

**CITY OF FONTANA**  
**DEVELOPMENT ADVISORY BOARD (DAB) MEETING**  
**October 6, 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:**

**8:40 a.m.**

- 1. FILE:** **PAM#22-172**  
**APPLICANT:** Coastal Business Group C/O  
AT&T Mobility  
**CONTACT PERSON:** Brett Smirl  
**PROJECT:** Request for site and architectural review for the collocation of a wireless telecommunications facility to an existing monopine consisting of extending the height of the monopine from 59'-10" to 80', installing 15 antennas, 36 RRUs, six (6) surge suppressors, one (1) GPS antenna, and ancillary equipment within the existing enclosure including four (4) cabinets, and one (1) generator with a fuel tank.

**LOCATION:** 13475 Baseline Ave.  
**ENV. DETER.:** TBD  
**A.P.N.:** 1100-771-10  
**RELATED FILE:** N/A  
**PROJECT PLANNER:** Sergio Heredia-Melchor (909) 350-6694  
[sheredia@fontana.org](mailto:sheredia@fontana.org)  
**PROJECT ENGINEER:** Carlos Moran, (909) 350-7629  
[cmoran@fontana.org](mailto:cmoran@fontana.org)  
**GENERAL PLAN/ZONING AREA:** Community Commercial (C-C)/West End Specific Plan – Office/Institutional and Commercial District
- 2. FILE:** **PAM#22-175**  
**APPLICANT:** AT&T Mobility  
**CONTACT PERSON:** Tom Williams  
**PROJECT:** Request for site and architectural review for a modification of an existing facility to include the installation of two (2) antennas and supporting equipment.

**LOCATION:** 15268 Summit Ave.

ENV. DETER.: Exempt  
A.P.N.: 1107-261-45  
RELATED FILE: N/A  
PROJECT PLANNER: Nicole Campbell, (909) 350-7626  
[ncampbell@fontana.org](mailto:ncampbell@fontana.org)  
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659  
[kmonroy@fontana.org](mailto:kmonroy@fontana.org)  
GENERAL PLAN/ZONING AREA: General Commercial/Westgate Specific Plan

**3. FILE: PAM#22-170**  
APPLICANT: Dish Wireless LLC  
CONTACT PERSON: Laura Mendoza  
PROJECT: Request for site and architectural review for a collocation to an existing wireless facility to include the installation of three (3) antennas and supporting equipment.  
15352 Walnut Ave.  
LOCATION: 15352 Walnut Ave.  
ENV. DETER.: Exempt  
A.P.N.: 0228-031-09  
RELATED FILE: N/A  
PROJECT PLANNER: Nicole Campbell, (909) 350-7626  
[ncampbell@fontana.org](mailto:ncampbell@fontana.org)  
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659  
[kmonroy@fontana.org](mailto:kmonroy@fontana.org)  
GENERAL PLAN/ZONING AREA: Recreational Facilities/California Landings Specific Plan

**4. FILE: PAM#22-171**  
APPLICANT: Jagjit Singh  
CONTACT PERSON: Same as applicant  
PROJECT: Request to upgrade an existing ABC Type 20 (Off-Sale, Beer and Wine) license to an ABC Type 21 (Off-Sale, General) license for an existing Circle K convenience store. The applicant is also requesting to sell single shots as part of the request.  
16119 Foothill Blvd.  
LOCATION: 16119 Foothill Blvd.  
ENV. DETER.: Exempt  
A.P.N.: 0191-011-06  
RELATED FILE: N/A  
PROJECT PLANNER: Alexia De La Torre, (909) 350-6568  
[adelatorre@fontana.org](mailto:adelatorre@fontana.org)  
PROJECT ENGINEER: Kendi Monroy, (909) 350-6659  
[kmonroy@fontana.org](mailto:kmonroy@fontana.org)  
GENERAL PLAN/ZONING AREA: WMXU – 1/Foothill Gateway District of Form Based Code

**B. DIRECTOR'S ACTION:**

**START TIME:**

**9:00 a.m.**

- 5. **FILE:** **MCN#19-010R1; ASP#19-008R1**
- APPLICANT: Tom D. Le
- CONTACT PERSON: Same as applicant
- PROJECT: Request for an existing McDonald’s fast-food restaurant to expand the drive-thru lane from one (1) lane into two (2) lanes.
  
- LOCATION: 17400 Valley Blvd.
- ENV. DETER.: Exempt
- A.P.N.: 1100-121-48
- RELATED FILE: PAM#22-079
- PROJECT PLANNER: Mai Thao, (909) 350-6650  
[mthao@fontana.org](mailto:mthao@fontana.org)
  
- PROJECT ENGINEER: Henry Pham, (909) 350-7607  
[hpham@fontana.org](mailto:hpham@fontana.org)
  
- GENERAL PLAN/ZONING AREA: C-C/West End Specific Plan

<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.**

- 6. **FILE:** **PAM#22-169**
- APPLICANT: JAG Architecture
- CONTACT PERSON: Megan Pour
- PROJECT: Preliminary site and architectural review for a new drive-thru restaurant specializing in fast-food items located on a previously developed commercial complex (Foothill Village).
  
- LOCATION: 14755 Foothill Blvd.
- ENV. DETER.: TBD
- A.P.N.: 0230-071-09
- RELATED FILE: N/A
- PROJECT PLANNER: George Velarde, (909) 350-6569  
[gvelarde@fontana.org](mailto:gvelarde@fontana.org)
  
- PROJECT ENGINEER: Chris Sorensen, (909) 350-7696  
[csorensen@fontana.org](mailto:csorensen@fontana.org)
  
- GENERAL PLAN/ZONING AREA: WMXU – 1/Form Based Code, Route 66 Gateway
  
- 7. **FILE:** **PAM#22-130**
- APPLICANT: GW Builders
- CONTACT PERSON: Donn Stout
- PROJECT: Preliminary site and architectural review for a proposed registered vehicle storage facility on an approximate 4.5-acre lot.

LOCATION:	10783 Banana Ave.
ENV. DETER.:	TBD
A.P.N.:	0236-091-11
RELATED FILE:	N/A
PROJECT PLANNER:	George Velarde, (909) 350-6569 <a href="mailto:gvelarde@fontana.org">gvelarde@fontana.org</a>
PROJECT ENGINEER:	Travis Almgren, (909) 428-8814 <a href="mailto:talmgren@fontana.org">talmgren@fontana.org</a>
GENERAL PLAN/ZONING AREA:	I-L/SWD in SWIP

**D. NEW PROJECTS:**

**APPROXIMATE START TIME: 9:20 a.m.**

*Item #8 was continued from DAB Meeting of September 29, 2022.*

- 8. FILE: MCN#22-115; GPA#22-009; ZCA#22-009; TPM#22-029; DRP#22-054**  
 APPLICANT: MIG, Inc.  
 CONTACT PERSON: Pamela Steele  
 PROJECT: Proposal for General Plan Amendment, Zone Change, Tentative Parcel Map, and site and architectural review for the construction of 182,888 square foot industrial commerce building on 12 parcels on an approximate 7.82-acre site. 16204 Slover Ave.
- |                           |  |
|---------------------------|--|
| LOCATION:                 | 16204 Slover Ave.  |
| ENV. DETER.:              | TBD  |
| A.P.N.:                   | 0251-151-07  |
| RELATED FILE:             | ENV#22-029; PAM#21-147   |
| PROJECT PLANNER:          | Salvador Quintanilla, (909) 350-6656<br><a href="mailto:squintanilla@fontana.org">squintanilla@fontana.org</a> |
| PROJECT ENGINEER:         | Keith Tolliver, (909) 428-8885<br><a href="mailto:ktolliver@fontana.org">ktolliver@fontana.org</a>             |
| GENERAL PLAN/ZONING AREA: | Light Industrial (I-L) and Community Commercial (C-C)/Light Industrial (M-1) and Community Commercial (C-1)    |
- 9. FILE: MCN#22-120; DRP#22-055**  
 APPLICANT: Stacey Sassaman  
 CONTACT PERSON: Same as above  
 PROJECT: Request for site and architectural review and approval for the Gardens planning areas 3 and 4 of the Arboretum Specific Plan. The proposal includes a total of 174 detached, alley-loaded condominiums and a park site.
- |           |   |
|-----------|---|
| LOCATION: | East of Cypress Ave., north and south of Gardens Street |
|-----------|---|

ENV. DETER.: 15162 – Previously considered in the Arboretum EIR  
A.P.N.: 0239-131-19, & -54  
RELATED FILE: PAM#22-123  
PROJECT PLANNER: Cecily Session-Goins, (909) 350-6723  
[csgoins@fontana.org](mailto:csgoins@fontana.org)  
PROJECT ENGINEER: Esmeralda Gomez, (909) 350-6552  
[eigomez@fontana.org](mailto:eigomez@fontana.org)  
GENERAL PLAN/ZONING AREA: R-MF/R-3

**10. FILE: MCN#22-123; ASP#22-043**  
APPLICANT: Luis Sermeno  
CONTACT PERSON: Same as applicant  
PROJECT: Administrative Site Plan request for a proposed 21,452 square foot industrial commerce center building on a 1.26 gross acre parcel.  
LOCATION: 16568 Washington Dr.  
ENV. DETER.: TBD  
A.P.N.: 0251-171-21  
RELATED FILE: ENV#22-037; PAM#20-080  
PROJECT PLANNER: Irene Romero, (909) 350-6658  
[iromero@fontana.org](mailto:iromero@fontana.org)  
PROJECT ENGINEER: Henry Pham, (909) 350-7607  
[hpham@fontana.org](mailto:hpham@fontana.org)  
GENERAL PLAN/ZONING AREA: I-L/M-1

**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 September 29, 2022.*

**FILE: MCN#18-025R3; TPM#22-012**  
APPLICANT: MCO Development  
CONTACT PERSON: Daniel Ramirez  
PROJECT: Request for a tentative parcel map to re-state the existing lot lines. No subdivision or consolidation of lots is proposed.  
LOCATION: 15186 Foothill Blvd.  
ENV. DETER.: Exempt

A.P.N.:	1110-161-09
RELATED FILE:	MCN#18-025R2
PROJECT PLANNER:	Cecily Session-Goins, (909) 350-6723 <a href="mailto:csgoins@fontana.org">csgoins@fontana.org</a>
PROJECT ENGINEER:	Keith Tolliver, (909) 428-8885 <a href="mailto:ktolliver@fontana.org">ktolliver@fontana.org</a>
GENERAL PLAN/ZONING AREA:	C-G/C-2
<b>FILE:</b>	<b>MCN#20-091; ASP#22-024</b>
APPLICANT:	Diane Scioli
CONTACT PERSON:	Same as applicant
PROJECT:	Request to upgrade the façade of an existing suite within a multi-tenant building to accommodate a new Grocery Store. Project is located within the Palm Court Shopping Center.
LOCATION:	17040 Slover Ave.
ENV. DETER.:	Exempt
A.P.N.:	0234-221-09
RELATED FILE:	PAM#20-027
PROJECT PLANNER:	Alexia De La Torre, (909) 350-6568 <a href="mailto:adelatorre@fontana.org">adelatorre@fontana.org</a>
PROJECT ENGINEER:	Keith Tolliver, (909) 428-8885 <a href="mailto:ktolliver@fontana.org">ktolliver@fontana.org</a>
GENERAL PLAN/ZONING AREA:	C-G/Empire Center Specific Plan

***This item was removed from the agenda.***

<b>FILE:</b>	<b>MCN#21-115; ASP#21-056</b>
APPLICANT:	Renee Mathisen
CONTACT PERSON:	Same as applicant
PROJECT:	Proposal to collocate three (3) new additional antennas and install one (1) equipment cabinet within an existing cell site.
LOCATION:	9693 Alder Ave.
ENV. DETER.:	Exempt
A.P.N.:	0249-091-05
RELATED FILE:	PAM#21-149
PROJECT PLANNER:	Mai Thao, (909) 350-6650 <a href="mailto:mthao@fontana.org">mthao@fontana.org</a>
PROJECT ENGINEER:	Carlos Moran, (909) 350-7629 <a href="mailto:cmoran@fontana.org">cmoran@fontana.org</a>
GENERAL PLAN/ZONING AREA:	C-C/C-1

## **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: October 3, 2022**

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

**CITY COUNCIL OCTOBER 11, 2022** **PLANNER** **PLACEMENT**

1. MCN#22-110; MCA#22-007  
Zoning and Development Code Amendments to  
Chapter 2, 9, 25, 26, 30, & 33 Salvador Quintanilla Public Hearing

**CITY COUNCIL OCTOBER 25, 2022** **PLANNER** **PLACEMENT**

1. MCN#22-068; GPA#22-006; ZC#22-008  
Redesignation of 1 parcel from General Commercial  
to Multi-Family/High Residential and  
Redesignation of 3 parcels from Multi-Family Medium/  
High Residential to General Commercial  
APN:0241-051-13, and 0241-051-02, -16, & -32 Cecily Session-Goins Public Hearing

2. MCN#21-120; GPA#21-008; ZCA#21-010;  
DRP#21-043; TTM#20521 (21-007)  
68-Unit Condominium Project  
6697 Citrus Ave. Alejandro Rico Public Hearing

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

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

**MEMORANDUM**

**TO: Patty Nevins, Director of Planning**  
**FROM: Maria Torres, Administrative Secretary**  
**RE: Agenda for Upcoming Planning Commission Items**  
**DATE: October 3, 2022**

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

**PLANNING COMMISSION OCTOBER 4, 2022** **PLANNER** **PLACEMENT**

1. *Item was continued from September 20, 2022*  
MCN#22-068; GPA#22-006; ZC#22-008  
Redesignation of 1 parcel from General Commercial  
to Multi-Family/High Residential  
Redesignation of 3 parcels from Multi-Family Medium/  
High Residential to General Commercial  
APN:0241-051-13, and 0241-051-02, -16, & -32 Cecily Session-Goins Public Hearing
2. MCN#22-051; DRP#22-027  
24 Unit Apartment  
8969 Newport Ave. Jon Dille Public Hearing
3. MCN#21-079; DRP#21-028; TPM#21-016  
406 Multi-Family Complex  
NWC of Foothill Blvd. and Tokay Ave. Salvador Quintanilla Public Hearing
4. MCN#21-120; GPA#21-008; ZCA#21-010;  
DRP#21-043; TTM#20521 (21-007)  
68-Unit Condominium Project  
6697 Citrus Ave. Alejandro Rico Public Hearing

**PLANNING COMMISSION OCTOBER 18, 2022** **PLANNER** **PLACEMENT**

1. MCN#22-060; CUP#22-016  
Star Crab Restaurant Type 41 ABC License  
9870 Sierra Ave. Mai Thao Public Hearing
2. MCN#22-026; CUP#22-008; DRS#22-013  
Electronic/Digital Billboard  
8050 Sierra Ave.  
(SWC of Sierra Ave. and Paine St.) Cecily Session-Goins Public Hearing
3. MCN#22-023; CUP#22-006; DRS#22-009  
Electronic/Digital Billboard  
16115 Foothill Blvd.  
(SEC of Foothill Blvd. and Citrus Ave.) Cecily Session-Goins Public Hearing



**CONTINUED**

**PLANNING COMMISSION OCTOBER 18, 2022** **PLANNER** **PLACEMENT**

- |   |                      |                |
|---|----------------------|----------------|
| 4. MCN#22-024; CUP#22-007; DRS#22-010<br>Electronic/Digital Billboard<br>NEC of Sierra Ave. and Slover Ave. | Cecily Session-Goins | Public Hearing |
| 5. MCN#22-088; DRP#22-045<br>262 Multi-Family Units<br>Ventana at Duncan Canyon<br>Planning Area (PA) 1B    | Alexia De La Torre   | Public Hearing |

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

- |  |                      |                |
|--|----------------------|----------------|
| 1. MCN#20-094; DRP#20-034<br>106 Multi-Family Residential Units (Affordable Housing)<br>Sierra Ave. and north of Jurupa Ave. | Salvador Quintanilla | Public Hearing |
| 2. MCN#22-025; DRP#22-017; TPM#20529 (22-003)<br>87,590 square foot Industrial Commerce Center<br>11010 Banana Ave.          | Candida Neal         | Public Hearing |