

**CITY OF FONTANA**  
**DEVELOPMENT ADVISORY BOARD (DAB) MEETING**  
**August 4, 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:**

**8:45 a.m.**

- 1. FILE: MCN#22-091; ASP#22-024**  
APPLICANT: Diane Scioli  
CONTACT PERSON: Same as applicant  
PROJECT: Request to convert an existing retail space into a Grocery Outlet store, including adding new utilities, updating the façade, modifying the landscape, and updating the trash enclosure.  
  
LOCATION: 17040 Slover Ave.  
ENV. DETER.: Exempt  
A.P.N.: 0254-221-56  
RELATED FILE: PAM#22-110  
PROJECT PLANNER: Alexia De La Torre, (909) 350-6568  
[adelatorre@fontana.org](mailto:adelatorre@fontana.org)  
PROJECT ENGINEER: Carlos Moran, (909) 350-7629  
[cmoran@fontana.org](mailto:cmoran@fontana.org)  
GENERAL PLAN/ZONING AREA: C-G/Empire Center Specific Plan
- 2. FILE: PAM#22-145**  
APPLICANT: Katy Schardt  
CONTACT PERSON: Same as applicant  
PROJECT: Request to obtain a Type 21 ABC License for a Grocery Outlet Store.  
  
LOCATION: 17040 Slover Ave.  
ENV. DETER.: Exempt  
A.P.N.: 0254-221-56  
RELATED FILE: N/A  
PROJECT PLANNER: Alexia De La Torre, (909) 350-6568  
[adelatorre@fontana.org](mailto:adelatorre@fontana.org)  
PROJECT ENGINEER: Carlos Moran, (909) 350-7629  
[cmoran@fontana.org](mailto:cmoran@fontana.org)  
GENERAL PLAN/ZONING AREA: C-G/Empire Center Specific Plan
- 3. FILE: MCN#22-085; ASP#22-021;**

APPLICANT:	<b>MUP#22-006</b>
CONTACT PERSON:	Coastal Business Group
PROJECT:	Brett Smirl
	Request for site and architectural review for the installation of a new wireless communication facility disguised as a monopalm at the Sage and Sand Motel.
LOCATION:	16364 Foothill Blvd.
ENV. DETER.:	Exempt
A.P.N.:	0190-081-15
RELATED FILE:	PAM#22-059
PROJECT PLANNER:	Nicole Campbell, (909) 350-7626 <a href="mailto:ncampbell@fontana.org">ncampbell@fontana.org</a>
PROJECT ENGINEER:	Carlos Moran, (909) 350-7629 <a href="mailto:cmoran@fontana.org">cmoran@fontana.org</a>
GENERAL PLAN/ZONING AREA:	WMXU – 2/FBC – Transitional District

**B. DIRECTOR'S ACTION:**

**START TIME: 9:00 a.m.**

- 4. FILE: MCN#21-130; ASP#21-058**
- |                           |   |
|---------------------------|---|
| APPLICANT:                | Tower Engineering   |
| CONTACT PERSON:           | Jen Kelly   |
| PROJECT:                  | Request for the installation of three (3) panel antennas, three (3) antenna "T-Arm" mounts, six (6) proposed RRUs and ancillary wireless equipment on an existing wireless telecommunications facility and equipment at ground-level within an existing lease area. |
| LOCATION:                 | 8333 Almeria Ave.   |
| ENV. DETER.:              | Exempt  |
| A.P.N.:                   | 0232-081-56   |
| RELATED FILE:             | PAM#21-166  |
| PROJECT PLANNER:          | George Velarde, (909) 350-6569<br><a href="mailto:gvelarde@fontana.org">gvelarde@fontana.org</a>  |
| PROJECT ENGINEER:         | Carlos Moran, (909) 350-7629<br><a href="mailto:cmoran@fontana.org">cmoran@fontana.org</a>  |
| GENERAL PLAN/ZONING AREA: | I-G/M-2   |
- 
- 5. FILE: MCN#22-058; ASP#22-015**
- |                 |   |
|-----------------|---|
| APPLICANT:      | Herdman Architecture & Design   |
| CONTACT PERSON: | Noemi Paez  |
| PROJECT:        | Request for site and architectural review of the installation and modification of accessory structures to an existing industrial commerce center. The proposal includes the installation of a prefabricated |

LOCATION:	guard shack and two (2) gate arms, and the modification of the existing trash enclosure.
ENV. DETER.:	10840 Cherry Ave.
A.P.N.:	Exempt
RELATED FILE:	0236-111-38
PROJECT PLANNER:	N/A
	Nicole Campbell, (909) 350-7626
	<a href="mailto:ncampbell@fontana.org">ncampbell@fontana.org</a>
PROJECT ENGINEER:	Chris Sorensen, (909) 350-7696
	<a href="mailto:csorensen@fontana.org">csorensen@fontana.org</a>
GENERAL PLAN/ZONING AREA:	I-L/SWIP Slover West Industrial District

<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.**

<b>6. FILE:</b>	<b>PAM#22-141</b>
APPLICANT:	Red Oak Investments
CONTACT PERSON:	Andrew Nelson
PROJECT:	Proposal to construct 99 multi-family units consisting of three-story buildings.
	Baseline Ave., west of Sierra Ave.
LOCATION:	TBD
ENV. DETER.:	0241-051-13, -14, & -42
A.P.N.:	N/A
RELATED FILE:	N/A
PROJECT PLANNER:	Cecily Session-Goins, (909) 350-6723
	<a href="mailto:csgoins@fontana.org">csgoins@fontana.org</a>
PROJECT ENGINEER:	Esmeralda Gomez, (909) 350-6552
	<a href="mailto:ejgomez@fontana.org">ejgomez@fontana.org</a>
GENERAL PLAN/ZONING AREA:	R-MFMHH and C-G – R-4 and C-2

**D. NEW PROJECTS:**

**APPROXIMATE START TIME: 9:15 a.m.**

<b>7. FILE:</b>	<b>MCN#22-088; DRP#22-045</b>
APPLICANT:	Stephen King
CONTACT PERSON:	Same as applicant
PROJECT:	Request for site and architectural review of a 262-unit multi-family complex with various amenities on approximately nine (9) acres.
	NWC of Duncan Canyon Road and Citrus Ave.
LOCATION:	

ENV. DETER.: Notice of Determination  
A.P.N.: 0190-241-02  
RELATED FILE: MCN#20-099R1  
PROJECT PLANNER: Alexia De La Torre, (909) 350-6568  
[adelatorre@fontana.org](mailto:adelatorre@fontana.org)  
PROJECT ENGINEER: Henry Pham, (909) 350-7607  
[hpham@fontana.org](mailto:hpham@fontana.org)  
GENERAL PLAN/ZONING AREA: R-MF/Ventana at Duncan Canyon S.P.

**8. FILE: MCN#22-090; ASP#22-023**  
APPLICANT: Chase Partners, LTD.  
CONTACT PERSON: Carter Redish  
PROJECT: Site and architectural review for a proposed 23,710 square foot industrial commerce center on an approximately 1.28-acre site.  
LOCATION: 14523 Miller Ave.  
ENV. DETER.: TBD  
A.P.N.: 1100-391-14  
RELATED FILE: PAM#22-058  
PROJECT PLANNER: George Velarde, (909) 350-6569  
[gvelarde@fontana.org](mailto:gvelarde@fontana.org)  
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552  
[eigomez@fontana.org](mailto:eigomez@fontana.org)  
GENERAL PLAN/ZONING AREA: I-L/West End Specific Plan

**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: August 2, 2022**

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

**CITY COUNCIL AUGUST 9, 2022** **PLANNER** **PLACEMENT**

*Meeting has been Cancelled (Cancelled at the City Council Meeting of December 14, 2021).*

**CITY COUNCIL AUGUST 23, 2022** **PLANNER** **PLACEMENT**

*Meeting has been Cancelled (Cancelled at the City Council Meeting of December 14, 2021).*

**CITY COUNCIL SEPTEMBER 13, 2022** **PLANNER** **PLACEMENT**

1. **2<sup>nd</sup> Reading – Adoption of Ordinance No. \_\_\_\_\_**  
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      Consent Calendar
2. **2<sup>nd</sup> Reading – Adoption of Ordinance No. \_\_\_\_\_**  
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      Consent Calendar
3. **2<sup>nd</sup> Reading – Adoption of Ordinance No. \_\_\_\_\_**  
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      Consent Calendar
4. **2<sup>nd</sup> Reading – Adoption of Ordinance No. \_\_\_\_\_**  
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      Consent Calendar

**MEMORANDUM**

**TO: Patty Nevins, Director of Planning**  
**FROM: Maria Torres, Administrative Secretary**  
**RE: Agenda for Upcoming Planning Commission Items**  
**DATE: August 2, 2022**

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

**PLANNING COMMISSION AUGUST 2, 2022** **PLANNER** **PLACEMENT**

*Meeting has been Cancelled.*

**PLANNING COMMISSION AUGUST 16, 2022** **PLANNER** **PLACEMENT**

- |  |                      |                |
|--|----------------------|----------------|
| 1. MCN#21-029R1; DRP#21-009R1<br>Serena Village North - Revisions<br>13995 Foothill Blvd.  | Salvador Quintanilla | Public Hearing |
| 2. MCN#21-093; DRP#21-036; TTM#20397 (21-004)<br>Serena East Multi-Family Development<br>8186 Banana Ave.  | Salvador Quintanilla | Public Hearing |
| 3. MCN#19-087; CUP#22-025; CUP#19-030;<br>ASP#19-056; TPM#19-013<br>Courtyard at Cherry Drive-thru Restaurants<br>NWC of Cherry Ave. and Foothill Blvd.            | Rina Leung           | Public Hearing |
| 4. MCN#21-072; DRP#21-027; TPM#19156 (21-015)<br>West Valley Logistics Center Parcels Subdivision<br>West of Locust Ave. and Armstrong Ave. at 7 <sup>th</sup> St. | Rina Leung           | Public Hearing |

**PLANNING COMMISSION SEPTEMBER 6, 2022** **PLANNER** **PLACEMENT**

- |   |                                |                |
|---|--------------------------------|----------------|
| 1. MCN#22-036; DPR#22-019; TTM#22-003<br>Arboretum Gardens Planning Areas G8, G9 & G10<br>249 Single-Family Dwellings<br>16680 Yarrow Ln. | Cecily Session-Goins           | Public Hearing |
| 2. MCN#21-017; TTM#21-001;<br>DRP#21-005; VAR#21-002<br>9 Single-Family Lots, each with an ADU<br>9320 Oleander Ave.                      | Rina Leung/<br>Nicole Campbell | Public Hearing |

**PLANNING COMMISSION SEPTEMBER 20, 2022**

**PLANNER**

**PLACEMENT**

1. MCN#22-034; CUP#22-011  
Sierra Avenue Smoke Shop  
10650 Sierra Ave.

George Velarde

Public Hearing