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 wheelchair accessible and a portable microphone is available.

Traducción en Español disponible a petición. Favor de notificar al Departamento "City Clerk". Para mayor información, favor de marcar el número 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 the Regular Planning Commission Meeting Minutes of August 6, 2019.

  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. 15-003; Zoning Code Amendment No. 18-004 - Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Form Based Code and Down Town Area Plan. (Continued from August 6, 2019)

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution PC No. 2019-___; and, forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,

2. Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal
APPLICANT:
City of Fontana
8353 Sierra Avenue
Fontana, CA  92335

LOCATION:
Citywide

REQUEST:
Adopt a resolution recommending the City Council:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,

2. Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Form Based Code and Down Town Area Plan.

PROJECT PLANNER:
Paul Gonzales
Senior Planner

B. Master Case No. 15-003; General Plan Amendment No. 19-005; Zoning Code Amendment No. 19-003 - Amendment to the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map; and a Zone Change to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution PC No. 2019-____, and forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. 2016021099), pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,

2. Approve General Plan Amendment No. 19-005 to amend the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map and the Hierarchy of Streets Plan Map; and,

3. Approve Zoning Change No. 19-003 to update the Zoning Map to achieve
consistency with the 2015-2035 General Plan.

**APPLICANT:**
City of Fontana
8353 Sierra Avenue
Fontana, CA  92335

**LOCATION:**
Citywide

**REQUEST:**
Adopt a resolution recommending the City Council:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,

2. Approve General Plan Amendment No. 19-005 to amend the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map; and,

3. Approve Zoning Change No. 19-003 to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

**PROJECT PLANNER:**
Dawn Rowe
Senior Planner

**UNFINISHED BUSINESS:**

A. None.

**NEW BUSINESS:**

A. None.

**DIRECTOR COMMUNICATIONS:**

A. Director Communications:

Upcoming cases scheduled for City Council and Planning Commission.


An update of future Planning Commission agenda items for September 3, 2019, September 17, 2019, and October 1, 2019 for the Planning Commission's information.
COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. Zoning and Development Code Update - 4:00 p.m.

ADJOURNMENT:

A. Adjourn to the Regular Planning Commission Meeting on Tuesday, September 3, 2019 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, August 6, 2019, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Quiroga called the meeting to order at 6:02 p.m.

Present: Chairperson Quiroga, Secretary Sangha, Commissioner Sanchez and Commissioner Garcia, Vice Chairperson Fort (arrived at 6:18 p.m.)

Absent: None

Also Present: Attorney Kylee Otto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Jon S. Dille; City Clerk Tonia Lewis and Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Garcia, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:
Approve the Regular Planning Commission Meeting Minutes of July 16, 2019.

ACTION: A motion was made by Commissioner Sangha and seconded by Commissioner Garcia to approve the Minutes of the July 16, 2019, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Quiroga, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

A. Master Case No. 19-028; Administrative Site Plan No. 19-015; Conditional Use Permit No. 19-010 - The Administrative Site Plan is a request for site and architectural review of a 7,851 square foot pad building for tire sales and installation on an approximately 31,145 square foot parcel within a multi-tenant commercial center in the Empire Center Specific Plan; the Conditional Use Permit No. 19-010 is a request to allow the use of the property for a tire sales and installation.

Planning Manager Orlando Hernandez provided the staff report.

Discussion was held on why it is being changed from a restaurant to a tire store.

Discussion was held on previous plans to split the existing building into multiple tenants.

Discussion was held on what staff has done to entice restaurants to the area.

Discussion was held on potential tenants on the property.

Commissioner Fort confirmed that she was prepared for this item.

The Public Hearing was opened.

Speaking for the applicant, Reid Kunishige spoke on the study done to select the location of the project.

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

Commissioner Sanchez spoke on wanting sit down restaurants in Fontana.

Commissioner Quiroga spoke on wanting sit down restaurants in Fontana and not to tear one down to build something else.

Discussion was held on how long the building was vacant.

Discussion was held on who was responsible for "way finding" signs.

Discussion was held on what can be done to entice development of sit-down restaurants.

Director AbuBakar spoke on the loss of redevelopment funds taking away the ability for the city to be creative to attract that type of businesses.
Discussion was held on other sit-down locations available in the south.

Discussion was held on how many restaurants have been interested in developing on the property.

Commissioner Sanchez spoke on wanting to entice more restaurants like Rialto did to get those businesses here.

Manager Hernandez spoke on the item being presented tonight is a discretionary item that the Planning Commission can grant or make findings for denial and staff also pushing for developers to bring sit-down restaurants. Staff will take back the Commission’s comments to hold discussions with the City Council for further action.

Chairperson Quiroga spoke on this item being a prime spot and more people moving through there than before.

Director AbuBakar reminded the Commission that the item being presented is a CUP for a tire shop.

Chairperson Quiroga spoke on tearing a sit-down down to build something else.

Commissioner Fort asked what can be done to incentivize more sit-down restaurants.

Attorney Otto reminded the Commission that this item is for a CUP and not a discussion on whether to have restaurants or incentivizing restaurants and should be brought back to the item to avoid violating the Brown Act; the Commission needs to look at the application before them and determining whether it meets the nature of the code and the findings of the Conditional Use Permit.

Commissioner Sanchez disagreed with Attorney Otto and encouraged the conversation to know in which direction the Commission wants to go.

Attorney Otto clarified that incentivizing restaurants is not on the agenda and the conversation on that topic should be limited.

Commissioner Garcia spoke on the building being vacant for 15 years and bringing new business and enhancing the area would be good for the area; although she agrees to more sit downs, it hasn’t happened in 15 years.

Commissioner Quiroga is concerned that nothing has been done to entice developers.

Discussion was held on “appropriate and desirable development”.

Director AbuBakar spoke restaurant incentives and that the policies will need to come from the council and maybe there is an opportunity to agendize the matter for discussion with the city council.

Discussion was held on the applicant’s rights if this project is not approved tonight.
Discussion was held on the Commission’s possible actions on this item.

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 Fort to adopt Resolution No. PC 2019-052; 1) Determine that the project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; 2) Approve Administrative Site Plan No. 19-015; and, 3) Approve Conditional Use Permit No. 19-010. Motion passed by a vote of 3-2. (AYES: Fort, Sangha, Garcia; NOES: Quiroga, Sanchez; ABSTAIN: None)

B. Master Case No. 19-022; Design Review No. 19-009; Conditional Use Permit No. 19-008 - The Design Review is a request for site and architectural review for the development of a tire recapping facility of approximately 63,000 square feet with a maximum 5,000 square foot of office/mezzanine space, four (4) dock-height loading doors (one out-side), three (3) ground level loading doors, and 58 passenger vehicle parking spaces. The building height varies between 41-foot to 45 foot; the Conditional Use Permit is a request to operate an Industrial Repair facility which will manufacture like-new tire by replacing the tread.

Associate Planner Jon S. Dille provided the staff report.

Discussion was held on the east elevation.

Discussion was held on the color palette.

The Public Hearing was opened.

Speaking for the applicant, Chris Savage spoke on two items that were mistakenly placed in the Conditions of approval that do not apply to this project - Condition No. 16 regarding the sewer and Condition No. 19 regarding hazardous materials.

Applicant has read, understood and agreed to the conditions of approval. Condition No.16 will be stricken.

Condition No. 19 is a standard condition that only applies if the tenant is handling hazardous waste.

The applicant agreed to work with staff on changing the color palette.

Discussion was held on Park House being the operator.

Director AbuBakar will work with the applicant to ensure the color scheme is enhanced.
No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt **Resolution PC No. 2019-053**; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA and Section No. 3.22 (Certain Infill Projects) of the Local Guidelines for Implementing the California Environmental Quality Act, 2019, and direct staff to file a Notice of Exemption; and, 2) Approve Design Review No. 19-009 and approve Conditional Use Permit No. 19-008 with the removal of Condition No. 16 and direction to staff to work with the applicant on the color scheme. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

**C. Master Case No. 15-003; Zoning Code Amendment No. 18-004 - Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Form Based Code and Down Town Area Plan.**

Senior Planner Paul Gonzales provided the staff report.

Commissioner Garcia requested a continuance to be able to review information provided by staff and possibly have a workshop on this item.

Commissioner Sanchez agreed with Commissioner Garcia.

Director AbuBakar suggested a workshop on August 20, 2019, after the regular Planning Commission meeting.

Discussion was held on form based code and where color palettes would be addressed in the document.

Director AbuBakar spoke on the pages addressing standards and design guidelines.

Discussion was held on pages addressing what projects come before the Commission.

Commissioner Sanchez spoke on the Commission making it clear what they want and some standards are not to his liking.

Manager Hernandez spoke on staff providing a report to the Planning Commission on projects being approved.

Director AbuBakar spoke on the direction from City Council on staff’s approval for the project that meet a certain size of buildings and trying it for one year.

Discussion was held on having a Joint Workshop with City Council.
The Public Hearing was opened.

John Carlo spoke in favor of the project and spoke on trusting City staff’s recommendation.

The Public Hearing was closed.

Discussion was held on the Workshop to be held on August 20, 2019, at 4:00 p.m.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Garcia to continue this item to a Workshop, and then have the item agendized for possible action on August 20, 2019. Motion passed by a vote of 5-0. (AYES: Quiroga, Fort, Sangha, Sanchez, Garcia; NOES: None; ABSTAIN: None)

**UNFINISHED BUSINESS:**

A. None.

**NEW BUSINESS:**

A. None.

**DIRECTOR COMMUNICATIONS:**

A. Director Communications:


**COMMISSION COMMENTS:**

A. Planning Commission Remarks:

Commissioner Sangha thanked staff for the staff reports.

Commissioner Garcia expressed prayers to the victims of Gilroy, El Paso, and Daytona.

Commissioner Garcia wished Commissioner Sanchez a happy birthday.

Commissioner Fort wished everyone a good night.

Commissioner Sanchez congratulated his daughter on her 28th birthday.
Commissioner Sanchez appreciates everyone’s input in our future growth of the city.

Commissioner Sanchez wished everyone a good night.

Chairperson Quiroga will begin his 20th year of teaching.

Chairperson Quiroga spoke on his daughter starting Kindergarten.

Chairperson Quiroga spoke on keeping loved ones near.

Chairperson Quiroga spoke on National Night Out.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:54 to a Planning Commission Workshop on August 20, 2019, at 4:00 p.m. then to a Regular Planning Commission Meeting on Tuesday, August 20, 2019 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
August 20, 2019

FROM:        Community Development Department
SUBJECT:     Master Case No. 15-003; Zoning Code Amendment No. 18-004 - Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Form Based Code and Down Town Area Plan. (Continued from August 6, 2019)

RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution PC No. 2019-___; and, forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,


APPLICANT:
City of Fontana
8353 Sierra Avenue
Fontana, CA  92335

LOCATION:
Citywide

REQUEST:
Adopt a resolution recommending the City Council:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,
2. Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Form Based Code and Down Town Area Plan.

PROJECT PLANNER:
Paul Gonzales
Senior Planner

DISCUSSION:
See attached staff report for additional information.

FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

ATTACHMENTS:

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ITEM: PH-A
PLACEMENT: Public Hearing

APPLICATION: Master Case No. 15-003
Zoning Code Amendment No. 18-004

DATE: August 20, 2019

APPLICANT: City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION: Citywide

REQUEST: Adopt a resolution recommending the City Council:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and

2. Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Form Based Code and Down Town Area Plan.

PROJECT PLANNER: Paul Gonzales, Senior Planner

I. BACKGROUND INFORMATION:

A. Previous Approvals:

- On November 6, 2007, the Zoning and Development Code, Chapter 30 (Amendment No. 07-007), was reviewed by the Planning Commission and recommended for adoption by the City Council.
• On January 8, 2008, the Zoning and Development Code (Chapter 30), was adopted by the City Council.

• On November 13, 2018, the 2015-2035 General Plan was approved by City Council.

• On May 21, 2019, the Planning Commission reviewed the zoning designations for properties within the General Plan Land Use Designation of Walkable Mixed Use I (WMXU1) and Walkable Mixed Use II (WMXU2) and proposed Zoning Code Amendment to add Article 3 to Chapter 30 of the City of Fontana Municipal Code. Article 15 will include development standards to the Walkable Mixed Use-1 (WMXU1) and Walkable Mixed Use-2 (WMXU2). The Planning Commission recommended approval to the City Council.

B. Environmental Review Finding:

Pursuant to Sections 15162 through 15164 et seq, Section 15183, and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, staff has determined that the previously certified Final Environmental Impact Report (State Clearinghouse No. 2016021099), has adequately identified the impacts associated with the Zoning and Development Code Update ("proposed project"). The EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

C. Workshops and Public Outreach:

On Tuesday, August 20, 2019, a workshop was held with the Planning Commission on the Zoning and Development Code Update.

On Tuesday, March 5, 2019, a workshop was held with the Planning Commission on the Zoning and Development Code Update.

On Tuesday, July 9, 2019, a workshop was held with the City Council on the Zoning and Development Code Update.

On Wednesday, July 24, 2019, an Administrative Draft Copy of the Zoning and Development Code was available to the Planning Commission for their review prior to the Public Hearing scheduled for August 6, 2019.

II. PROJECT DESCRIPTION:

A. Background Information:

The Development Code Update was presented before the Planning Commission at the regularly scheduled meeting on August 6th 2019. The Planning Commission discussed proposed changes to the Development Code and requested further
clarification on the updates. After discussing the time, the Planning Commission voted 5-0 to continue the item to a workshop on August 20th, 2019, to further discuss the Development Code Update and proposed changes.

The City of Fontana Planning Division completed a comprehensive General Plan Update which was adopted on November 13, 2018. State law requires that as part of the adoption of the General Plan, a subsequent action is the adoption of the comprehensive Zoning and Development Code Update. The purpose of the Zoning and Development Code update is to ensure that the Zoning is consistent with the new General Plan and it implements the goals and policies of the General Plan. The updated Zoning and Development Code ("Code") provides for a comprehensive and customer friendly Code. The Zoning Map is associated with the Code and will be revised to reflect changes to the land uses depicted on the General Plan map and to provide consistency with the newly adopted General Plan Land Use Map.

The Zoning Map update was reviewed by the Planning Commission on May 21, 2019, along with the Form Based Code and Down Town Area Plan and recommended for approval to the City Council.

III. ANALYSIS:

The last comprehensive Zoning and Development Code (Chapter 30) Update was adopted on January 8, 2008 (Amendment No. 07-007). A comprehensive Code update is typically completed every 15 to 20 years to continue to stay up-to-date with the State laws governing General Plans, the current environmental and economic climate which provides the City with a consistent framework for land use and development procedures.

Throughout the General Plan outreach process, multiple community meetings were held, and proposed amendments and changes were suggested to be made with the Code Update by the general public and stakeholders. Staff worked to incorporate the comments and concerns into the Code Update as well as an accumulated list of changes that staff had gathered over the years. Below is a list of goals and guidelines staff worked by when amending the Zoning and Development Code.

Development Code Update Goals
- Consistency with the new General Plan
- Zoning Map clean-up to be consistent with General Plan
- Comprehensive Update of the Zoning and Development Code
- A simplified process with less "red tape"
- Customer friendly and easier to comprehend
- More illustrations/Design Guidelines

Administrative Procedures:

The administrative and application processing procedures have been revised to ensure that process is consistent, compatible with state law, and streamlined to
improve the review and approval process. Along with administrative and application procedures, listed below are notable changes proposed with the Code Update.

Development Code Modifications and Changes

- New Definitions added with update to provide clarification of terms and land uses
- Addition of and removal of uses
- Development Code compatibility with State Code
- New standards for Regional Mixed Use/Area Plan
- New Warehouse standards in the General and Light Industrial Areas
- Applications- Administrative Approval of Industrial projects up to 200,000 square feet and Commercial projects up to 49,999 square feet
- Density Bonus consistent with State Code
- Parking standards for detached condos
- Regional Mixed-Use Standards and new definition
- Area Plan with new density and definition 12-24 units an acre, FAR at 0.1 to 1.0
- Business Parks and Warehouse uses to be permitted by right
- Specific Design criteria for Warehouses

Tentative Parcel Map

As part of the Zoning and Development Code Update, the changes proposed require changes to the Subdivisions Chapter (Chapter 26) of the Fontana Municipal Code in order to stay consistent with each other. The main focus of the modification to the Subdivisions Chapter is to provide for administrative approval for land divisions of four (4) parcels or less for residentially zoned land. Additionally, commercial and industrial parcels that meet the criteria for a tentative parcel map will also be administratively approved. If approved, the change will:

- Administrative approval of residential subdivisions up to four (4) parcels
- Streamline the approval process
- Reduce processing timeline by up to approximately 60 days
- Be consistent with surrounding cities

IV. RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution PC No. 2019-____; and, forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,

Attachments:
1. Planning Commission Resolution
2. Notice of Determination
3. Public Hearing Notice

Under Separate Cover:
1. Exhibit A- Chapter 30 Draft Zoning and Development Code  
   (Made available to the Planning Commission on July 24, 2019 and received by each Planning Commissioner and redlines to Development Code sent out on August 7th, 2019)
2. Exhibit B- Chapter 26 Subdivisions  
   (Made available to the Planning Commission on July 24, 2019 and received by each Planning Commissioner)
RESOLUTION PC NO. 2019-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ADOPTING THE COMPREHENSIVE AMENDMENTS TO THE ZONING AND DEVELOPMENT CODE, CHAPTER 30, AND AMENDMENTS TO SUBDIVIONS, CHAPTER 26, OF THE FONTANA MUNICIPAL CODE.

WHEREAS, notices required by statute of the Fontana City Code have been given as required; and

WHEREAS, on August 20, 2019, the Planning Commission received public testimony on Development Code Amendment No. 18-004 and determined that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, and all the information, evidence, and testimony presented at its public hearing on August 20, 2019; and

WHEREAS, the Planning Commission heard testimony and discussed the project on August 6th, 2019, and continued the project to August 20th, 2019; and

WHEREAS, The City of Fontana completed a comprehensive General Plan update with adoption of a new General Plan on November 13, 2018; and

WHEREAS, the new General Plan includes policies and actions calling for numerous updates to the Zoning and Development Code and Zoning Map; and

WHEREAS, State law requires Zoning regulations to be consistent with the General Plan, and therefore updating the Zoning and Development Code and Zoning map is required; and

WHEREAS, the Planning Commission finds that the proposed update to the Zoning and Development Code is consistent and compatible with the General Plan, and that the updates directly implement General Plan goals, policies, and objectives, thereby enhancing consistency between the General Plan, Zoning and Development Code and Zoning Map; and

WHEREAS, the Planning Commission finds that the proposed update to the Zoning and Development Code will be in conformity with good land use practice and is intended to facilitate ease of use and understanding, as well as to establish appropriate development standards for the land use designations; and

WHEREAS, the Planning Commission finds that the proposed update to the Zoning and Development Code (Exhibit A) and Subdivisions Chapter 26 (Exhibit B) will not be
detrimental to the public health, safety, and general welfare, and will not adversely affect the orderly development of property, and will better express the City's policies, and generally promote good land use planning and regulation.

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. Based on the foregoing, the Planning Commission hereby recommends that the City Council determine, pursuant to Sections 15162 through 15164 et seq, Section 15183, and Section 8.10 of the City of Fontana's 2019 Local CEQA Guidelines, that the previously certified Final Environmental Impact Report (State Clearinghouse No. 2016021099), has adequately identified the impacts associated with of the Zoning and Development Code Update ("proposed project") and that the EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

Section 2. That the City Council adopt an ordinance amending the Zoning and Development Code.

Section 3. 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 4. 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 20th day of August, 2019.

City of Fontana

______________________________
Daniel Quiroga, Chairperson

ATTACHMENT NO. 1
ATTEST:

I, Raj Sangha, 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 20th day of August 2019, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

______________________________________________
Raj Sangha, Secretary
NOTICE OF DETERMINATION

TO:  ____ X ____ County Clerk, County of San Bernardino  
     ____ Office of Planning and Research  
FROM:  City of Fontana  
        Planning Division  
        8353 Sierra Avenue  
        Fontana, CA  92335

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title:  Zoning Code Amendment No. 18-004

State Clearinghouse Number:  SCH 2016021099 for the associated General Plan Update EIR

Project Applicant:  City of Fontana 8353 Sierra Avenue Fontana CA 92335
Project Location:  Citywide
Project Description:  Amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) and Subdivisions (Chapter 26 of the Fontana Municipal Code). The Zoning and Development Code will also be amended to include the Down Town Plan.

This is to advise that the City of Fontana approved the above described project on August 6th, 2019 and has made the following determinations:

1. The project ____ will ____ X ____ will not have a significant effect on the environment.

2. ____ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

   ____ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

   ____ X Based on Sections 15162 through 15164 et seq, Section 15183, and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines, staff has determined that the previously certified Final Environmental Impact Report (State Clearinghouse No. 2016021099), has adequately identified the impacts associated with of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines. The EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

3. Mitigation measures ____ were ____ X ____ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations ____ was ____ X was not adopted for this project.
5. Findings ____ were ____ X ____ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Final Environmental Impact Report are specified as follows:

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

   ______________________________________________________

   Orlando Hernandez  
   Planning Manager

Date Received for Filing

ATTACHMENT NO. 2
A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 15-003 and Zoning Code Amendment (ZCA) No. 18-004

A comprehensive Zoning and Development Code Amendment to Chapter 30 of the City of Fontana Municipal Code and amendments to Subdivisions (Chapter 26) of the Fontana Municipal Code. Amendments to the Subdivision Chapter will be consistent with the Zoning and Development Code.

Environmental Determination: Pursuant to Sections 15162 through 15164 et seq, Section 15183, and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines, staff has determined that the previously certified Final Environmental Impact Report (State Clearinghouse No. 2016021099), has adequately identified the impacts associated with of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines. The EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

Property Location: Citywide

Date of Hearing: August 6, 2019

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, Paul Gonzales, Senior Planner, at (909) 350-6658 or pgonzales@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.
FROM: Community Development Department

SUBJECT: Master Case No. 15-003; General Plan Amendment No. 19-005; Zoning Code Amendment No. 19-003 - Amendment to the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map; and a Zone Change to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution PC No. 2019-____, and forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. 2016021099), pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,

2. Approve General Plan Amendment No. 19-005 to amend the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map and the Hierarchy of Streets Plan Map; and,

3. Approve Zoning Change No. 19-003 to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

APPLICANT:
City of Fontana
8353 Sierra Avenue
Fontana, CA  92335

LOCATION:
Citywide

REQUEST:
Adopt a resolution recommending the City Council:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Section 15168(c)(2) of the California Environmental Quality Act
(CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,
2. Approve General Plan Amendment No. 19-005 to amend the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map; and,
3. Approve Zoning Change No. 19-003 to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

PROJECT PLANNER:
Dawn Rowe
Senior Planner

DISCUSSION:
See attached staff report for additional information.

FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Report and Attachments 1-3</td>
<td>Backup Material</td>
</tr>
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</table>

ITEM: PH-B
Staff Report to the Planning Commission

PLACEMENT: Public Hearing

APPLICATION: Master Case No. 15-003
General Plan Amendment No. 19-005
Zoning Code Amendment No. 19-003

DATE: August 20, 2019

APPLICANT: City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION: Citywide

REQUEST: Adopt a resolution recommending the City Council:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and

2. Approve General Plan Amendment No. 19-005 to amend the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map.

3. Approve Zoning Change No. 19-003 to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

PROJECT PLANNER: Dawn Rowe, Senior Planner

I. BACKGROUND INFORMATION:

A. Previous Approvals:

The 2015-2035 General Plan was approved by City Council on November 13, 2018.
B. Environmental Review Finding:

Pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local CEQA Guidelines, Environmental Impact Report (General Plan EIR) (State Clearinghouse [SCH] No. 2016021099 has been prepared for this project. The EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

II. PROJECT DESCRIPTION:

A. Background Information:

The City of Fontana Planning Division completed a comprehensive General Plan Update which was adopted in November 2018.

III. ANALYSIS:

A comprehensive general plan provides a city with a consistent framework for land use decision-making. The General Plan has been called the “constitution” for land use development to emphasize its importance to land use decisions. The general plan and its maps, diagrams, and development policies form the basis for city zoning, subdivision, and public works actions. Under California law, no specific plan, area plan, zoning, subdivision map, nor public works project may be approved unless the city finds that it consistent with the adopted general plan.

General Plan Land Use Map

The General Plan not only includes the various Elements/Chapters, which contain text and graphics, but also includes a Land Use Map of the entire City, as well as its sphere of influence. The 2015-2035 General Plan Land Use Map has been utilized since adoption. During that time, staff has identified parcels needing modification to meet the overall intent of the General Plan. Therefore, staff is proposing to modify the adopted General Plan Land Use Map.

Zoning Land Use Map

Zoning land use designations are required to be consistent with General Plan land use designations so that the use, development, and design standards execute the goals and intent outlined in the General Plan. All proposed zoning land use change will correspond with General Plan land use changes made either during the comprehensive update or as a part of the minor modifications currently being proposed.

Hierarchy of Streets Plan

The Community Mobility and Circulation Element of the 2015-2035 General Plan includes a Hierarchy of Streets Plan that categorizes the streets within the City for the purpose of applying regulations and standards. The Hierarchy of Streets Plan map was initially
adopted as a part of the Program Environmental Impact Report. The map will replace the map in the current General Plan and will be included in the Community Mobility and Circulation accordingly.

IV. RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution PC No. 2019-____, and forward a recommendation to the City Council to:

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. 2016021099), pursuant to Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination; and,

2. Approve General Plan Amendment No. 19-005 to amend the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map and the Hierarchy of Streets Plan Map; and,

3. Approve Zoning Change No. 19-003 to update the Zoning Map to achieve consistency with the 2015-2035 General Plan.

Project Planner: Dawn Rowe
Senior Planner

Reviewed by: Orlando Hernandez
Planning Manager

Approved by: Zai'AbuBakar
Director of Community Development

Attachments:

1. PC Resolution
2. Notice of Determination
3. Public Hearing Notice

Under Separate Cover:
Exhibit A - General Plan Land Use Map
Exhibit B - Zoning District Map
Exhibit C - Hierarchy of Streets Plan
RESOLUTION PC NO. 2019-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING THE MINOR TEXT CHANGES AND MINOR MODIFICATIONS TO GENERAL PLAN AND GENERAL PLAN LAND USE MAP AND ADOPT AN ORDINANCE APPROVING AMENDING THE ZONING MAP TO ACHIEVE CONSISTENCY WITH THE 2015-2035 GENERAL PLAN.

WHEREAS, The City of Fontana completed a comprehensive General Plan update with adoption of a new General Plan on November 13, 2018; and

WHEREAS, State law requires the Zoning Map to be consistent with the General Plan, and therefore updating the Zoning map is required; and

WHEREAS, notices required by statute of the Fontana City Code have been given as required; and

WHEREAS, on August 20, 2019, the Planning Commission received public testimony on General Plan Amendment No. 19-005 and Development Code Amendment No. 18-004 and determined that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 through 15164, and Section 15168(c)(2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, and all the information, evidence, and testimony presented at its public hearing on August 20, 2019; and

WHEREAS, the Planning Commission finds that the proposed minor text changes and modifications to the General Plan, the General Plan Land Use Map, and the Zoning Map are consistent and compatible with the General Plan, and that the updates directly implement General Plan goals, policies, and objectives, thereby enhancing consistency between the referenced documents; and

WHEREAS, the Planning Commission finds that the proposed update to the General Plan Land Use Map (Exhibit A) and the update to the Zoning Map (Exhibit B) will not be detrimental to the public health, safety, and general welfare, and will not adversely affect the orderly development of property, and will better express the City’s policies, and generally promote good land use planning and regulation.

NOW, THEREFORE, the Commission RESOLVES as follows:

ATTACHMENT NO. 1
Section 1. Based on the foregoing, the Planning Commission hereby recommends that the City Council determine, pursuant to Sections 15162 through 15164 et seq, Section 15168(c) (2) of the California Environmental Quality Act and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, that the previously certified Final Environmental Impact Report (State Clearinghouse No. 2016021099), has adequately identified the impacts associated the and that the EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with the project; therefore, a Notice of Determination has been prepared.

Section 2. That the City Council adopt a resolution amending the General Plan to include minor text changes and minor modifications to the 2015-2035 General Plan and General Plan Land Use Map; and adopt an ordinance approving the Zoning Map update to achieve consistency with the 2015-2035 General Plan.

Section 3. 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 4. 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 20th day of August 2019.

City of Fontana

________________________________________
Daniel Quiroga, Chairperson

ATTACHMENT NO. 1
ATTEST:

I, Raj Sangha, 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 20th day of August 2019, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

__________________________
Raj Sangha, Secretary
NOTICE OF DETERMINATION

TO:  County Clerk, County of San Bernardino
____ Office of Planning and Research

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

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title:  General Plan Amendment No. 19-005 Zoning Code Amendment No. 19-003

State Clearinghouse Number:  SCH 2016021099 for the associated General Plan Update EIR

Project Applicant:  City of Fontana 8353 Sierra Avenue Fontana CA 92335
Project Location:  Citywide
Project Description:  Minor

This is to advise that the City of Fontana approved the above described project on August 20, 2019 and has made the following determinations:

1.  The project ____ will ___ will not have a significant effect on the environment.

2.  ___ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

   ___ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.

   ___ Pursuant to Section (15168(c)(2)) and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, staff has determined that the previously certified Final Environmental Impact Report (State Clearinghouse No. 2016021099), has adequately identified the impacts associated with of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

3.  Mitigation measures ___ were ___ were not made a condition of the approval of the project.

4.  A Statement of Overriding Considerations ___ was ___ was not adopted for this project.

5.  Findings ___ were ___ were not made pursuant to the provisions of CEQA.

6.  The location and custodian of the documents which comprise the record of proceedings for the Final Environmental Impact Report are specified as follows:

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

Orlando Hernandez
Planning Manager

Date Received for Filing

ATTACHMENT NO. 2
A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No. 15-003; General Plan Amendment No. 19-005; Zone Change No. 19-003

General Plan Amendment No. 19-005, an amendment to the 2015-2035 General Plan to incorporate minor text changes and minor modifications to both the General Plan and the General Plan Land Use Map. Zone Change No. 19-003 is an update to the Zoning Map to achieve consistency with the recently adopted General Plan (2015-2035 General Plan).

Environmental Determination: Pursuant to Section 15168 (c) (2) of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana’s 2019 local CEQA Guidelines, Environmental Impact Report (General Plan EIR) (State Clearinghouse [SCH] No. 2016021099 has been prepared for this project. The EIR was adopted by City Council on November 13, 2018 and anticipated the proposed project and adequately identified any potential impacts associated with this project; therefore, a Notice of Determination has been prepared.

Location of Property: Citywide

Date of Hearing: August 20, 2019

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

Time of Hearing: 6:00 pm

Should you have any questions concerning this project, please contact Dawn Rowe, Senior Planner, at (909) 350-6694 or by email at drowse@fontana.org

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To: Planning Commissioners  
From: Zai AbuBakar, Director of Community Development  
Date: August 20, 2019  
Re: Future City Council Agenda Items

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

**AUGUST 27, 2019**

<table>
<thead>
<tr>
<th>PLANNER</th>
<th>PLACEMENT</th>
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<tbody>
<tr>
<td>Dawn Rowe &amp; Paul Gonzales</td>
<td>Public Hearing</td>
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**No items listed for this meeting, as of the date of this memo.**

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<th>SEPTEMBER 10, 2019</th>
<th>PLANNER</th>
<th>PLACEMENT</th>
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</table>
| 1. MCN#15-003; ZCA#18-004  
Form Based Code, Zoning and Development Code & Zoning and General Plan Map | Dawn Rowe & Paul Gonzales | Public Hearing |
| 2. MCN#18-107; GPA#18-007; SPA#18-004; TTM#18-016; DRP#18-031; AGR#19-001  
193 Detached Residential Condominium Units  
13801 Victoria St. | Brett Hamilton | Public Hearing |
| 3. MCN#18-088; SPA#18-003; TTM#20228 (18-010); DRP#18-023  
194 Residential Condominiums  
California Landings Specific Plan | DiTanyon Johnson | Public Hearing |
| 4. Appeal No. 19-002  
(MCN#19-058; ASP#19-037)  
Site and Architectural Review for a Jack-In-The-Box Restaurant with drive-through  
7261 Citrus Ave. | Fernando Herrera | Public Hearing |
| 5. Appeal No. 19-003  
(MCN#18-095; DRP#18-027)  
Banana Warehouse of approx. 133,838 sq. ft.  
10740 Banana Ave. | Dawn Rowe | Public Hearing |
To: Planning Commissioners
From: Zai AbuBakar, Director of Community Development
Date: August 20, 2019
Re: Future Planning Commission Agenda Items

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

**PLANNING COMMISSION SEPTEMBER 3, 2019**

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

**PLANNING COMMISSION SEPTEMBER 17, 2019**

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

**PLANNING COMMISSION OCTOBER 1, 2019**

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