

**CITY OF FONTANA**  
**DEVELOPMENT ADVISORY BOARD (DAB) MEETING**  
**January 20, 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:**

**START TIME:**

**9:00 a.m.**

- |                           |   |
|---------------------------|---|
| <b>1. FILE:</b>           | <b>MCN#21-077; ASP#21-040</b>   |
| 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<br><a href="mailto:gvelarde@fontana.org">gvelarde@fontana.org</a>  |
| PROJECT ENGINEER:         | Esmeralda Gomez, (909) 350-6552<br><a href="mailto:ejgomez@fontana.org">ejgomez@fontana.org</a>   |
| GENERAL PLAN/ZONING AREA: | I-L/SWIP – SCD  |

**DIRECTOR'S ACTION for February 3, 2022:**

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

**C. PRE-APPLICATION MEETINGS (PAMS):**

**APPROXIMATE START TIME:**

**9:05 a.m.**

- |                 |                   |
|-----------------|-------------------|
| <b>2. FILE:</b> | <b>PAM#21-179</b> |
| APPLICANT:      | Gary Koontz       |

CONTACT PERSON: Same as applicant  
 PROJECT: Proposal to upgrade an existing compressed natural gas slow fill system with twelve (12) single fill posts, nine (9) dual fill posts and a third 300 HP compressor.  
 LOCATION: 9890 Cherry Ave.  
 ENV. DETER.: TBD  
 A.P.N.: 0234-071-40  
 RELATED FILE: N/A  
 PROJECT PLANNER: Mai Thao, (909) 350-6650  
[mthao@fontana.org](mailto:mthao@fontana.org)  
 PROJECT ENGINEER: Christopher Sorensen, (909) 350-7696  
[csorensen@fontana.org](mailto:csorensen@fontana.org)  
 GENERAL PLAN/ZONING AREA: I-L/SWIP within SID

**3. FILE: PAM#22-001**  
 APPLICANT: Eddy Mai  
 CONTACT PERSON: Same as applicant  
 PROJECT: Request to build a three (3) story mixed used building with two (2) commercial lease spaces at the first level and eight (8) multi-family units for the 2<sup>nd</sup> and 3<sup>rd</sup> floors. South of Spring St., and west of Sierra Ave.  
 LOCATION: South of Spring St., and west of Sierra Ave.  
 ENV. DETER.: TBD  
 A.P.N.: 0191-163-21  
 RELATED FILE: N/A  
 PROJECT PLANNER: Alexia De La Torre, (909) 350-6568  
[adelatorre@fontana.org](mailto:adelatorre@fontana.org)  
 PROJECT ENGINEER: Christopher Sorensen, (909) 350-7696  
[csorensen@fontana.org](mailto:csorensen@fontana.org)  
 GENERAL PLAN/ZONING AREA: Retail District of FBC/WMXU – 1

**D. NEW PROJECTS:**

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

**4. FILE: MCN#22-003; CUP#22-001**  
 APPLICANT: Javier Gomez  
 CONTACT PERSON: Same as applicant  
 PROJECT: Request for a Type 41 ABC License (On-Sale Beer and Wine) at a casual restaurant, Epic Wings, specializing in fast-food items.  
 LOCATION: 9610 Sierra Ave.  
 ENV. DETER.: Exempt  
 A.P.N.: 0193-251-42  
 RELATED FILE: PAM#21-169

PROJECT PLANNER: George Velarde, (909) 350-6569  
[gvelarde@fontana.org](mailto:gvelarde@fontana.org)  
PROJECT ENGINEER: Carlos Moran, (909) 350-7629  
[cmoran@fontana.org](mailto:cmoran@fontana.org)  
GENERAL PLAN/ZONING AREA: WMXU – 1/Form Based Code (FBC)  
Sierra Gateway subdistrict

**5. FILE: MCN#21-128; TTM#21-027;  
CUP#21-021; CUP#21-025;  
ASP#21-057**  
APPLICANT: GV Trucking  
CONTACT PERSON: Bethanie Gougeon  
PROJECT: Proposal for a truck repair and sales  
facility on a 2.4-acre site.  
LOCATION: 14592 Boyle Ave.  
ENV. DETER.: TBD  
A.P.N.: 0236-051-29  
RELATED FILE: PAM#21-021  
PROJECT PLANNER: Alejandro Rico, (909) 350-6558  
[arico@fontana.org](mailto:arico@fontana.org)  
PROJECT ENGINEER: Henry Pham, (909) 350-7607  
[hpham@fontana.org](mailto:hpham@fontana.org)  
GENERAL PLAN/ZONING AREA: I-L/SWIP

**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:** January 18, 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 <sup>nd</sup> Reading – <b>Adoption of Ordinance No. 1876</b> 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**

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

**MEMORANDUM**

**TO: Patty Nevins, Director of Planning**  
**FROM: Maria Torres, Administrative Secretary**  
**RE: Future Planning Commission Agenda Items**  
**DATE: January 18, 2022**

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

<b><u>PLANNING COMMISSION JANUARY 18, 2022</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#21-050; ZCA#21-004; GPA#21-002 6 <sup>th</sup> Cycle Housing Element Update 2021-2029	DiTanyon Johnson	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

<b><u>PLANNING COMMISSION FEBRUARY 1, 2022</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
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

<b><u>PLANNING COMMISSION FEBRUARY 15, 2022</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN#20-082; SPA#21-003 SWIP Specific Plan Amendment Clean Up SWIP Planning Area	Rina Leung	Public Hearing

<b><u>PLANNING COMMISSION MARCH 1, 2022</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
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