

City of Fontana
Planning Commission
Minutes

Cathline Fort, Chair
Raj Sangha, Vice Chair
Idilio Sanchez, Secretary
Matthew Gordon, Commissioner
Ralph Thrasher, Commissioner

Tuesday, January 18, 2022

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, January 18, 2022. Vice Chair Sangha called the meeting to order at 6:02 p.m.

Present: Secretary Sanchez, Vice Chair Sangha, and Commissioners Gordon and Thrasher

Absent: Chair Fort

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Commissioner Gordon, 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 December 21, 2021.

ACTION: A Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed unanimously by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Vice Chair Sangha, Secretary Sanchez, and Commissioners Gordon and Thrasher

Absent: Chair Fort

PUBLIC HEARINGS:

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.

Vice Chair Sangha opened the Public Hearing Item.

Cecily Session-Goins, Associate Planner presented the staff report.

The commission and staff discussed SB 9 and development standards.

The Public Hearing was closed.

The commission spoke to the challenges with SB 9, and expressed appreciation for the work of Cecily Session-Goins, Associate Planner.

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. 2022-001; 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.

ACTION: Motion was made by Commissioner Thrasher, seconded by Commissioner Gordon, and passed unanimously by a vote of 4-0 to adopt the Resolution presented. The motion carried by the following vote:

Aye: Vice Chair Sangha, Secretary Sanchez, and Commissioners Gordon and Thrasher

Absent: Chair Fort

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.

Vice Chair Sangha opened the Public Hearing Item.

DiTanyon Johnson, Principal Planner presented the staff report, noting that Associate Planner, Cecily Session-Goins also worked on this project.

The commission and staff discussed the Regional Housing Needs Allocation (RHNA) numbers, income levels, and density levels.

Deputy City Manager, Phil Burum clarified that the city must provide the opportunity for affordable housing to be developed within the allowed and corresponding zoning, as permitted.

The following individual spoke in opposition of the project:

Angel Esparza

The Public Hearing was closed.

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. 2022-002, 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.

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 4-0 to adopt the Resolution presented. The motion carried by the following vote:

Aye: Vice Chair Sangha, Secretary Sanchez, and Commissioners Gordon and Thrasher

Absent: Chair Fort

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

No further communications were received.

COMMISSION COMMENTS:

A. Public Communication Remarks:

Commissioner Thrasher thanked staff and stated that it was good to be back.

Commissioner Sanchez thanked God for the opportunity to be here at the meeting and

for the opportunity to serve the city.

Commissioner Gordon thanked the staff and the speaker for coming out tonight. In addition, he stated that on a lot of the projects that come before the commission there is employment opportunity for the local workforce.

Commissioner Gordon stated that at times changes take place at the state level that impact local government, and the municipalities must adapt and overcome those changes and make the best of it. He specifically spoke to the projects presented at the meeting tonight, and how well staff was able to present the information.

Vice Chair Sangha thanked the staff for their staff reports because they allow the commission to make decisions on the project that come before them at the meeting, he also thanked everyone for the opportunity to serve, and thanked those who are watching from home.

Vice Chair Sangha asked everyone to be safe, as there is an increase of virus cases, and as some are going through some difficult times.

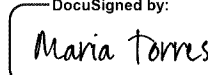
Vice Chair Sangha wished everyone a good night.

WORKSHOP:

A. None

ADJOURNMENT:

By consensus, the meeting adjourned at 6:39 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 1, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

AE859A3629654BA...

Maria Torres
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 1ST DAY OF FEBRUARY 2022.**

DocuSigned by:

Raj Sangha

3EC872F13A374DE

Raj Sangha
Vice Chairperson

Certificate Of Completion

Envelope Id: 931425F615F9411597554C322769AEF3
Subject: Please DocuSign: PC Minutes of 01-18-2022.pdf
Source Envelope:
Document Pages: 6
Certificate Pages: 5
AutoNav: Enabled
Envelope Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
City Clerk
8353 Sierra Avenue
Fontana, CA 92335
clerks@fontana.org
IP Address: 192.146.186.96

Record Tracking

Status: Original
2/8/2022 | 09:33 AM

Holder: City Clerk
clerks@fontana.org

Location: DocuSign

Signer Events

Maria Torres
mtorres@fontana.org
Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Maria Torres
AE859A3629654BA...

Signature Adoption: Pre-selected Style
Using IP Address: 192.146.186.121

Timestamp

Sent: 2/8/2022 | 09:33 AM
Viewed: 2/8/2022 | 09:38 AM
Signed: 2/8/2022 | 09:38 AM

Electronic Record and Signature Disclosure:

Accepted: 2/8/2022 | 09:38 AM
ID: c90ffc41-0335-4e8a-9331-c55f0bb11a08

Raj Sangha
rajapaul23@gmail.com
CEO
MGR Real Estate Services
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Raj Sangha
3EC872F13A374DE...

Signature Adoption: Pre-selected Style
Using IP Address: 107.119.53.117
Signed using mobile

Sent: 2/8/2022 | 09:39 AM
Viewed: 2/8/2022 | 11:56 AM
Signed: 2/8/2022 | 11:56 AM

Electronic Record and Signature Disclosure:

Accepted: 4/3/2019 | 03:11 PM
ID: 01fe67f8-f927-4795-a992-3a6981978d8c

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Evelyne Ssenkoloto
essenkol@fontana.org

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 10/13/2021 | 04:17 PM
ID: e7145250-7347-428b-af51-3066469cc29f

COPIED

Sent: 2/8/2022 | 11:56 AM

Carbon Copy Events

Kathy Kasinger

kkasinger@fontana.org

Records Coordinator

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 2/7/2022 | 10:41 AM

ID: cf173494-13fb-4dbf-9740-60ea6a8dc6c6

Status

COPIED

Timestamp

Sent: 2/8/2022 | 11:56 AM

Viewed: 2/8/2022 | 02:26 PM

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

2/8/2022 | 09:33 AM

Certified Delivered

Security Checked

2/8/2022 | 11:56 AM

Signing Complete

Security Checked

2/8/2022 | 11:56 AM

Completed

Security Checked

2/8/2022 | 11:56 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Fontana:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: cteveda@fontana.org

To advise City of Fontana of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at cteveda@fontana.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from City of Fontana

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to cteveda@fontana.org and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Fontana

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to cteveda@fontana.org and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Fontana as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Fontana during the course of my relationship with you.