

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD (DAB) MEETING
November 3, 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:

8:35 a.m.

- 1. FILE:** **PAM#22-185**
APPLICANT: Tangent Inc. C/O AT&T Mobility
CONTACT PERSON: Dawn Chapman
PROJECT: Request for site and architectural review for modifications to an existing wireless communications facility including removing one (1) microwave antenna, four (4) ODUs, two (2) fiber lines, and two (2) coax lines, and installing one (1) microwave antenna, two (2) ODUs, two (2) fiber lines, two (2) LMR lines, one (1) ring mount, and one (1) extension arm.

LOCATION: 6101 Cherry Ave.
ENV. DETER.: TBD
A.P.N.: 1108-011-09
RELATED FILE: N/A
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: Regional Mixed Use (RMU)/Westgate Specific Plan – Planning Area 14 Mixed Use – 1

- 2. FILE:** **PAM#22-187**
APPLICANT: Brenden Lau
CONTACT PERSON: Same as applicant
PROJECT: Verizon Wireless is proposing to remove six (6) antennas and replace with three (3) new antennas and modifying equipment area on an existing SCE tower.

LOCATION: South of Jurupa Ave. and west of Citrus Ave.
ENV. DETER.: TBD

A.P.N.: 0193-401-17
RELATED FILE: N/A
PROJECT PLANNER: Adelaida Bostan (909) 350-7608
abostan@fontana.org
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659
kmonroy@fontana.org
GENERAL PLAN/ZONING AREA: P-UC

3. FILE: PAM#22-189
APPLICANT: Richard Hofman
CONTACT PERSON: Same as applicant
PROJECT: Verizon Wireless is proposing to remove six (6) antennas and replacing with six (6) antennas and modifying equipment area on an existing stadium light monopole.
LOCATION: 7881 Juniper Ave.
ENV. DETER.: TBD
A.P.N.: 0190-101-05
RELATED FILE: N/A
PROJECT PLANNER: Adelaida Bostan (909) 350-7608
abostan@fontana.org
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659
kmonroy@fontana.org
GENERAL PLAN/ZONING AREA: P-R

4. FILE: MCN#22-138; ASP#22-051
APPLICANT: Dish Wireless
CONTACT PERSON: Elston Jones
PROJECT: Request for Dish Wireless to collocate within an existing wireless telecommunications tower. There is no proposed expansion for the enclosure or any modification to the existing height of the tower.
LOCATION: 14560 Washington Dr.
ENV. DETER.: Exempt
A.P.N.: 0234-231-03
RELATED FILE: PAM#22-002
PROJECT PLANNER: Mai Thao (909) 350-6650
mthao@fontana.org
PROJECT ENGINEER: Carlos Moran, (909) 350-7629
cmoran@fontana.org
GENERAL PLAN/ZONING AREA: I-L/M-1

5. FILE: PAM#22-190
APPLICANT: Selena Senior Home LLC
CONTACT PERSON: Shaden Lafi Hussein
PROJECT: Request to operate an assisted living facility from an existing single-family home.

LOCATION:	9173 Eugenia Ave.
ENV. DETER.:	Exempt
A.P.N.:	0235-301-21
RELATED FILE:	N/A
PROJECT PLANNER:	George Velarde (909) 350-6569 gvelarde@fontana.org
PROJECT ENGINEER:	Esmeralda Gomez, (909) 350-6552 ejgomez@fontana.org
GENERAL PLAN/ZONING AREA:	R-SF/R-1

B. DIRECTOR'S ACTION:

No items listed under this section.

C. DIRECTOR'S ACTION for November 17, 2022:

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

D. PRE-APPLICATION MEETINGS (PAMS):

START TIME: 9:00 a.m.

<p>6. FILE: APPLICANT: CONTACT PERSON: PROJECT:</p>	<p>PAM#22-188 TimeOut LLC Kyle Borba Request for site and architectural review for a 9,000 square foot retail center with six (6) suites on a 45,338 square foot site with associated improvements.</p>
<p>LOCATION: ENV. DETER.:</p>	<p>NWC of Valley Blvd. and Cherry Ave. TBD</p>
<p>A.P.N.:</p>	<p>0234-071-37</p>
<p>RELATED FILE:</p>	<p>N/A</p>
<p>PROJECT PLANNER:</p>	<p>Sergio Heredia-Melchor, (909) 350-6694 sheredia@fontana.org</p>
<p>PROJECT ENGINEER:</p>	<p>Travis Almgren, (909) 428-8814 talmgren@fontana.org</p>
<p>GENERAL PLAN/ZONING AREA:</p>	<p>Light Industrial (I-L)/Southwest Industrial Park Specific Plan – Speedway Industrial District</p>

E. NEW PROJECTS:

APPROXIMATE START TIME: 9:05 a.m.

<p>7. FILE: APPLICANT: CONTACT PERSON:</p>	<p>MCN#22-133; DRP#22-060 Andresen Architecture Ashlee McCullough</p>
---	--

PROJECT: Request for site and architectural review for 18 single-family dwellings on 18 previously approved lots. Two (2) of these lots will each include one (1) accessory dwelling unit (ADU).
LOCATION: 15549 Miller Ave.
ENV. DETER.: Exempt
A.P.N.: 1110-111-11
RELATED FILE: MCN#19-132; DRP#19-042
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-SF/R-1

8. FILE: MCN#22-132; ASP#22-047
APPLICANT: Therese Garcia c/o Julie Anderson
CONTACT PERSON: Same as applicants
PROJECT: Request to expand the Costco fuel facility including an 8,344 square foot canopy expansion, eight (8) new additional fuel dispensers, a new controller enclosure as well as associated site improvements.
LOCATION: 16505 Sierra Lakes Pkwy.
ENV. DETER.: Exempt
A.P.N.: 1119-191-09
RELATED FILE: PAM#22-102; ENV#22-047
PROJECT PLANNER: Alexia De La Torre (909) 350-6568
adelatorre@fontana.org
PROJECT ENGINEER: Henry Pham, (909) 350-7607
hpham@fontana.org
GENERAL PLAN/ZONING AREA: C-G/Sierra Lakes Specific Plan

9. FILE: MCN#22-136; DRP#22-063
APPLICANT: Andresen Architecture
CONTACT PERSON: Crystal Cardona
PROJECT: Site and architectural review for a proposed 18-unit multi-family development on an approximately 0.88-acre lot.
LOCATION: 9172 Pepper St.
ENV. DETER.: Exempt
A.P.N.: 0193-101-07
RELATED FILE: PAM#22-017
PROJECT PLANNER: George Velarde (909) 350-6569
gvelarde@fontana.org
PROJECT ENGINEER: Travis Almgren, (909) 428-8814
talmgren@fontana.org
GENERAL PLAN/ZONING AREA: WMXU – 1/FBC (Multi-Family District)

- 10. FILE: MCN#22-137; ASP#22-050**
 APPLICANT: City of Fontana
 CONTACT PERSON: Jeffrey Kim
 PROJECT: Site and architectural review for a new 4,193 square foot single-story training facility with a 5,721 square foot, six-story training tower including site improvements (Phase 1) and a 14,404 square foot, two-story fire station including site improvements (Phase 2).
- LOCATION: NEC of Cherry Ave. and South Highland Ave.
 ENV. DETER.: TBD
 A.P.N.: 0228-021-46
 RELATED FILE: PAM#22-186; ENV#22-054
 PROJECT PLANNER: Irene Romero (909) 350-6658
iromero@fontana.org
 PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
 GENERAL PLAN/ZONING AREA: RMU/Westgate Specific Plan
- 11. FILE: MCN#16-061R1; TTM#20078 (16-015R1)**
 APPLICANT: Highland R&S Plaza, LLC
 CONTACT PERSON: Charles Ussef
 PROJECT: Tentative Tract Map No. 20078 (16-015R1) is a request to subdivide one (1) parcel of land, approximately 9.5 gross acres, into 20 lots for the development of single-family homes, 4.9 adjusted acres, including a remainder portion of approximately 4.6 acres and five (5) letter lots (Lot "A", Lot "B", Lot "C", Lot "D", and Lot "E"). The single family lots range in size from approximately 7,844 square feet to approximately 15,107 square feet. The project will include a fuel modification area north of the subdivision.
- LOCATION: Moncton Way, Phase 4 of Hunter's Ridge Specific Plan
 ENV. DETER.: IS/MND
 A.P.N.: 0226-421-06
 RELATED FILE: MCN#16-061; TTM#17199
 PROJECT PLANNER: Jon Dille (909) 350-6681
jdille@fontana.org
 PROJECT ENGINEER: Keith Tolliver, (909) 428-8885
ktolliver@fontana.org
 GENERAL PLAN/ZONING AREA: R-PC and P-UC

F. RESUBMITTALS:

No items listed under this section.

G. ENVIRONMENTAL REVIEW

H. WALK ON ITEMS

I. DISCUSSION ITEMS

J. PREVIOUS DIRECTOR'S ACTION

K. 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: October 31, 2022

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

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

Meeting Cancelled (Cancelled on October 26, 2022)

SPECIAL CITY COUNCIL MEETING
NOVEMBER 9, 2022 **PLANNER** **PLACEMENT**

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

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

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

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

1. 2nd Reading – **Adoption of Ordinance No.** _____
MCN#22-068; GPA#22-006; ZC#22-008
Redesignation of 1 parcel from General Commercial (C-2)
to Multi-Family/High Residential (R-4) and
Redesignation of 3 parcels from Multi-Family Medium/
High Residential (R-4) to General Commercial (C-2)
APN: 0241-051-13, and 0241-051-02, -16, & -32 Cecily Session-Goins Consent Calendar

2. 2nd Reading – **Adoption of Ordinance No.** _____
MCN#21-120; GPA#21-008; ZCA#21-010;
DRP#21-043; TTM#20521 (21-007)
Redesignation of 1 parcel from General Commercial (C-2)
to Multi-Family Residential (R-3) for a
68-Unit Condominium Project
located at 6697 Citrus Ave. Alejandro Rico Consent Calendar

MEMORANDUM

TO: Patty Nevins, Director of Planning
FROM: Maria Torres, Administrative Secretary
RE: Agenda for Upcoming Planning Commission Items
DATE: October 31, 2022

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

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

- | | | |
|--|----------------------|----------------|
| 1. MCN#22-094; CUP#22-026
Northgate Market Type 21 and Type 86 ABC License
9630 Sierra Ave. | Alexia De La Torre | Public Hearing |
| 2. MCN#20-094; DRP#20-034
106 Multi-Family Residential Units (Affordable Housing)
Sierra Ave. and north of Jurupa Ave. | Salvador Quintanilla | Public Hearing |

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

- | | | |
|---|----------------|----------------|
| 1. MCN#22-014; TPM# 20654 (22-007); DRP#22-008
Industrial Commerce Center of approx. 60,900 square feet
10622 Tamarind Ave. | Alejandro Rico | Public Hearing |
|---|----------------|----------------|

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

- | | | |
|---|--------------|----------------|
| 1. MCN#22-025; DRP#22-017; TPM#22-003
Industrial Building of approx. 87,590 square feet
11010 Banana Ave. | Candida Neal | Public Hearing |
|---|--------------|----------------|

PLANNING COMMISSION DECEMBER 20, 2022 **PLANNER** **PLACEMENT**

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