY OF FONTANA**  
**DEVELOPMENT ADVISORY BOARD (DAB) MEETING**  
**October 14, 2021**  
**9:00 AM**  
***DAB CONFERENCE ROOM***

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.

**A. PRE-DAB MEETING:**

**START TIME:**

**8:30 a.m.**

1. **FILE:** **MCN#21-094; ASP#21-047**  
**APPLICANT:** Crystal Cardona  
**CONTACT PERSON:** Same as applicant  
**PROJECT:** Proposed installation of a backup generator for an existing commercial business.  
**LOCATION:** 17087 Orange Way  
**ENV. DETER.:** Exempt  
**A.P.N.:** 0192-161-08  
**RELATED FILE:** PAM#21-110  
**PROJECT PLANNER:** Mai Thao, (909) 350-6650  
[mthao@fontana.org](mailto:mthao@fontana.org)  
**PROJECT ENGINEER:** Carlos Moran Hernandez, (909) 350-7629  
[cmoranhernandez@fontana.org](mailto:cmoranhernandez@fontana.org)  
**GENERAL PLAN/ZONING AREA:** WMXU – 1/FBC within Station Area

**B. DIRECTOR'S ACTION:**

**START TIME:**

**9:00 a.m.**

2. **FILE:** **MCN#21-075; ASP#21-038; LLA#21-011**  
**APPLICANT:** Citrus LPIV 11 LLC  
**CONTACT PERSON:** Michael Sizemore  
**PROJECT:** Proposed construction of a new 49,987 square foot warehouse building on two (2) existing lots that will be merged into one (1) lot.  
**LOCATION:** 11208 & 11232 Citrus Ave.  
**ENV. DETER.:** Exempt  
**A.P.N.:** 0237-191-15, & -33  
**RELATED FILE:** PAM#21-064  
**PROJECT PLANNER:** Fernando Herrera, (909) 350-7608  
[fherrera@fontana.org](mailto:fherrera@fontana.org)  
**PROJECT ENGINEER:** Chris Sorensen, (909) 350-7696  
[csorensen@fontana.org](mailto:csorensen@fontana.org)

GENERAL PLAN/ZONING AREA: I-L/SWIP (JND)

**DIRECTOR'S ACTION for October 21, 2021:**

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

**DEADLINES FOR UPCOMING DIRECTOR'S ACTION:**

<b>DAB/DIRECTOR'S ACTION</b>	<b>NOVEMBER 11, 2021</b>	<b>Due to Veteran's Day Holiday DAB Meeting has been CANCELLED</b>
<b>DAB/DIRECTOR'S ACTION</b>	<b>NOVEMBER 18, 2021</b>	<b>20 DAY NOTICES/ENVIRONMENTAL DOCUMENTS DUE TO JENNY 10/21/2021</b>

**C. PRE-APPLICATION MEETINGS (PAMS):**

**3. FILE: PAM#21-134**  
APPLICANT: Saber Awad  
CONTACT PERSON: Same as applicant  
PROJECT: Proposal to construct 25 multi-family units and six (6) accessory dwelling units (ADUs) on a 2.1-acre site.  
LOCATION: 8315 Laurel Ave.  
ENV. DETER.: TBD  
A.P.N.: 0246-031-23  
RELATED FILE: N/A  
PROJECT PLANNER: Cecily Session-Goins, (909) 350-6723  
[csgoins@fontana.org](mailto:csgoins@fontana.org)  
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552  
[ejgomez@fontana.org](mailto:ejgomez@fontana.org)  
GENERAL PLAN/ZONING AREA: R-M/R-2

**D. NEW PROJECTS:**

**APPROXIMATE START TIME: 9:10 a.m.**

**4. FILE: MCN#21-083; ASP#21-043;  
MUP#21-006**  
APPLICANT: Withee Malcom Architects  
CONTACT PERSON: Melissa Reyes  
PROJECT: Site and architectural review for an existing casual restaurant specializing in fast-food items (El Gallo Giro). Proposal includes additional square footage to facilitate new drive-thru lane and pick up window on the east elevation, new outdoor dining on the north and south elevation and a future phase to include separate

LOCATION: retail.  
10161 Sierra Ave.  
ENV. DETER.: Exempt  
A.P.N.: 0194-321-13  
RELATED FILE: PAM#20-033  
PROJECT PLANNER: George Velarde, (909) 350-6569  
[gvelarde@fontana.org](mailto:gvelarde@fontana.org)  
PROJECT ENGINEER: Chris Sorensen, (909) 350-7696  
[csorensen@fontana.org](mailto:csorensen@fontana.org)  
GENERAL PLAN/ZONING AREA: WMXU – 1/Valley Gateway

**5. FILE:**

**MCN#20-083; TPM#20-021;  
DRP#20-031; CUP#20-025;  
CUP#20-026**

APPLICANT: Jinder Singh  
CONTACT PERSON: Same as applicant  
PROJECT: Proposed Fontana square located south of the 210 freeway, north of South Highland Avenue, west of Catawba Ave. and East of Citrus Ave. Total area of the site is 386,644 square feet (8.876 acres) and includes a banquet hall, Holiday Inn Express Hotel and Suites (4-story building with 83 rooms), Staybridge Suites (4-story building with 101 rooms), a restaurant (1-story), and an In-N-Out Burger Restaurant (1-story).

LOCATION: 15991 South Highland Ave.  
ENV. DETER.: TBD  
A.P.N.: 0228-301-01 through -08, 0228-310-20 through -23, 0228-310-33 through -49, and 0228-310-51, & -52  
RELATED FILE: PAM#19-133  
PROJECT PLANNER: Paul Gonzales, (909) 350-6658  
[pgonzales@fontana.org](mailto:pgonzales@fontana.org)  
PROJECT ENGINEER: Henry Pham, (909) 350-7607  
[hpham@fontana.org](mailto:hpham@fontana.org)  
GENERAL PLAN/ZONING AREA: General Commercial (C-2)

**E. RESUBMITTALS:**

*No items listed under this section.*

**F. ENVIRONMENTAL REVIEW**

**G. WALK ON ITEMS**

**H. DISCUSSION ITEMS**

**I. PREVIOUS DIRECTOR'S ACTION**

## **J. 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:** October 12, 2021

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

**JOINT CITY COUNCIL AND PLANNING COMMISSION  
WORKSHOP OCTOBER 12, 2021**

**PLANNER**

**PLACEMENT**

1. Commission Charters

Phillip Burum

Joint Workshop  
starts at 5:00 pm

**CITY COUNCIL OCTOBER 12, 2021**

**PLANNER**

**PLACEMENT**

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

**CITY COUNCIL OCTOBER 26, 2021**

**PLANNER**

**PLACEMENT**

1. Appeal No. 21-004 (MCN#20-049;  
DRP#20-019; TPM#20235 (20-014)  
Appeal to Build a Warehouse of approx.  
247,786 square feet - 10191 Redwood Ave.

Jon Dille

Public Hearing

**CITY COUNCIL NOVEMBER 9, 2021**

**PLANNER**

**PLACEMENT**

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

**CITY COUNCIL NOVEMBER 23, 2021**

**PLANNER**

**PLACEMENT**

*This Meeting has been Cancelled.*

**MEMORANDUM**

**TO: Phillip Burum, Deputy City Manager**  
**FROM: Maria Torres, Administrative Secretary**  
**RE: Future Planning Commission Agenda Items**  
**DATE: October 12, 2021**

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

**JOINT CITY COUNCIL AND PLANNING COMMISSION  
WORKSHOP OCTOBER 12, 2021**

**PLANNER**

**PLACEMENT**

- |                        |               |                                  |
|------------------------|---------------|----------------------------------|
| 1. Commission Charters | Phillip Burum | Joint Workshop starts at 5:00 pm |
|------------------------|---------------|----------------------------------|

**PLANNING COMMISSION OCTOBER 19, 2021**

**PLANNER**

**PLACEMENT**

- |  |                  |                |
|--|------------------|----------------|
| 1. MCN#21-041; LLA#21-006<br>DRP#21-015<br>64,694 sq. ft. Industrial Warehouse Building<br>11252 Calabash Ave.               | George Velarde   | Public Hearing |
| 2. MCN#20-052; DRP#20-021; TTM#18973 (20-003)<br>Development for 10 Unit Multi-Family Condominiums<br>9154e St.              | Fernando Herrera | Public Hearing |
| 2. MCN#21-044; DRP#21-018; LLA#21-007 & 21-010<br>95,600 sq. ft. Slover Industrial Warehouse<br>16355 Slover Ave.            | Rina Leung       | Public Hearing |
| 3. MCN#21-043; DRP#21-017;<br>MUP#21-001; TPM#21-008<br>Charter High School<br>East of Sierra Ave. and South of Merrill Ave. | Paul Gonzales    | Public Hearing |

**PLANNING COMMISSION NOVEMBER 2, 2021**

**PLANNER**

**PLACEMENT**

- |   |            |                |
|---|------------|----------------|
| 1. MCN#20-100; DRP#20-040; TPM#20-025<br>83,619 sq. ft. Elm Warehouse<br>10407 Elm Ave. | Rina Leung | Public Hearing |
|---|------------|----------------|

**PLANNING COMMISSION NOVEMBER 16, 2021**                      **PLANNER**                      **PLACEMENT**

- |  |            |                |
|--|------------|----------------|
| 1. MCN#20-082; SPA#21-003<br>SWIP Specific Plan Amendment Clean Up<br>SWIP Planning Area | Rina Leung | Public Hearing |
|--|------------|----------------|

**PLANNING COMMISSION DECEMBER 7, 2021**                      **PLANNER**                      **PLACEMENT**

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

**PLANNING COMMISSION DECEMBER 21, 2021**                      **PLANNER**                      **PLACEMENT**

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