

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD (DAB) MEETING
June 23, 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:

START TIME:

8:30 a.m.

- 1. FILE: MCN#22-070; ASP#22-017**
APPLICANT: Modus LLC
CONTACT PERSON: Katie Jordan
PROJECT: Request for site and architectural review for a proposed wireless communications facility on an existing SCE tower including three (3) panel antennas, six (6) RRUs, and ancillary equipment within a 10' x 15' lease area.

LOCATION: 5272 Lytle Creek Road
ENV. DETER.: TBD
A.P.N.: 1107-261-16
RELATED FILE: PAM#21-130
PROJECT PLANNER: Sergio Heredia-Melchor, (909) 350-6694
sheredia@fontana.org

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

GENERAL PLAN/ZONING AREA: P-UC Public Utility/Coyote Canyon Specific Plan

- 2. FILE: PAM#22-127**
APPLICANT: Verizon Wireless
CONTACT PERSON: Richard Hofman
PROJECT: Request for site and architectural review for modifications of equipment to an existing mono-palm for Verizon Wireless.

LOCATION: 16972 Orange Way
ENV. DETER.: TBD
A.P.N.: 0192-161-34
RELATED FILE: N/A
PROJECT PLANNER: Adelaida Bostan (909) 350-7608
abostan@fontana.org

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

GENERAL PLAN/ZONING AREA: WMXU – 1/FBC – Station Area District

- 3. FILE: PAM#22-112**
APPLICANT: Steve Rawlings
CONTACT PERSON: Same as applicant
PROJECT: Request to obtain a Type 86 (Instructional Tasting) ABC License, for instructional tasting of beer, wine, and distilled spirits. The request is also to obtain a Type 21 (Off-Sale General) ABC License to allow the sales of beer, wine, and distilled spirits for a grocery store.
- LOCATION: 9630 Sierra Ave.
ENV. DETER.: Exempt
A.P.N.: 0193-251-43
RELATED FILE: N/A
PROJECT PLANNER: Alexia De La Torre, (909) 350-6568
adelatorre@fontana.org
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659
kmonroy@fontana.org
GENERAL PLAN/ZONING AREA: WMXU – 1/Sierra Gateway District of FBC

B. DIRECTOR'S ACTION:

No items listed under this section.

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

C. PRE-APPLICATION MEETINGS (PAMS):

START TIME: 9:00 a.m.

- 4. FILE: PAM#22-125**
APPLICANT: Taher Shams
CONTACT PERSON: Same as applicant
PROJECT: Request for site and architectural review of a five-lot subdivision for five (5) single-family dwellings.
- LOCATION: 6285 Lytle Creek Rd., and 6286 Maloof Ave.
ENV. DETER.: TBD
A.P.N.: 1108-051-01, & -21
RELATED FILE: N/A
PROJECT PLANNER: Nicole Campbell, (909) 350-7626
ncampbell@fontana.org
PROJECT ENGINEER: Henry Pham, (909) 350-7607
hpham@fontana.org
GENERAL PLAN/ZONING AREA: R-PC/R-PC

- 5. FILE:** **PAM#22-115**
APPLICANT: Andresen Architecture
CONTACT PERSON: Raelynn Geatry
PROJECT: Request for preliminary site review for a new 72-unit senior apartment complex including 18 accessory dwelling units over one (1) parcel totaling approximately 2.0 gross acres. The project is proposed within two (2) three-story buildings totaling approximately 29,787 square feet.
LOCATION: 16180 Baseline Ave.
ENV. DETER.: Exempt
A.P.N.: 0240-031-31
RELATED FILE: N/A
PROJECT PLANNER: Jon Dille, (909) 350-6681
jdille@fontana.org
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
GENERAL PLAN/ZONING AREA: WMXU – 1/FBC/Transitional
- 6. FILE:** **PAM#22-126**
APPLICANT: Dedeaux Properties
CONTACT PERSON: Benjamin Horning
PROJECT: Request for site and architectural review for a 40,500 square foot industrial commerce center facility on a 7.11-acre site.
LOCATION: SEC of Slover Ave. and Banana Ave.
ENV. DETER.: TBD
A.P.N.: 0236-091-17, -18, -19, & -35
RELATED FILE: N/A
PROJECT PLANNER: Nicole Campbell, (909) 350-7626
ncampbell@fontana.org
PROJECT ENGINEER: Chris Sorensen, (909) 350-7696
csorensen@fontana.org
GENERAL PLAN/ZONING AREA: I-L/SWIP – Slover West Industrial
- 7. FILE:** **PAM#22-113**
APPLICANT: Royal Tire Corp.
CONTACT PERSON: Harut
PROJECT: Proposal to use this existing site for warehousing and storage for tires and truck parts. Applicant would like to install tires and perform suspension work for trucks.
LOCATION: 15641 Boyle Ave.
ENV. DETER.: TBD
A.P.N.: 0237-043-17
RELATED FILE: N/A

PROJECT PLANNER: Alejandro Rico, (909) 350-6558
arico@fontana.org
PROJECT ENGINEER: Travis Almgren, (909) 428-8814
talmgren@fontana.org
GENERAL PLAN/ZONING AREA: SWIP/I-L

8. FILE: PAM#22-120
APPLICANT: Karen Zima
CONTACT PERSON: Same as applicant
PROJECT: Request to operate a temporary container/chassis storage use on a 24-hour basis comprised of 1,078 storage spaces and includes accessory structures comprised of a guard booth, office, and repair on a temporary basis for 30 months. The application includes request to stack containers one on top of another at two (2) to three (3) high along with stacking chassis two (2) high.
LOCATION: 11115 Hemlock Ave.
ENV. DETER.: N/A
A.P.N.: 0237-131-25, -26, & -27
RELATED FILE: N/A
PROJECT PLANNER: Rina Leung, (909) 350-6566
rleung@fontana.org
PROJECT ENGINEER: Henry Pham, (909) 350-7607
hpham@fontana.org
GENERAL PLAN/ZONING AREA: General Industrial (I-G)/Southwest Industrial Park Specific Plan – Slover Central Manufacturing/Industrial District

D. NEW PROJECTS:

START TIME: 9:25 a.m.

9. FILE: MCN#22-061; DRP#22-032
APPLICANT: Jim Pines
CONTACT PERSON: Same as applicant
PROJECT: Request to develop a truck and trailer site with a speculative 93,500 square foot industrial commerce center.
LOCATION: 14387 Valley Blvd.
ENV. DETER.: TBD
A.P.N.: 0234-211-30
RELATED FILE: PAM#22-016
PROJECT PLANNER: Alexia De La Torre, (909) 350-6568
adelatorre@fontana.org
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
eigomez@fontana.org
GENERAL PLAN/ZONING AREA: Speedway Industrial of SWIP/I-L

10. FILE:	MCN#22-059; DRP#22-035; LLA#22-004
APPLICANT:	Peter Schafer
CONTACT PERSON:	Same as applicant
PROJECT:	Request for site and architectural approval for a 164,259 square foot industrial commerce building on an 8.43-acre site and a request for a lot line adjustment to reconfigure four (4) parcels.
LOCATION:	15238 Foothill Blvd.
ENV. DETER.:	TBD
A.P.N.:	1110-161-12, -13, & -14
RELATED FILE:	PAM#21-157
PROJECT PLANNER:	Cecily Session-Goins, (909) 350-6723 csgoins@fontana.org
PROJECT ENGINEER:	Keith Tolliver, (909) 428-8885 ktolliver@fontana.org
GENERAL PLAN/ZONING AREA:	C-G/I-L and C-2/M-1

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: June 21, 2022

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

<u>CITY COUNCIL JUNE 28, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#22-050; ZCA#22-003 General Landscape Standards Chapter 30, Article X of the Zoning, and Development Code	Shannon Casey (Engineering)	Public Hearing

<u>CITY COUNCIL JULY 12, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#20-082; SPA#21-003 SWIP Specific Plan Amendment Clean Up SWIP Planning Area	Rina Leung	Public Hearing
2. MCN#22-049; MCN#22-071; MCA#22-004; MCA#22-005 Amendments to Chapters 9, 26, and 30 of the Municipal Code Municipal Code Update Citywide	Patty Nevins	Public Hearing
3. MCN#22-072; MCA#22-006 Add Chapter 33 to the Municipal Code and Modify Chapter 30 Commercial Cannabis Permitting Provisions and Regulations Citywide	Patty Nevins	Public Hearing

<u>CITY COUNCIL JULY 26, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#21-123; GPA#21-009; ZCA#21-011 TTM#20513 (21-008); CUP#21-022; DRP#21-047 76 Motor Court Style Single-Family Units NEC of Summit Ave. and Citrus Ave. (Citrus East)	Salvador Quintanilla	Public Hearing
2. MCN#21-040; GPA#21-001; ZCA#21-002; DRP#21-014; AGR#22-001 Industrial Commerce Building of approximately 102,000 square feet Sierra Ave. and Summit Ave.	Cecily Session-Goins	Public Hearing

**CONTINUED
CITY COUNCIL JULY 26, 2022**

PLANNER

PLACEMENT

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| 3. MCN#20-099R1; SPA#21-001; GPA#21-006
Ventana at Duncan Canyon Specific Plan
East of I-15 Fwy., both north and south of
Duncan Canyon Rd., and west of Citrus Ave. | Salvador Quintanilla | Public Hearing |
| 4. MCN#21-124; DRP#21-046; SPA#21-007; TTM#21-009
86 Attached Condo Units
NEC of Summit Ave. and Citrus Ave. (Citrus West) | Alejandro Rico | Public Hearing |

MEMORANDUM

TO: Patty Nevins, Director of Planning
FROM: Maria Torres, Administrative Secretary
RE: Agenda for Upcoming Planning Commission Items
DATE: June 21, 2022

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

<u>PLANNING COMMISSION JUNE 21, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#18-097R1; DPR#21-032 12 SFR with 12 Detached ADUs and 4 Jr. ADUs 8893 Encinitas Ave.	Jon Dille/ Nicole Campbell	Public Hearing
2. MCN#21-126; TTM#20511 (21-010); TPM#20485 (21-026); CUP#21-024; DRP#21-049 143 Units (96 Motorcourt and 47 Detached, Cluster Units) South of Sierra Lakes Pkwy. Between Lytle Creek Rd. & Maloof Ave.	Cecily Session-Goins	Public Hearing
3. MCN#22-042; DRP#22-024; CUP#22-014 Water of Life City Link South of Arrow Blvd., between Tokay Ave. and Citrus Ave.	Cecily Session-Goins	Public Hearing
4. MCN#22-039; DRP#22-022; TPM#20549 (TPM No. 22-006) Citrus Commerce Project 16056 Jurupa Ave.	Salvador Quintanilla	Public Hearing
5. MCN#22-013; TPM#20508 (22-002); DRP#22-007 289,635 sq. ft. Industrial Commerce Building 14092 Slover Ave.	Alejandro Rico	Public Hearing
6. MCN#22-072; MCA#22-006 Add Chapter 33 to the Municipal Code Commercial Cannabis Permitting Provisions and Regulations Citywide	Patty Nevins	Public Hearing
7. MCN#22-071; MCA#22-005 Amendments to Ch. 9 – Environmental Protection And Resource Extraction and Ch. 30 – Zoning and Development Code Citywide	Patty Nevins	Public Hearing

PLANNING COMMISSION JULY 5, 2022	PLANNER	PLACEMENT
1. MCN#21-040; GPA#21-001; ZCA#21-002; DRP#21-014; AGR#22-001 Industrial Commerce Building of approximately 102,000 square feet Sierra Ave. and Summit Ave.	Cecily Session-Goins	Public Hearing
2. MCN#21-123; GPA#21-009; ZCA#21-011 TTM#20513 (21-008); CUP#21-022; DRP#21-047 76 Motor Court Style Single-Family Units NEC of Summit Ave. and Citrus Ave. (Citrus East)	Salvador Quintanilla	Public Hearing
3. MCN#21-129; DRP#21-051; CUP#21-026 Mixed-Use Development with 341 Multi-Family Residential Homes and 1,500 sq. ft. of Commercial 14817 Foothill Blvd.	Salvador Quintanilla	Public Hearing
4. MCN#20-099R1; SPA#21-001; GPA#21-006 Ventana at Duncan Canyon Specific Plan East of I-15 Fwy., both north and south of Duncan Canyon Rd., and west of Citrus Ave.	Salvador Quintanilla	Public Hearing
5. MCN#21-124; DRP#21-046; SPA#21-007; TTM#21-009 86 Attached Condo Units NEC of Summit Ave. and Citrus Ave. (Citrus West)	Alejandro Rico	Public Hearing

PLANNING COMMISSION JULY 19, 2022	PLANNER	PLACEMENT
1. MCN#21-064; DRP#21-025 Notice of Availability for a Draft EIR (for Comments Only) Two (2) Industrial Commerce Center Buildings of Approximately 355,370 square feet 13592 Slover Ave.	Cecily Session-Goins	Public Hearing
2. MCN#16-012R1; DRP#22-009; DRP#16-025R1; DRP#16-026R1 Revisions to Planning Areas 1, 2, and 3 for Narra Hills (formerly Monarch Hills) Development Coyote Canyon Rd. and Duncan Canyon Rd.	Cecily Session-Goins	Public Hearing