

CITY OF FONTANA
DEVELOPMENT ADVISORY BOARD (DAB) MEETING
August 18, 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:

8:55 a.m.

- | | |
|---------------------------|---|
| 1. FILE: | MCN#22-093; TPM#20530 (22-021) |
| APPLICANT: | Lewis Management Group |
| CONTACT PERSON: | Ben Cendejas |
| PROJECT: | Proposal to modify an existing parcel to make changes to an Emergency Vehicle driveway in order to allow the water district to use the road for access to a future well site. |
| LOCATION: | 5253 Lytle Creek Rd. |
| ENV. DETER.: | TBD |
| A.P.N.: | 1107-521-71 |
| RELATED FILE: | PAM#22-024 |
| PROJECT PLANNER: | Alejandro Rico, (909) 350-6558
arico@fontana.org |
| PROJECT ENGINEER: | Ricardo Garay, (909) 350-7619
rgaray@fontana.org |
| GENERAL PLAN/ZONING AREA: | P-UC/P-UC |

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.

- | | |
|-----------------|--|
| 2. FILE: | PAM#22-151 |
| APPLICANT: | Prologis, L.P. |
| CONTACT PERSON: | Same as applicant |
| PROJECT: | Review of a proposed 760,295 square foot |

LOCATION: industrial commerce center facility along
with 114 dock doors and associated
improvements on a site comprised of 40
acres.
11115 Hemlock Ave.
ENV. DETER.: TBD
A.P.N.: 0237-131-25, -26, & -27
RELATED FILE: N/A
PROJECT PLANNER: Rina Leung, (909) 350-6566
rleung@fontana.org
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552
ejgomez@fontana.org
GENERAL PLAN/ZONING AREA: General Industrial (I-G)/Southwest
Industrial Park Specific Plan – Slover
Central Manufacturing District.

- 3. FILE: PAM#22-148**
APPLICANT: Jerralad Huang
CONTACT PERSON: Same as applicant
PROJECT: Request for preliminary site review for a
new 111-unit apartment complex over four
(4) parcels totaling approximately 2.7
adjusted gross acres. The project is
proposed within six (6) three-story
buildings that include 53 one-bedroom and
58 two-bedroom units.
LOCATION: 9388, 9378, and 9406 Acacia Ave.
ENV. DETER.: Exempt
A.P.N.: 0194-091-22, -23, -24, and 0194-101-16
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/Form Based Code/
Transitional

D. NEW PROJECTS:

- APPROXIMATE START TIME: 9:10 a.m.**
- 4. FILE: MCN#22-095; DRP#22-047**
APPLICANT: Donn Stout
CONTACT PERSON: Same as applicant
PROJECT: Request for site and architectural review of
a 17,600 square foot dock addition for an
existing freight facility, ABF Freight, over
three (3) parcels totaling approximately
23.7 adjusted gross acres. Scope of work

LOCATION:	will include the conversion of the existing storage area to employee parking, repair asphalt and restripe parking spaces.
ENV. DETER.:	10744 Almond Ave.
A.P.N.:	TBD
RELATED FILE:	0236-091-32, -33, & -37
PROJECT PLANNER:	PAM#21-090
	Mai Thao, (909) 350-6650
PROJECT ENGINEER:	mthao@fontana.org
	Keith Tolliver, (909) 428-8885
	ktolliver@fontana.org
GENERAL PLAN/ZONING AREA:	I-L/SWIP/SWD

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 16, 2022

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

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

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