



City of Fontana  
Planning Commission  
Minutes

Cathline Fort, Chair  
Idilio Sanchez, Vice Chair  
Ricardo Quintana, Secretary  
Raj Sangha, Commissioner  
Ralph Thrasher, Commissioner

---

**Tuesday, April 2, 2024      6:00 P.M.      Grover W. Taylor Council Chambers**

---

**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, April 2, 2024. Vice Chair Sanchez called the meeting to order at 6:03 p.m.

**Present:** Vice Chair Sanchez, Secretary Quintana, Commissioners Thrasher, and Sangha

**Absent:** Chair Fort

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation by Fontana Police Department Chaplain Greg Peck, the Pledge of Allegiance was led by Commissioner Thrasher.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:****A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of March 19, 2024.

**ACTION: A Motion was made by Commissioner Thrasher and seconded by Secretary Quintana and passed by a vote of 4-0 to approve the Consent Calendar.**

The motion carried by the following vote:

**AYES: Vice Chair Sanchez, Secretary Quintana, Commissioners Sangha, and Thrasher; NOES: None; ABSTAIN: None. ABSENT: Chair Fort**

**PUBLIC HEARINGS:**

**PH-A Master Case No. 22-145, Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review No. 22-065 for a proposed mixed-use development comprised of 437 residential units with 4,000 square feet of commercial retail area, pursuant to a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program. (Continued from January 16, 2024).**

Vice Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner presented the staff report.

The City Clerk's Department received one (1) written correspondence in opposition of this item.

The applicant, Siri Smith, on behalf of JPI Development, stated that she read and agreed to the Conditions of Approval.

Commissioner Sangha commented on the design and modern architecture of the project and thanked the applicant for bringing the project to the city.

The following individuals spoke in opposition:

- Victor Vollhardt
- Rodrigo Cardenas
- Mark Rueda
- Felix Ramos
- Chase Preciado
- Angel Esparza

The commission and staff addressed security concerns/measures around the vicinity of the project.

Another discussion took place regarding the usage of the east side parcel of the project and the commercial glazing of the building.

Lastly, the commission requested clarification on parking within the structure and along Valley Boulevard.

The Public Hearing was closed.

### **RECOMMENDATION:**

**Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2024-025; and,**

- 1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination;**
- 2. Approve Tentative Parcel Map No. 22-034 (TPM No. 20669); and,**
- 3. Approve Design Review No. 22-065.**

**ACTION: Motion was made Secretary Quintana and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution PC No. 2024-025; approve Master Case No. 22-145, Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review No. 22-065.**

The motion carried by the following vote:

**AYES: Vice Chair Sanchez, Secretary Quintana, Commissioners Sangha, and Thrasher; NOES: None; ABSTAIN: None. ABSENT: Chair Fort**

**PH-B Resolution No. PC 2024-026: A Resolution of the Planning Commission of the City of Fontana, California, Recommending, Pursuant to an Exemption from the California Environmental Quality Act, that the City Council Approve a Development Agreement with HS Fontana Retail, LLC, concerning a retail cannabis business and Direct Staff to File a Notice of Exemption.**

Vice Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Philip Burum, Deputy City Manager, presented the staff report.

The applicant, HS Fontana Retail, LLC, was not present. Deputy City Manager Burum stated that the applicant is very supportive of the development agreement being reviewed.

No one spoke in favor or opposition to this item.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information in the staff report and subject to the findings, conclusions, and information in the staff report, resolution and presented in the public hearing, staff recommends that the Planning Commission adopt Resolution No. PC 2024-026; and recommend that the City Council:**

- 1. Find, after review of the whole of the Project, including this Development Agreement, that the project is EXEMPT from the California Environmental Quality Act (“CEQA”), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and direct staff to file a Notice of Exemption; and**
- 2. Approve a Development Agreement with HS Fontana Retail, LLC, based upon the findings in the staff report and resolution, pending final adoption of the Development Agreement ordinance by the City Council and an Operating Agreement with HS Fontana Retail, LLC.**

**ACTION: Motion was made Commissioner Thrasher and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution PC No. 2024-026 and approve Development Agreement with HS Fontana Retail, LLC.**

**The motion carried by the following vote:**

**AYES: Vice Chair Sanchez, Secretary Quintana, Commissioners Sangha, and Thrasher; NOES: None; ABSTAIN: None. ABSENT: Chair Fort**

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

**COMMENTS:**

**A. Commission Comments:**

Commissioner Thrasher expressed his excitement for the new project that was approved tonight and thanked the Innovation and Technology Department for their assistance in tonight’s meeting.

Commissioner Sangha thanked Planning staff for providing their staff reports and the community for the opportunity to serve.

Secretary Quintana echoed comments that were previously mentioned by fellow Commissioners; thanked staff for providing their staff reports and Law Enforcement Officers who attended tonight's meeting. Secretary Quintana closed his comments by expressing his privilege to be able to serve another year on the Planning Commission.

Vice Chair Sanchez thanked the Planning staff for providing their staff reports and expressed his excitement on the mixed used projects that are coming to the city; closed his comments by thanking the Law Enforcement officers that were in attendance.

**ADJOURNMENT:**

Vice Chair Sanchez adjourned the meeting 6:38 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 16, 2024, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

---

Susana Gallardo  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 16<sup>th</sup> DAY OF APRIL 2024.**

---

Idilio Sanchez  
Vice Chairperson