



City of Fontana
Planning Commission
Minutes

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

Tuesday, July 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, July 2, 2024. Chair Fort called the meeting to order at 6:03 p.m.

Present: Chair Fort, Commissioners Sangha, and Thrasher.

Absent: Vice Chair Sanchez and Secretary Quintana

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Sangha.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of June 18th, 2024.

B. Planning Commission Determination of General Plan Consistency

Staff recommends that the Planning Commission consider the locations, purpose, and extent of the proposed real property acquisition described herein as required under Government Code Section 65402(c) and adopt Resolution No. PC 2024-035 finding that the proposed acquisition is in conformance with the City's General Plan, making CEQA findings pursuant to the State CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption.

C. Planning Commission Determination of General Plan Consistency

Staff recommends that the Planning Commission consider the locations, purpose, and extent of the proposed real property acquisition described herein as required under Government Code Section 65402(c) and adopt Resolution No. PC 2024- 036 finding that the proposed acquisition is in conformance with the City's General Plan, making CEQA findings pursuant to the State CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption.

ACTION: A Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Fort, Commissioners Sangha, and Thrasher.

Absent: Vice Chair Sanchez and Secretary Quintana

Abstain: None

PH- A Master Case No. 23-003, Design Review No. 23-001- A request for site and architectural approval of a 90-unit multi-family development and associated improvements on approximately 2.35-acre site located east of Laurel Avenue and south of Foothill Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Fort opened Public Hearing.

Principal Planner, DiTanyon Johnson, presented the staff report.

Commissioner Sangha commented on the projects design.

Chair Fort requested clarification on the amount of parking spaces and charging stations that would be included as part of the project.

The applicant, Erica Carvalho, on behalf of the applicant, stated that she read and agreed to the Conditions of Approval and commented on the locations of the charging stations.

No one spoke in favor or opposition of this item.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2024-037; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Design Review No. 23-001.**

ACTION: Motion was made by Commissioner Sangha and seconded by Commissioner Thrasher and passed by a vote of 3-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2024-037 and approve Design Review No. 23-001.

The motion carried by the following vote:

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

PH-B Master Case No. 22-008: General Plan Amendment (GPA) 22-012, Zoning Code Amendment (ZCA) No. 24-003, and Specific Plan (SP) No. 24-001: amendment to Figure 15.9 (Land Use Category) in Chapter 15 (Land Use, Zoning and Urban Design) of the General Plan to change: approximately 7 acres from Community Commercial (C-C) to Multi-Family Medium to High Density Residential (R-MFMH), approximately 5 acres from Community Commercial (C-C) to Residential Planned Community (R-PC), approximately 38 acres from Residential Planned Community (R-PC) to Multi-Family High Density Residential (R-MFH), approximately 10 acres from Residential Planned Community (R-PC) to Multi Family Residential (R-MF), removal of the Auto Center Overlay designation on approximately 8.5 acres within

the Walnut Village Specific Plan boundary; Development Code Amendment to revise Sections 30-635, 30-639, and 30-642 of the Zoning and Development Code to remove the Fontana Auto Center Overlay District from approximately 8.5 acres in the Walnut Village Specific Plan boundary; and a Specific Plan to include rescinding the existing Walnut Village Specific Plan and replacing it with the new Specific Plan to establish a new Walnut Village Specific Plan including new planning areas and development standards, pursuant the Program Environmental Impact Report (PEIR) Mitigation, Monitoring and Reporting Program (MMRP) (SCH No. 2023050271) for the new Walnut Village Specific Plan

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner presented the staff report and answered questions of the commission.

A brief discussion took place regarding the floor area ratio and allowable building height adjacent to existing development.

No one spoke in favor or opposition of this item.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024 -038, and forward a recommendation to the City Council to:

1. **Certify the Walnut Village Specific Plan Program Environmental Impact Report (FPEIR) (State Clearinghouse No. 2023050271) and adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and**
2. **Adopt a Resolution approving General Plan Amendment (GPA) No. 22-012;**
3. **Adopt an Ordinance approving Development Code Amendment (ZCA) No. 24-003; and**
4. **Adopt an Ordinance approving Specific Plan (SP) No. 24-001.**

ACTION: Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 3-0 to approve Public Hearing Item "B"; adopt Resolution No. PC 2024-038.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Thrasher commented on the project that was approved tonight and wished the public a good night.

Commissioner Sangha echoed previously mentioned comments made by Commissioner Thrasher; thanked staff for their staff reports; commented on his recent attendance at Fourth of July event and closed his comments by thanking the public for the opportunity to serve.

Chair Fort expressed her excitement on the projects that were presented by staff; thanked the individuals in the audience that came out to speak at tonight's meeting and closed her comments by wishing the public a happy and safe 4th of July holiday.

ADJOURNMENT:

Chair Fort adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 16th, 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 16th DAY OF JULY 2024.

Cathline Fort
Chairperson