Welcome to the meeting of the City of Fontana Planning Commission. A complete agenda packet is located in the binder on the table in the lobby of the Grover W. Taylor Council Chambers Fontana, CA 92335. To address the Planning Commission, please fill out a card located at the entrance to the left indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the Planning Commission Secretary. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act, the Grover W. Taylor Council Chambers Fontana, CA 92335 is wheel chair accessible and a portable microphone is available.

Traduccion en Espanol disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero 350-7602.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Planning Commission for up to five minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below - there will be no separate discussion on these items prior to the time Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion. Does any member of the public wish to address the Planning Commission regarding any item on the Consent Calendar before the vote is taken?
A. Approval of Minutes:


Approve Consent Calendar Items as recommended by staff.

PUBLIC HEARINGS:

To speak on Public Hearing Items, fill out a card at the microphone stand indicating favor or opposition and give it to the Planning Commission Clerk. Each person will be allowed five minutes to address the Planning Commission. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

(a) hearing opened (e) oral - favor
(b) written communication (f) oral - opposition
(c) council/staff comments (g) hearing closed
(d) applicant comments (applicant not limited to 5 minutes)

A. Master Case No. 20-001; Design Review Sign No. 19-073 (Comprehensive Sign Program) - Goodman Logistics Center Fontana Project.

Based on the information in this staff report, and providing the Planning Commission makes the required findings, staff recommends that the Planning Commission adopt Resolution PC No. 2020-______; and,

1. Determine that the project is categorically exempt, respectively from the California Environmental Quality Act (CEQA) pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA; and,

APPLICANT:

Ms. Pam Steele
1500 Iowa Avenue #110
Riverside, CA 92507

LOCATION:

This project is located at 11188 Citrus Avenue (APN: 0237-191-51).

REQUEST:

A request for a Comprehensive Sign Program for a property at 11188 Citrus Avenue for monument, wayfinding signs, and wall signs for the Goodman Logistics Center Fontana project.

PROJECT PLANNER:

Rina Leung
Associate Planner
UNFINISHED BUSINESS:

A. None.

NEW BUSINESS:

A. Cancellation of Planning Commission Meeting of March 3, 2020

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Upcoming cases scheduled for City Council and Planning Commission.


COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. Urban Greening Workshop - Shannon Casey, Senior Engineer

ADJOURNMENT:

A. Adjourn to the next Regular Planning Commission Meeting on Tuesday, February 18, 2020 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.
CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, January 21, 2020, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:03 p.m.

Present: Chairperson Quiroga, Vice Chairperson Fort, Secretary Sangha, and Commissioner Garcia

Absent: Commissioner Sanchez

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Jon S. Dille; Assistant Planner Fernando Herrera; Assistant Planner George Velarde; Assistant Planner Cecily Sessions-Goins; Assistant Engineer Keith Tolliver; City Clerk Tonia Lewis and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

A. Public Communications:

Martha Guzman-Hurtado, Communication and Marketing Manager spoke on the importance of participating in Census 2020; and invited the community to a Let’s Taco-Bout Census 2020 event on March 31, 2020, at the Fontana Lewis Library and Technology Center.

Omar Becerra spoke on Census 2020 and what the US Census Bureau is doing in the community to ensure everyone participates and is counted.
CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of December 17, 2019.

ACTION: A motion was made by Commissioner Garcia and seconded by Secretary Sangha to approve the Minutes of the December 17, 2019, Planning Commission Meeting. Motion passed by a vote of 3-0-1. (AYES: Quiroga, Garcia, Sangha; NOES: None; ABSTAIN: Fort)

PUBLIC HEARINGS:

A. Master Case No. 19-102; Conditional Use Permit No. 96-019R2 - A request for an existing market (La Tri Color Market) to operate with a new California Department of Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license.

Assistant Planner Fernando Herrera provided the staff report.

Discussion was held on the previous ABC license that was revoked in 2000 due to non-payment by previous owner.

Discussion was held on the calls for service.

The Public Hearing was opened.

Speaking for the applicant, Jose Aguayo thanked staff for their work and spoke on working hard for the past nine years to not have any complaints and complying with all of the requirements.

Applicant has read, understood and agreed to the conditions of approval.

Discussion was held on the hours of operation.

Melvin Evatt spoke in opposition to the project.

Socorro Enriquez spoke in favor of the project.

Discussion was held on the other licenses in the area.

Discussion was held on the number of parking stalls.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Garcia and seconded by Vice Chairperson Fort to adopt Resolution PC No. 2020-001; 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice
of Exemption; 2) Approve the Public Convenience and Necessity Finding per Attachment No. 4 of the staff report; and, 3) Approve Conditional Use Permit No. 96-019R2. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

B.  Master Case No. 19-115; Conditional Use Permit No. 19-043 - Approval of a Conditional Use Permit (CUP) for a new Pilot Travel Center truck stop to operate with a California Department of Alcoholic Beverage Control (ABC) Type 20 (Off-Sale Beer and Wine) license.

Assistant Planner George Velarde provided the staff report.

Corrections to the staff report were provided in a memo at the dais.

Discussion was held on the timeline for the rest of the development.

The Public Hearing was opened.

Speaking for the applicant, Brett Engstrom thanked staff for their hard work and spoke on the timeline for the development.

Discussion was held on the tenants of the building.

Discussion was held on the hours of operation.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice Chairperson Fort and seconded by Secretary Sangha to adopt Resolution PC No. 2020-002; 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; 2) Approve the Public Convenience and Necessity Finding per Attachment No. 5 of the staff report; and, 3) Approve Conditional Use Permit No. 19-043. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

C.  Master Case No. 19-121; Conditional Use Permit No. 19-046 - Approval of a Conditional Use Permit (CUP) for an existing restaurant (Tacos Jalisco) to operate with a California Department of Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine) license.

Assistant Planner Fernando Herrera provided the staff report.

The Public Hearing was opened.
Speaking for the applicant, Francisco Jauregui.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Secretary Sangha to adopt Resolution PC No. 2020-003; 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 19-046. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**D. Master Case No. 19-114; Conditional Use Permit No. 03-006R1 - A request to modify an approved Conditional Use Permit (CUP No. 03-006) to add embalming services and temporary body storage to an existing Place of Assembly (religious facility) land use.**

Assistant Planner Cecily Session-Goins provided the staff report.

Discussion was held on how many churches were on the property.

Discussion was held on when embalming services and church services would be held.

Discussion was held on the original CUP being for public assembly and the facility not being used as a house of worship.

Discussion was held on any hazardous waste concerns.

The Public Hearing was opened.

Speaking for the applicant, John Vitali spoke on how bodies are brought into the facility, services not being held on Sundays and being a good neighbor.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Fort and seconded by Commissioner Garcia to adopt Resolution PC No. 2020-004; 1) Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Conditional Use Permit No. 03-006R1. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)
E. Master Case No. 19-031; Conditional Use Permit No. 19-012; Design Review No. 19-012; and Minor Use Permit No. 19-001 - A request to review and approve a Minor Use Permit for the operation of a new hotel within an existing commercial center; a Design Review for site and architectural review to construct an approximately 63,355 square-foot Marriott Towne Place Suites Hotel with 107 rooms on an approximately 2.4-acre site; and, a Conditional Use Permit for a new Type 41 ABC License.

Senior Planner Paul Gonzales provided the staff report.

Staff provided a memo at the dais to add an additional condition of approval. Staff read Condition No. 5a into the record.

Discussion was held on the previous approval of a hotel at the same site by a different applicant.

Discussion was held on the additional greenery added to the project.

The Public Hearing was opened.

Speaking for the applicant, Jaspal Sidhu.

Applicant has read, understood and agreed to the conditions of approval.

Discussion was held on the capacity of the conference room.

Discussion was held on the additional greener and planting plan.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Garcia and seconded by Commissioner Sangha to adopt Resolution PC No. 2020-005, to: 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act and per Section No. 3.18 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, direct staff to file a Notice of Exemption; 2) Approve the Public Convenience and Necessity Finding per Attachment No. 6 of the staff report; and, 3) Approve Minor Use Permit No. 19-012, Design Review No. 19-012, and Conditional Use Permit No. 19-012. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

F. Master Case No. 19-027; General Plan Amendment No. 19-003; Design Review No. 19-011; Conditional Use Permit No. 19-009 - Arrowhead Regional Medical Center

Associate Planner Jon S. Dille provided the staff report.
Staff provided a memo at the dais with modification to the staff report and a modification to the Conditions of Approval.

Discussion was held on the color of the facility.

Discussion was held on what type of medical facility it would be.

Discussion was held on the hours of operation.

Discussion was held on the traffic in the area.

Assistant Engineer Keith Tolliver spoke on the circulation at Baseline and other street improvements that will affect the traffic into the facility.

The Public Hearing was opened.

Speaking for the applicant, Christ Post spoke on the hours of operation, left hand turns off of Sierra, the earth tones of the facility, the services being provided at the location, and no full-time ambulance being on site.

Applicant has read, understood and agreed to the conditions of approval.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice Chairperson Fort and seconded by Secretary Sangha to adopt Resolution PC No. 2020-006: forwarding a recommendation to the City Council to 1) Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and, 2) Adopt a resolution approving General Plan Amendment No. 19-003, approving Design Review No. 19-011, and approving Conditional Use Permit No, 19-009 with the condition as recommended by staff. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

**UNFINISHED BUSINESS:**

A. None.

**NEW BUSINESS:**

A. Election of Planning Commission Officers

**ACTION:** Commissioner Garcia nominated Commissioner Quiroga to serve as Chairperson. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)
ACTION: Commissioner Sangha nominated Commissioner Fort to serve as Vice Chairperson. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

ACTION: Commissioner Quiroga nominated Commissioner Garcia to serve as Secretary. Motion passed by a vote of 4-0. (AYES: Quiroga, Fort, Garcia, Sangha; NOES: None; ABSTAIN: None)

DIRECTOR COMMUNICATIONS:

A. Director Communications:


Director AbuBakar wished everyone a happy new year.

Director AbuBakar spoke on the Joint Commission and City Council Workshop on January 28, 2020.

Director AbuBakar spoke on George Velarde being promoted to Assistant Planner.

Director AbuBakar spoke on the Planning Commissioners attending the Planning Commissioners Institute March 4-6, 2020.

Director AbuBakar spoke on possibly cancelling the Planning Commission Meeting of March 3, 2020.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Secretary Sangha is excited about the upcoming projects.

Commissioner Garcia is looking forward to the regional medical center.

Vice Chairperson Fort wished everyone a happy new year.

Vice Chairperson Fort thanked the Planning team for the great job in providing information to be able to make decisions.

Chairperson Quiroga thanked staff for all they do and is proud to work with them.

Chairperson Quiroga wished the City of Fontana a happy new year.
Chairperson Quiroga thanked the Planning Commission for trusting him to be Chairperson.

**WORKSHOP:**

None.

**ADJOURNMENT:**

By consensus, the meeting adjourned at 7:40 to a Joint City Council and Planning Commission Workshop on Tuesday, January 28, 2020 at 5:30 p.m., then to the next Regular Planning Commission Meeting on Tuesday, February 4, 2020 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____________________
Ysela Aguirre
Commission Secretary


_____________________
Daniel Quiroga
Chairperson
ACTION REPORT
February 4, 2020

FROM: Community Development Department
SUBJECT: Master Case No. 20-001; Design Review Sign No. 19-073 (Comprehensive Sign Program) - Goodman Logistics Center Fontana Project.

RECOMMENDATION:

Based on the information in this staff report, and providing the Planning Commission makes the required findings, staff recommends that the Planning Commission adopt Resolution PC No. 2020-______; and,

1. Determine that the project is categorically exempt, respectively from the California Environmental Quality Act (CEQA) pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA; and,

APPLICANT:
Ms. Pam Steele
1500 Iowa Avenue #110
Riverside, CA 92507

LOCATION:
This project is located at 11188 Citrus Avenue (APN: 0237-191-51).

REQUEST:
A request for a Comprehensive Sign Program for a property at 11188 Citrus Avenue for monument, wayfinding signs, and wall signs for the Goodman Logistics Center Fontana project.

PROJECT PLANNER:
Rina Leung
Associate Planner

DISCUSSION:
See attached staff report for additional information.

FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

REVIEWED BY:                        APPROVED BY:
ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
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<tbody>
<tr>
<td>Staff Report and Attachments 1-4</td>
<td>Backup Material</td>
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ITEM: PH-A
Staff Report to the Planning Commission

PLACEMENT: Public Hearing

APPLICATION: Master Case No. 20-001
Design Review Signs No. 19-073
(Comprehensive Sign Program)

DATE: February 4, 2020

APPLICANT: Ms. Pam Steele
1500 Iowa Avenue #110
Riverside, CA 92507

LOCATION: 11188 Citrus Avenue (APN: 0237-191-51)

REQUEST: Comprehensive Sign Program No. 19-073: a request for a
Comprehensive Sign Program for a property at 11188 Citrus
Avenue for monument, wayfinding signs, and wall signs for
the Goodman Logistics Center Fontana project.

PROJECT PLANNER: Rina Leung, Associate Planner

I. BACKGROUND/PREVIOUS HEARINGS:

A. June 12, 2012: The Southwest Industrial Park Specific Plan (SWIP) Specific Plan was adopted on June 12, 2012, which included development and sign standards along with definitions of various uses for properties within the SWIP planning area. However, it did not include provisions for Comprehensive Sign Programs to accommodate larger building or buildings located within a campus or specificity as it relates to the different types of warehouses in the definitions.

B. August 5, 2014: Master Case Number [MCN 14-012], Tentative Parcel Map No. 14-003 (19523) and Design Review No. 14-005 was approved by Planning Commission to develop a warehouse buildings 639,473 square feet on 30 acres for a property at 11188 Citrus Avenue located in the Southwest Industrial Park Specific Plan (SWIP).

C. February 12, 2019: The City Council approved Master Case (MCN) No. 18-131, Specific Plan Amendment (SPA) No. 18-002, Specific Plan Amendment (SPA) No. 18-006, and Design Review Signs (DRS) No. 18-069 (Comprehensive Sign Program) that allowed for a provision to allow for comprehensive sign programs for properties throughout SWIP.
II. **ENVIRONMENTAL FINDING:**
This project has been determined not to have a significant effect on the environment and is exempt per Section No. 15301 (Class No. 1, Existing Facilities), Section No. 15303 (New Construction or Conversion of Small Structures) and Section No. 3.22 of the Local 2019 Guidelines for Implementing the California Environmental Quality Act. The existing project site is currently developed as a warehouse facility that is currently operating. Thus, the proposed project of adding signage will provide a way of identifying the site that is already developed.

III. **PROJECT DESCRIPTION/ANALYSIS:**

The applicant has proposed Design Review Signs No. 19-073 to allow for a comprehensive sign program for a property at 11188 Citrus Avenue for monument, wayfinding signs, and wall signs for the Goodman Logistics Center Fontana project that is located within SWIP.

**SWIP Section 9.7 (Comprehensive Sign Programs):**
Section 9.7 of the SWIP includes provisions to allow the Planning Commission to approve custom signage through a Comprehensive Sign Program for buildings that meet the following criteria:

- Multiple buildings that are located within a campus setting comprised of at least three (3) buildings next to one another, that may be separated by streets, with a total floor area of all buildings in the campus that exceeds 500,000 square feet; or

- A single building of at least 500,000 square feet.

The criteria allows multiple buildings on a campus setting and larger warehouse sites the opportunity to have their custom signage reviewed on a case-by-case basis depending on the site layout, building location, driveways, and street frontages.

**Design Review Sign (Comprehensive Sign Program) No. 19-073:**
The applicant has proposed a Comprehensive Sign Program No. 19-073 that includes provisions for monument, wayfinding, and wall signs for the building located at 11188 Citrus Avenue for a 30-acre site. This sign program will govern the signage on the site developed with a warehouse building and will result in signage that will be proportional to the building size/height. This sign program will function to direct motorist/trucks to the site more effectively.
The following is a summary of the proposed sign criteria:

### Signs:

<table>
<thead>
<tr>
<th>Types</th>
<th>Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall Signs</td>
<td>-2 Cabinet signs (max size: 8’2” X 8’2”)</td>
</tr>
<tr>
<td>- Goodman (G1)</td>
<td></td>
</tr>
<tr>
<td>- Bldg Customer Sign (C-1)</td>
<td>- 2 Channel letter signs with 2 lines of text maximum size (max size: 6’X 50’)</td>
</tr>
<tr>
<td>Wayfinding Signs</td>
<td>2 freestanding with a maximum height of 8 feet for truck/employee entrance</td>
</tr>
<tr>
<td>Primary Monument</td>
<td>1 freestanding with a maximum height of 26’-3”</td>
</tr>
</tbody>
</table>

### V. RECOMMENDATION:

Based on the information in this staff report, and providing the Planning Commission makes the required findings, staff recommends that the Planning Commission adopt Resolution PC No. 2020_____; and,

1. Determine that the project is categorically exempt, respectively from the California Environmental Quality Act (CEQA) pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA; and,


Project Planner:  
Rina Leung  
Associate Planner

Reviewed by:  
Orlando Hernandez  
Planning Manager

Approved by:  
Zai AbuBaker  
Director of Community Development

### Attachments:

1. Vicinity Map
2. Planning Commission Resolution No. PC 2020-_____
3. Notice of Exemption
4. Public Hearing Notice

### Sent Under Separate Cover:

1. Comprehensive Sign Program No. 19-073 at 11188 Citrus Avenue
RESOLUTION PC NO. 2020-____


WHEREAS, the City of Fontana received an application on October 30, 2019, for Comprehensive Sign Program No. 19-073 - a request for a Comprehensive Sign Program for a property at 11188 Citrus Avenue for monument, wayfinding signs, and wall signs for the Goodman Logistics Center Fontana project.

Project Applicant: Ms. Pam Steele
1500 Iowa Avenue #110
Riverside, CA 92507

Project Location: 11188 Citrus Avenue (APN: 0237-191-51)

Site Area: 30 adjusted gross acres

WHEREAS, the Southwest Industrial Park (SWIP) Specific Plan includes approximately 3,111-acres, located within the southwestern portion of the City of Fontana and County of San Bernardino, California; and

WHEREAS, the SWIP Specific Plan Update and Annexation Area site has been divided into a total of nine (9) districts, one (1) of which is the Slover East Industrial District (SED) where the Goodman Logistic Center Fontana Project comprised of a warehouse building is located; and

WHEREAS, the project has been determined not to have a significant effect on the environment and is exempt per Sections No. 15301 (Class No. 1, Existing Facilities), Section No. 15303 (New Construction or Conversion of Small Structures) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act because the existing project site is currently developed as a warehouse facility that currently operating and; thus, the proposed signage of adding signage will provide a way of identifying the site that is already developed; and

WHEREAS, pursuant to Section 9.7 of SWIP Planning Commission may approve custom signage through a Comprehensive Sign Program for buildings of at least 500,000 square feet; and

ATTACHMENT NO. 2
WHEREAS, the City of Fontana wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and

WHEREAS, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailed prior to the Public Hearing; and a notice of the public hearing was published in the local San Bernardino Sun newspaper on January 24, 2020, posted at City Hall and at the project site; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed projects, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on February 4, 2020; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are incorporated herein by reference.

Section 2. Based on the foregoing, the City of Fontana Planning Commission determines that this project is Categorically Exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), Section No. 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

Section 3. The Planning Commission hereby approves Comprehensive Sign Program (DRS) No. 19-073 for monument, wayfinding signs, and wall signs for the building located at 11188 Citrus Avenue;

Section 4. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 5. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 4th day of February 2020.

City of Fontana

Daniel Quiroga, Chairperson
ATTEST:

I, Angela Garcia, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 4th day of February 2020, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
Angela Garcia, Secretary
NOTICE OF EXEMPTION

PTO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

FROM: City of Fontana Planning Division
8353 Sierra Avenue
Fontana, CA 92335

1. Project Title: **Master Case No. 20-001 and Design Review Signs No. 19-073**

2. Project Location - Specific: **11888 Citrus Avenue (APN: 0237-191-51)**

3. (a) Project Location - City: **Fontana**
(b) Project Location - County: **San Bernardino**

4. Description of nature, purpose, and beneficiaries of Project: **A request for a Comprehensive Sign Program for the subject property for monument, wayfinding signs, and wall signs.**

5. Name of Public Agency approving project: **City of Fontana**

Name of Person or Agency carrying out project: **Pam Steele, 1500 Iowa Avenue #110, Riverside, CA 92507**

6. Exempt status: (Check one)
   (a) _____ Ministerial project.
   (b) _____ Not a project.
   (c) _____ Emergency Project.
   (d) ____ X Categorical Exemption. State type and class number: Exempt under Sections No. 15301 (Class No. 1, Existing Facilities), Section No. 15303 (New Construction or Conversion of Small Structures), and Section No. 3.22 of the Local 2019 Guidelines for Implementing the California Environmental Quality Act
   (e) _____ Declared Emergency.
   (f) _____ Statutory Exemption. State Code section number: __________________________
   (g) _____ Other. Explanation: __________________________

7. Reason why project was exempt: **The existing project site is currently developed as a warehouse facility that is currently operating. Thus, the proposed project of adding signage will provide a way of identifying the site that is already developed.**

8. Contact Person: **Rina Leung, Associate Planner**
   Telephone: **(909) 350-6566**

Date Received for Filing: __________________________

Orlando Hernandez
Planning Manager

(Clerk Stamp Here)

ATTACHMENT NO. 3
A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF
FONTANA FOR THE FOLLOWING:

**Master Case (MCN) No. 20-001: Design Review Signs No. 19-073 (Comprehensive Sign Program).** Comprehensive Sign Program No. 19-073: a request for a Comprehensive Sign Program for a property at 11188 Citrus Avenue for monument, wayfinding signs, and wall signs for the Goodman Logistics Center Fontana project.

**Environmental Determination:** The project has been determined not to have a significant effect on the environment and is exempt per Section No. 15301 (Class No. 1, Existing Facilities), Section No. 15303 (New Construction or Conversion of Small Structures) and Section No. 3.22 of the Local 2019 Guidelines for implementing the California Environmental Quality Act.

**Location of Property:** 11188 Citrus Avenue (APN: 0237-191-51)

**Date of Hearing:** February 4, 2020

**Place of Hearing:** City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

**Time of Hearing:** 6:00 P.M.

Should you have any questions concerning this project, please contact Rina Leung, Associate Planner, at (909) 350-6566. E-mail: rleung@fontana.org

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DIVISION, CITY HALL.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

ATTACHMENT NO. 4
MEMORANDUM

TO: Zai AbuBakar, Director of Community Development

FROM: Maria Torres, Administrative Secretary

RE: Agenda for Upcoming City Council Items

DATE: February 4, 2020

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

<table>
<thead>
<tr>
<th>CITY COUNCIL FEBRUARY 11, 2020</th>
<th>PLANNER</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Women’s Club Amendment to Operating Covenant Agreement</td>
<td>Zai AbuBakar</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>2. MCN#19-116; HPA#19-001 Certificate of Appropriateness for a change of use with tenant improvement on a Historical site. 16880 Seville Avenue</td>
<td>Orlando Hernandez</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>3. Development Code Clean Up</td>
<td>Paul Gonzales</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>4. Sidewalk Vending Ordinance Amendment</td>
<td>Paul Gonzales</td>
<td>Consent Calendar</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CITY COUNCIL FEBRUARY 25, 2020</th>
<th>PLANNER</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MCN#19-027; DRP#19-011 GPA#19-003; CUP#19-009 Arrowhead Medical Center 16888 Baseline Ave.</td>
<td>Jon S. Dille</td>
<td>Public Hearing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CITY COUNCIL MARCH 10, 2020</th>
<th>PLANNER</th>
<th>PLACEMENT</th>
</tr>
</thead>
</table>

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

TO: Zai AbuBakar, Director of Community Development

FROM: Maria Torres, Administrative Secretary

RE: Future Planning Commission Agenda Items

DATE: February 4, 2020

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

<table>
<thead>
<tr>
<th>PLANNING COMMISSION FEBRUARY 18, 2020</th>
<th>PLANNER</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. MCN#19-079; DRP#19-027; TPM#19-012</td>
<td>Brett Hamilton</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>193,000 square feet of Industrial Warehouse</td>
<td>NEC of Santa Ana Ave. and Cherry Ave.</td>
<td></td>
</tr>
<tr>
<td>2. MCN#19-036; SPA#19-004; ASP#19-024</td>
<td>Dawn Rowe</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>Jensen Precast Project</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West of Almond Avenue and South of</td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Bernardino Avenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. MCN#19-119; DRP#19-037</td>
<td>Alejandro Rico</td>
<td>Public Hearing</td>
</tr>
<tr>
<td>139 Dwelling Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shady Trails SPA 16</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Meeting has been CANCELLED due to the League of California Cities Conference.