

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD (DAB) MEETING
January 27, 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:

No items listed under this section.

DIRECTOR'S ACTION for February 3 and February 10, 2022:

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

C. PRE-APPLICATION MEETINGS (PAMS):

START TIME:

9:00 a.m.

- | | |
|---|---|
| 1. FILE:
APPLICANT:
CONTACT PERSON:
PROJECT:

LOCATION:
ENV. DETER.:

A.P.N.:
RELATED FILE:
PROJECT PLANNER:

PROJECT ENGINEER:

GENERAL PLAN/ZONING AREA: | PAM#21-140
Southern California Gas Company
Michael Sarand
Proposed modification to existing equipment to allow for automation and remote access along with associated improvements.
17255 Merrill Ave.
Exempt Class 2 Replacement or Reconstruction
0194-041-29
N/A
Alexia De La Torre, (909) 350-6568
adelatorre@fontana.org
Carlos Moran, (909) 350-7629
cmoran@fontana.org
P-R/FBC (Civic District) |
| 2. FILE:
APPLICANT:
CONTACT PERSON: | PAM#22-005
Veronica Boranegra
Same as applicant |

PROJECT: A variance request by the property owner for an existing patio built without permits. The patio is 166 square feet, and it was built at an angle on the property. A patio this size requires a minimum of 10 feet rear setback and 5 feet minimum side setback. This patio is 2.75 feet from one post to the side PL, and the rear posts are 3.42 feet and 6.83 feet away from the rear of the property line.

LOCATION: 4710 Hawk Ridge
 ENV. DETER.: TBD
 A.P.N.: 0226-562-05
 RELATED FILE: N/A
 PROJECT PLANNER: Alexia De La Torre, (909) 350-6568
adelatorre@fontana.org
 PROJECT ENGINEER: Kyle Scribner, (909) 350-7627
kscribner@fontana.org
 GENERAL PLAN/ZONING AREA: R-1/R-SF

3. FILE: PAM#22-003
 APPLICANT: Ray Allard
 CONTACT PERSON: Same as applicant
 PROJECT: Phase 1 of mixed-use development that includes commercial and residential uses. Phase 1 is a relocation of the existing Water of Life city link development. SWC of Arrow Blvd. and Citrus Ave.
 LOCATION: SWC of Arrow Blvd. and Citrus Ave.
 ENV. DETER.: TBD
 A.P.N.: 0232-201-12, & -13
 RELATED FILE: N/A
 PROJECT PLANNER: Paul Gonzales, (909) 350-6658
pgonzales@fontana.org
 PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
 GENERAL PLAN/ZONING AREA: Form Based Code – Transitional

D. NEW PROJECTS:

APPROXIMATE START TIME: 9:15 a.m.

4. FILE: MCN#21-127; DRP#21-050; TTM#20431 (21-011)
 APPLICANT: MCO Development
 CONTACT PERSON: Mohammad Monshizadeh
 PROJECT: Tentative Tract Map No. 20431 is a proposal to consolidate four (4) lots into one (1) totaling approximately 4.4 adjusted gross acres. Design Review No. 20-050 is

for the site and architectural review for a new 82-unit condominium complex within 17 (two-story) buildings totaling approximately 128,000 square feet, with two-bedroom units and three-bedroom units, range in size from 1,172 square feet to 1,672 square feet.

LOCATION: 8160 and 8194 Cherry Ave.
ENV. DETER.: TBD
A.P.N.: 0230-051-39, -40, -41, & -42
RELATED FILE: PAM#21-088
PROJECT PLANNER: Jon Dille, (909) 350-6681
jdille@fontana.org
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
GENERAL PLAN/ZONING AREA: Walkable Mixed Use – 1(WMXU – 1)/
Form Based Code (FBC) – Route 66
Gateway

5. **FILE:** **MCN#22-001; ASP#22-001**
APPLICANT: SC Fuels
CONTACT PERSON: Ahmad Ghaderi
PROJECT: Request for site and architectural review for a new fleet vehicle service station on one (1) parcel totaling approximately 1.25 acres.

LOCATION: 15087 Slover Ave.
ENV. DETER.: TBD
A.P.N.: 0237-061-07
RELATED FILE: PAM#21-058
PROJECT PLANNER: George Velarde, (909) 350-6569
gvelarde@fontana.org
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
GENERAL PLAN/ZONING AREA: I-G/SCD within SWIP

6. **FILE:** **MCN#21-123; GPA#21-009;
ZCA#21-011; DRP#21-047
CUP#21-022; TTM#21-008**
APPLICANT: Lennar Homes of California
CONTACT PERSON: Ryan Combe
PROJECT: A General Plan Amendment to change the land use designation from Community Commercial (C-C) to Medium Density Residential (R-M), change the zoning from Community Commercial (C-1) to Medium Density Residential (R-2), establish a Planned Unit Development (PUD), and the site and architectural review for the construction of 76 detached single-family

LOCATION: motorcourt units with amenities, parking, landscaping, and entry/exit gates on approximately 8.65 acres.
ENV. DETER.: NEC of Citrus Ave. and Summit Ave.
A.P.N.: MND
RELATED FILE: 0239-141-30
PROJECT PLANNER: PAM#21-027
PROJECT ENGINEER: Salvador Quintanilla, (909) 350-6656
GENERAL PLAN/ZONING AREA: squintanilla@fontana.org
Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
Community Commercial (C-C)/
Community Commercial (C-1)

7. FILE:

**MCN#21-126; TTM#21-010;
TPM#21-026; DRP#21-049;
CUP#21-024**
APPLICANT: Lennar Homes of California
CONTACT PERSON: Ryan Combe
PROJECT: Proposal for the construction of 143 residential units including 96 motorcourt homes and 47 cluster homes. The proposal also includes a request for a Planned Unit Development (PUD).
LOCATION: 6327 Lytle Creek Rd.
ENV. DETER.: TBD
A.P.N.: 1108-052-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, & -17
RELATED FILE: PAM#21-048
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/R-3

8. FILE:

**MCN#21-124; TTM#21-009;
DRP#21-046; SPA#21-007**
APPLICANT: Lennar Homes
CONTACT PERSON: Candyce Burnett
PROJECT: Proposal for 85 detached units on 8.9 acres.
LOCATION: NWC of Citrus Ave. and Summit Ave.
ENV. DETER.: TBD
A.P.N.: 1107-262-37
RELATED FILE: PAM#19-130
PROJECT PLANNER: Alejandro Rico, (909) 350-6558
arico@fontana.org
PROJECT ENGINEER: Chris Sorensen, (909) 350-7696
csorensen@fontana.org

GENERAL PLAN/ZONING AREA: R-PC/Citrus Heights North

9. FILE: MCN#21-129; DRP#21-051; CUP#21-026; LLA#22-001
 APPLICANT: CRP/WP Alta Fontana Venture, LLC.
 CONTACT PERSON: Joe Gambill
 PROJECT: Site and architectural review for a proposed mixed-use development that will include 344-unit multi-family residential complex with amenities, 1,500 square foot commercial space within the first floor and 530 surface parking spaces, located on the southwest corner of Foothill Blvd. and Live Oak Ave.

LOCATION: 14817 Foothill Blvd.
 ENV. DETER.: MND
 A.P.N.: 0230-071-03, & -04
 RELATED FILE: PAM#21-102
 PROJECT PLANNER: Salvador Quintanilla, (909) 350-6656
squintanilla@fontana.org
 PROJECT ENGINEER: Chris Sorensen, (909) 350-7696
csorensen@fontana.org
 GENERAL PLAN/ZONING AREA: Multi-Family High/R-5

E. RESUBMITTALS:

APPROXIMATE START TIME: 9:45 a.m.

10. FILE: MCN#21-096; TPM#21-020; DRP#21-037
 APPLICANT: CP Logistics Jurupa, LLC.
 CONTACT PERSON: Michael Sizemore
 PROJECT: Proposed demolition of existing structures, consolidation of seven (7) parcels into one (1) parcel, and the construction of three (3) speculative industrial commerce centers/distribution buildings totaling approximately 279,859 square feet located on approximately 13.99 acres.

LOCATION: 14018 Jurupa Ave.
 ENV. DETER.: Addendum to SWIP EIR
 A.P.N.: 0236-161-16, -17, -19, -20, -21, & -22
 RELATED FILE: PAM#19-067; PAM#19-084
 PROJECT PLANNER: Cecily Session-Goins, (909) 350-6723
csgoins@fontana.org
 PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
 GENERAL PLAN/ZONING AREA: I-L/SWIP (JND)

11. FILE: MCN#21-040; GPA#21-001;

APPLICANT:	ZCA#21-002; DRP#21-014
CONTACT PERSON:	Allard Engineering
PROJECT:	Ray Allard and Bobby Allard
	A proposal to amend the general plan land use designation from General Commercial (C-G) to Light Industrial (I-L) and to amend the zoning land use designation from General Commercial (C-2) to Light Industrial (M-1), to construct a new commerce center of approximately 102,380 square feet (including approximately 10,000 square feet of office space).
LOCATION:	East side of Sierra Ave. at the terminus of Summit Ave.
ENV. DETER.:	IS/MND
A.P.N.:	0239-161-28
RELATED FILE:	PAM#20-038
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:	C-G/C-2

F. ENVIRONMENTAL REVIEW

G. WALK ON ITEMS

H. DISCUSSION ITEMS

I. PREVIOUS DIRECTOR'S ACTION

Approved on January 20, 2022

FILE:	MCN#21-077; ASP#21-040
APPLICANT:	SH Partners
CONTACT PERSON:	Marco Hanawi
PROJECT:	Request for site and architectural review for a 49,660 square foot commerce center that includes five (5) dock doors on an approximately 2.39-acre lot.
LOCATION:	East of Redwood Ave. and north of Santa Ana Ave.
ENV. DETER.:	TBD
A.P.N.:	0236-141-08
RELATED FILE:	PAM#21-059
PROJECT PLANNER:	George Velarde, (909) 350-6569 gvelarde@fontana.org
PROJECT ENGINEER:	Esmeralda Gomez, (909) 350-6552 ejgomez@fontana.org

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 25, 2022

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

<u>CITY COUNCIL JANUARY 25, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. 2 nd Reading – Adoption of Ordinance No. 1876 Amendments to Municipal Code Chapter 11 – Fire Prevention	Patty Nevins	Consent Calendar
2. AMD#21-001 Industrial Commerce Centers Sustainability Standards Ordinance	Rina Leung	Public Hearing
3. 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
4. Urgency Ordinance Amending Sections 13-27 and 13-30 of the Municipal Code Amending the Enforcement Authority Regarding the Environmental Health Code	Patty Nevins	Public Hearing

<u>CITY COUNCIL FEBRUARY 8, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MIS#21-020 Certificate of Appropriateness for a Junior ADU Addition 8350 Mango Ave.	Salvador Quintanilla	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
3. MCN#21-063; GPA#21-003; ZCA#21-005; SPA#21-006 TTM#21-002; DRP#21-024 107 Attached Townhomes SWC of Mango Ave. and South Highland Ave.	Alejandro Rico	Public Hearing

Continued

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

- | | | |
|---|------------------|----------------|
| 4. MCN#21-050; ZCA#21-004; GPA#21-002
6 th Cycle Housing Element Update 2021-2029 | DiTanyon Johnson | Public Hearing |
|---|------------------|----------------|

CITY COUNCIL FEBRUARY 22, 2022 **PLANNER** **PLACEMENT**

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

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

- | | | |
|--|------------|------------------|
| 1. General Plan Annual Progress Report | Rina Leung | Consent Calendar |
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MEMORANDUM

TO: Patty Nevins, Director of Planning
FROM: Maria Torres, Administrative Secretary
RE: Future Planning Commission Agenda Items
DATE: January 25, 2022

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

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

- | | | |
|--|----------------|----------------|
| 1. MCN#21-097; TPM#20468; DRP#21-020
An Approx. 229,014 square foot Logistics and
Distribution Facility
13814 Jurupa Avenue | Alejandro Rico | Public Hearing |
|--|----------------|----------------|

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

- | | | |
|--|------------|------------------|
| 1. General Plan Annual Progress Report | Rina Leung | Consent Calendar |
| 2. MCN#20-082; SPA#21-003
SWIP Specific Plan Amendment Clean Up
SWIP Planning Area | Rina Leung | Public Hearing |

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

- | | | |
|--|----------------|----------------|
| 1. MCN#21-061; DRP#21-023; TPM#20407 (21-012)
An Approx. 308,000 square foot Commerce Center
14801 Slover Ave. | George Velarde | Public Hearing |
|--|----------------|----------------|

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

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