

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD (DAB) MEETING
January 6, 2022
9:00 AM
DAB CONFERENCE ROOM

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

A. PRE-DAB MEETING:

No items listed under this section.

B. DIRECTOR'S ACTION:

START TIME:

9:00 a.m.

- 1. FILE: **MCN#21-110; ASP#21-053****
APPLICANT: Doug Cooper
CONTACT PERSON: Greenberg Farrow Architecture
PROJECT: Proposal to remodel the existing Target by converting the garden center into a storage/fulfillment center, adding "pick-up only" parking stalls and adding wood siding on the storefront for the purposes of new signage.

LOCATION: 16964 Slover Ave.
ENV. DETER.: Exempt
A.P.N.: 0254-221-53
RELATED FILE: PAM#21-121
PROJECT PLANNER: George Velarde, (909) 350-6569
gvelarde@fontana.org

PROJECT ENGINEER: Carlos Moran, (909) 350-7629
cmoran@fontana.org

GENERAL PLAN/ZONING AREA: C-G/Empire Center Specific Plan
- 2. FILE: **MCN#21-073; ASP#21-036****
APPLICANT: APMI, Inc.
CONTACT PERSON: Krista Moore
PROJECT: Request for site and architectural review for the conversion of an existing building to a new Starbucks establishment.

LOCATION: 16931 Foothill Blvd.
ENV. DETER.: Exempt
A.P.N.: 0192-011-28
RELATED FILE: PAM#21-066
PROJECT PLANNER: George Velarde, (909) 350-6569

PROJECT ENGINEER:	gvelarde@fontana.org Christopher Sorensen, (909) 350-7696
GENERAL PLAN/ZONING AREA:	csorensen@fontana.org WMXU – 1/Downtown Gateway within Form Based Code
3. FILE:	MCN#20-046; ASP#20-009
APPLICANT:	Rodrigo Santana
CONTACT PERSON:	Bethanie Gougeon
PROJECT:	Santana Industrial to construct a site for welding and steel forming.
LOCATION:	10588 Calabash Ave.
ENV. DETER.:	TBD
A.P.N.:	0236-071-17
RELATED FILE:	MCN#16-016; ASP#16-012
PROJECT PLANNER:	Alejandro Rico, (909) 350-6558 arico@fontana.org
PROJECT ENGINEER:	Kyle Scribner, (909) 350-7627 kscribner@fontana.org
GENERAL PLAN/ZONING AREA:	I-L/SWIP

[DIRECTOR'S ACTION for January 20, 2022:](#)

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

C. PRE-APPLICATION MEETINGS (PAMS):

APPROXIMATE START TIME: 9:10 a.m.

4. FILE:	PAM#21-175
APPLICANT:	SarmYam Design, Inc.
CONTACT PERSON:	Sarmen Mnatsakanyan
PROJECT:	Proposed six (6) unit multi-family development on an approximately 0.25- acre lot.
LOCATION:	Unaddressed parcel east of 16821 Paine Street and west of 16846 Paine Street
ENV. DETER.:	Exempt
A.P.N.:	0190-164-02
RELATED FILE:	N/A
PROJECT PLANNER:	George Velarde, (909) 350-6569 gvelarde@fontana.org
PROJECT ENGINEER:	Christopher Sorensen, (909) 350-7696 csorensen@fontana.org
GENERAL PLAN/ZONING AREA:	WMXU – 1/Form Based Code (FBC)/ Downtown Gateway subdistrict

5. FILE: PAM#21-164

APPLICANT: Andresen Architecture, Inc.
 CONTACT PERSON: Raelynn Gentry
 PROJECT: Construction of a 130-unit apartment complex with three (3) story apartment buildings, outdoor and indoor amenities and assigned parking spaces. The site is totaling approximately 4.53 acres.

 LOCATION: North of Arrow Blvd. and west of Citrus Ave.
 ENV. DETER.: TBD
 A.P.N.: 0232-112-13, -14, -43, -45, & -46
 RELATED FILE: N/A
 PROJECT PLANNER: Salvador Quintanilla, (909) 350-6656
squintanilla@fontana.org
 PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
 GENERAL PLAN/ZONING AREA: WMXU – 1 (Walkable Mixed-Use Corridor & Downtown)/Form Based Code - Transitional District

6. FILE: PAM#21-173
 APPLICANT: Herman Architecture and Design
 CONTACT PERSON: Bridget Herman
 PROJECT: Request for preliminary site review for a new 87,370 square foot industrial commerce center on over six (6) parcels totaling approximately 3.8 adjusted gross acres. The facility is proposed with 6,000 square feet of office/mezzanine space, 12 dock doors, one (1) ground level loading door, three (3) trailer parking spaces, and 50 automobile parking spaces.

 LOCATION: 10001 10029 10051, and 10881 Beech Ave. and 15334, 15346 Valley Blvd.
 ENV. DETER.: TBD
 A.P.N.: 0235-111-08, -09, -10, -11, -18 & -19
 RELATED FILE: N/A
 PROJECT PLANNER: Jon Dille, (909) 350-6681
jdille@fontana.org
 PROJECT ENGINEER: Christopher Sorensen, (909) 350-7696
csorensen@fontana.org
 GENERAL PLAN/ZONING AREA: I-L/M-1

D. NEW PROJECTS:

APPROXIMATE START TIME: 9:25 a.m.

7. FILE: MCN#21-114; ASP#21-055
 APPLICANT: Jeff Liederman

CONTACT PERSON: Same as applicant
 PROJECT: Proposal to construct two (2) drive-thru restaurants on the north corner of Sierra Lakes Pkwy. and Mango Ave. on a 1.6-acre lot. The project is similar to a previous approval (MCN#19-112). The applicant is removing the convenience store from the original approval.
 LOCATION: 17090 Sierra Lakes Pkwy.
 ENV. DETER.: TBD
 A.P.N.: 1119-221-69
 RELATED FILE: MCN#19-112; ASP#19-067
 PROJECT PLANNER: Alejandro Rico, (909) 350-6558
arico@fontana.org
 PROJECT ENGINEER: Christopher Sorensen, (909) 350-7696
csorensen@fontana.org
 GENERAL PLAN/ZONING AREA: C-C/Walnut Village Specific Plan

8. FILE: MCN#21-121; DRP#21-044
 APPLICANT: Dixi Design
 CONTACT PERSON: Luis Sermeno and Saber Awad
 PROJECT: Site and architectural review for a proposed multi-family development with 22 (2-story) units and six (6) accessory dwelling units (ADUs).
 LOCATION: 8315 Laurel Ave.
 ENV. DETER.: Exempt
 A.P.N.: 0246-031-23
 RELATED FILE: PAM#21-134
 PROJECT PLANNER: Cecily Session-Goins, (909) 350-6723
csgoins@fontana.org
 PROJECT ENGINEER: Christopher Sorensen, (909) 350-7696
csorensen@fontana.org
 GENERAL PLAN/ZONING AREA: R-M/R-2

**9. FILE: MCN#21-120; TTM#21-007;
 DRP#21-043; GPA#21-008;
 ZCA#21-010**
 APPLICANT: PRL Enterprises
 CONTACT PERSON: Ray Allard
 PROJECT: Proposal for a 68-unit attached product for residential use with parking and open area amenities on a 4.6-acre site.
 LOCATION: 6697 Citrus Ave.
 ENV. DETER.: TBD
 A.P.N.: 0240-011-17
 RELATED FILE: PAM#21-082
 PROJECT PLANNER: Alejandro Rico, (909) 350-6558
arico@fontana.org
 PROJECT ENGINEER: Henry Pham, (909) 350-7607

GENERAL PLAN/ZONING AREA:

hpham@fontana.org

C-G/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: Patty Nevins, Director of Planning
FROM: Maria Torres, Administrative Secretary
RE: Agenda for Upcoming City Council Items
DATE: January 4, 2022

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

CITY COUNCIL JANUARY 11, 2022 **PLANNER** **PLACEMENT**

Meeting has been Canceled.

CITY COUNCIL JANUARY 25, 2022 **PLANNER** **PLACEMENT**

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| 1. 2 nd Reading – Adoption of Ordinance No. _____
Amendments to Municipal Code
Chapter 11 – Fire Prevention | Patty Nevins | Consent Calendar |
| 2. MCN#21-117; ZCA#21-009
Adoption of an Ordinance to Amend
the Zoning and Development Code (Chapter 30)
Senate Bill (SB) 9 | Cecily Session-Goins | Public Hearing |
| 3. AMD#21-001
Industrial Commerce Centers
Sustainability Standards Ordinance | Rina Leung | Public Hearing |
| 4. MCN#21-032; TPM#21-006; ZCA#21-001;
AGR#21-003; CUP#21-004; CUP#21-005;
CUP#21-006; DRP#21-010; DRS#21-018
Citrus Crossroads Shopping Center
NEC of Citrus Ave. and South Highland Ave. | Paul Gonzales | Public Hearing |

CITY COUNCIL FEBRUARY 8, 2022 **PLANNER** **PLACEMENT**

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| 1. MIS#21-020
Certificate of Appropriateness for a
Junior ADU Addition
8350 Mango Ave. | Salvador Quintanilla | Public Hearing |
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MEMORANDUM

TO: Patty Nevins, Director of Planning
FROM: Maria Torres, Administrative Secretary
RE: Future Planning Commission Agenda Items
DATE: January 4, 2022

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

PLANNING COMMISSION JANUARY 4, 2022 **PLANNER** **PLACEMENT**

Meeting has been Canceled due to the Winter Holiday Closure.

PLANNING COMMISSION JANUARY 18, 2022 **PLANNER** **PLACEMENT**

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| 1. MCN#21-050; ZCA#21-004; GPA#21-002
6 th Cycle Housing Element Update 2021-2029 | DiTanyon Johnson | Public Hearing |
| 2. MCN#21-117; ZCA#21-009
Adoption of an ordinance to amend
the Zoning and Development Code (Chapter 30)
Senate Bill (SB) 9 | Cecily Session-Goins | Public Hearing |

PLANNING COMMISSION FEBRUARY 1, 2022 **PLANNER** **PLACEMENT**

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

PLANNING COMMISSION FEBRUARY 15, 2022 **PLANNER** **PLACEMENT**

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