

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD (DAB) MEETING
August 11, 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:

8:50 a.m.

- 1. FILE:** **PAM#22-146**
APPLICANT: Green Convergence
CONTACT PERSON: April Blanco
PROJECT: Request for site and architectural review for the installation of a photovoltaic system on the roof of the building and a 26'-6" x 251'-11" solar carport structure.

LOCATION: 7980 Redwood Ave.
ENV. DETER.: TBD
A.P.N.: 1110-141-08
RELATED FILE: N/A
PROJECT PLANNER: Sergio Heredia-Melchor, (909) 350-6694
sheredia@fontana.org
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659
kmonroy@fontana.org
GENERAL PLAN/ZONING AREA: Light Industrial (I-L)/West End Specific Plan – Rail Served Industrial (BP3) Zoning District.
- 2. FILE:** **PAM#22-143**
APPLICANT: Milan Capital Management
CONTACT PERSON: Diane Sciolo
PROJECT: Request to convert an existing retail space at the Palm Court Shopping Center to a Petco, including expanding the existing building, updating the façade, and modifying the landscape and parking.

LOCATION: 17052 Slover Ave.
ENV. DETER.: TBD
A.P.N.: 0254-221-47
RELATED FILE: N/A
PROJECT PLANNER: Nicole Campbell, (909) 350-7626
ncampbell@fontana.org
PROJECT ENGINEER: Henry Pham, (909) 350-7607

GENERAL PLAN/ZONING AREA: hpham@fontana.org
C-G/Empire Center Specific Plan

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.

- 3. FILE: PAM#22-144**
APPLICANT: Ben Shick
CONTACT PERSON: Same as applicant
PROJECT: Request to construct a new sanitary sewer pump station.
LOCATION: 18440 11th Street (west of the intersection of Linden Ave. and 11th St.)
ENV. DETER.: TBD
A.P.N.: 0256-141-39
RELATED FILE: MCN#21-072
PROJECT PLANNER: George Velarde, (909) 350-6569
gvelarde@fontana.org
PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
GENERAL PLAN/ZONING AREA: P-PF/West Valley Logistics Specific Plan
- 4. FILE: PAM#22-063**
APPLICANT: Permit Advisors
CONTACT PERSON: Donovan Colon
PROJECT: Request for preliminary site review for an existing asphalt manufacturing company with an office of approximately 2,250 square feet, an industrial commerce building of approximately 10,000 square feet, and 98 above ground storage tanks of various sizes over one (1) parcel of approximately 3.5 adjusted gross acres. Proposal also includes to remove and replace three (3) of the existing 1,100 BBL (barrels) asphalt emulsion tanks and constructing one (1) 6,000 asphalt emulsion storage tank (approximately 1,086,672 gallons).
LOCATION: 14929 Slover Ave.
ENV. DETER.: TBD

A.P.N.:	0237-061-01
RELATED FILE:	ASP#97-012; ASP#03-006; ASP#06-009
PROJECT PLANNER:	Jon Dille, (909) 350-6681 jdille@fontana.org
PROJECT ENGINEER:	Travis Almgren, (909) 428-8814 talmgren@fontana.org
GENERAL PLAN/ZONING AREA:	I-G/SWIP/SCD

D. NEW PROJECTS:

APPROXIMATE START TIME:

9:10 a.m.

- | | |
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| <p>5. FILE:
 APPLICANT:
 CONTACT PERSON:
 PROJECT:</p> <p>LOCATION:
 ENV. DETER.:</p> <p>A.P.N.:
 RELATED FILE:
 PROJECT PLANNER:</p> <p>PROJECT ENGINEER:</p> <p>GENERAL PLAN/ZONING AREA:</p> | <p>MCN#22-092; ASP#22-025
 Chase Partners, LTD.
 Same as applicant
 Request for site and architectural review for a proposed 40,800 square foot industrial commerce center on an approximately 2.30-acre site.
 11040 Cherry Ave.
 TBD
 0236-181-21
 PAM#22-071
 Mai Thao, (909) 350-6650
 mthao@fontana.org
 Keith Tolliver, (909) 428-8885
 ktolliver@fontana.org
 I-L/SWIP JND</p> |
| <p>6. FILE:
 APPLICANT:
 CONTACT PERSON:
 PROJECT:</p> <p>LOCATION:
 ENV. DETER.:</p> <p>A.P.N.:
 RELATED FILE:
 PROJECT PLANNER:</p> <p>PROJECT ENGINEER:</p> <p>GENERAL PLAN/ZONING AREA:</p> | <p>MCN#22-075; DRP#22-036;
 TPM#22-014; ENV#22-012
 Dedeaux Properties
 Benjamin Horning
 Proposal to construct a 165,400 square foot industrial commerce center building on a 7.36-acre vacant site.
 SWC of Slover Ave. and Cherry Ave.
 Addendum to SWIP EIR
 0236-101-23
 PAM#21-151
 Candida Neal, (909) 350-6718
 cneal@fontana.org
 Chris Sorensen, (909) 350-7696
 csorensen@fontana.org
 Southwest Industrial Specific Plan – Slover West Industrial District</p> |
| <p>7. FILE:</p> | <p>MCN#22-084; DRP#22-004;
 GPA#22-009; SPA#22-004;</p> |

APPLICANT:	TPM#20565 (22-018); TTM#20568
CONTACT PERSON:	(22-007); ENV#22-011
PROJECT:	NH Southridge LLC Ian Harvey, Manager Development of a hillside residential community on a 37.86-acre site including 255 detached, 2-story cluster homes ranging in size from 1,710 square feet to 2,307 square feet.
LOCATION:	SEC of Live Oak Ave. and Village Dr.
ENV. DETER.:	Addendum to the Southridge Village EIR
A.P.N.:	0237-411-13, & -14
RELATED FILE:	PAM#21-081
PROJECT PLANNER:	Candida Neal, (909) 350-6718 cneal@fontana.org
PROJECT ENGINEER:	Keith Tolliver, (909) 428-8885 ktolliver@fontana.org
GENERAL PLAN/ZONING AREA:	Southridge Village Specific Plan – PR Recreational Facilities and OS (Open Space)

E. RESUBMITTALS:

No items listed under this section.

F. ENVIRONMENTAL REVIEW

G. WALK ON ITEMS

H. DISCUSSION ITEMS

I. PREVIOUS DIRECTOR'S ACTION

Approved on August 4, 2022

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 gvelarde@fontana.org
PROJECT ENGINEER:	Carlos Moran, (909) 350-7629 cmoran@fontana.org
GENERAL PLAN/ZONING AREA:	I-G/M-2
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 guard shack and two (2) gate arms, and the modification of the existing trash enclosure.
LOCATION:	10840 Cherry Ave.
ENV. DETER.:	Exempt
A.P.N.:	0236-111-38
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 District

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 9, 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. **2nd Reading – Adoption of Ordinance No. 1897 & 1900**
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
2. **2nd Reading – Adoption of Ordinance No. 1901**
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
3. **2nd Reading – Adoption of Ordinance No. 1902**
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. **2nd Reading – Adoption of Ordinance No. 1903**
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 9, 2022

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

<u>PLANNING COMMISSION AUGUST 16, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#21-029R1; DRP#21-009R1 Serena Village North - Revisions 13995 Foothill Blvd.	Salvador Quintanilla	Public Hearing
2. MCN#21-093; DRP#21-036; TTM#20397 (21-004) Serena East Multi-Family Development 8186 Banana Ave.	Salvador Quintanilla	Public Hearing
3. MCN#19-087; CUP#22-025; CUP#19-030; ASP#19-056; TPM#19-013 Courtyard at Cherry Drive-thru Restaurants NWC of Cherry Ave. and Foothill Blvd.	Rina Leung	Public Hearing
4. MCN#21-072; DRP#21-027; TPM#19156 (21-015) West Valley Logistics Center Parcels Subdivision West of Locust Ave. and Armstrong Ave. at 7 th St.	Rina Leung	Public Hearing

<u>PLANNING COMMISSION SEPTEMBER 6, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#22-036; DPR#22-019; TTM#22-003 Arboretum Gardens Planning Areas G8, G9 & G10 249 Single-Family Dwellings 16680 Yarrow Ln.	Cecily Session-Goins	Public Hearing
2. MCN#21-017; TTM#21-001; DRP#21-005; VAR#21-002 9 Single-Family Lots, each with an ADU 9320 Oleander Ave.	Rina Leung/ Nicole Campbell	Public Hearing

<u>PLANNING COMMISSION SEPTEMBER 20, 2022</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#22-034; CUP#22-011 Sierra Avenue Smoke Shop 10650 Sierra Ave.	George Velarde	Public Hearing

CONTINUED

PLANNING COMMISSION SEPTEMBER 20, 2022

PLANNER

PLACEMENT

- 2. MCN#21-127; TTM#20431 (21-011); DRP#21-021
82-Unit Condominium Complex
8194 Cherry Ave.

Jon Dille

Public Hearing