

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution PC No. 2022-001

Tuesday, January 18, 2022

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Cathline Fort, Chair

Raj Sangha, Vice Chair

Idilio Sanchez, Secretary

Matthew Gordon, Commissioner

Ralph Thrasher, Commissioner

Per California State mandate, face masks are required in all in-door settings effective December 15, 2021, through February 15, 2022. All members of the public will be asked to follow said mandate while in attendance of public meetings.

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the 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 8353 Sierra Avenue Fontana, CA 92335. To address the Planning Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335 is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335.

Traduccion en Español disponible a peticion. Favor de notificar al Departamento "City Clerk". Para mayor informacion, favor de marcar el numero (909) 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 three 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 December 21, 2021.

CC-A Approval of Minutes of December 21, 2021.

[**21-1104**](#)

Attachments: [Draft Planning Commission Minutes of December 21, 2021](#)

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

To comment on Public Hearing Items, you may submit comments via e-mail at planning@fontana.org. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. 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	

PH-A Amendments to the Zoning and Development Code (Chapter 30) of the City of Fontana Municipal Code to regulate urban lot splits and two-unit projects under Senate Bill 9.

[**21-1103**](#)

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. 2022-____; and forward a recommendation to the City Council to:

1. Determine that the project is exempt pursuant to Section 15061 (b) (3) (General Rule Exemption), of the California Environmental Quality Act. and Section No. 3.07 of the 2019 Local Guidelines for Implementing CEQA and direct staff to

file the Notice of Exemption, and;

2. Approve Zoning Code Amendment (ZCA) 21-009 to amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) as shown in Exhibit A as referenced herein.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

Citywide

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

Attachments: [Attachment No. 1 - Planning Commission Resolution](#)
[Attachment No. 2 - Exhibit A SB 9 Code Amendment](#)
[Attachment No. 3 - Notice of Exemption](#)
[Attachment No. 4 - Public Hearing Notice](#)

PH-B Master Case No. 21-050; General Plan Amendment No. 21-002, General Plan Amendment No. 21-007, Zone Code Amendment No. 21-004, Zoning Change No. 21-008- 6th Cycle Housing Element Update.

[21-1129](#)

RECOMMENDATION:

Based on the information contained in this staff report and attached Exhibits under separate cover, staff recommends that the Planning Commission adopt Resolution PC No. 2022-____, 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 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared.

2. Adopt a Resolution approving General Plan Amendment No. 21-002; and

3. Adopt a Resolution approving General Plan Amendment No. 21-007; and

4. Adopt an Ordinance approving Zone Change No. 21-008

5. Adopt an Ordinance approving Zone Code Amendment No. 21-004.

APPLICANT:

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

LOCATION:

City Wide

PROJECT PLANNER:

**DiTanyon Johnson, Principal Planner
Cecily Session-Goins, Associate Planner**

Attachments: [Attachment No. 1- Planning Commission Resolution](#)

[Attachment No. 2- Proposed Changes to the Zoning and Development Code \(Chapter No. 30\)](#)

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [21-1105](#)

An update of future City Council agenda items for January 25, 2022, February 8, 2022, February 22, 2022, March 8, 2022, and March 22, 2022 for the Planning Commission's information.

An update of future Planning Commission agenda items for February 1, 2022, February 15, 2022, and March 1, 2022 for the Planning Commission's information.

Attachments: [Upcoming City Council Items Memo](#)
[Upcoming Planning Commission Items Memo](#)

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on February 1, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.