



City of Fontana
Planning Commission
Minutes

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

Tuesday, September 17, 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, September 17, 2024. Chair Fort called the meeting to order at 6:05 p.m.

Present: Chair Fort, Vice Chair Sanchez, Commissioners Thrasher, and Sangha

Absent: 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 Vice Chair Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Planning Commission Determination of General Plan Consistency for property located at 16736 Arrow Boulevard, pursuant to the State CEQA Guidelines Section 15061(b)(3):

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 2024-046 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.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of September 3rd, 2024.

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

The motion carried by the following vote:

Aye: Chair Fort, Vice Chair Sanchez, Commissioners Thrasher, and Sangha.

Absent: Secretary Quintana

Abstain: None

PH-A Master Case No. 16-061R1: Tentative Tract Map No. 16-015R1 (TTM No. 20078) - a request for the subdivision of one (1) parcel of approximately 9.5 gross acres, into 20 lots for the development of single-family homes and five (5) letter lots, Lots "A" "B" "C" "D" and "E" pursuant to a previously adopted Mitigated Negative Declaration.

Chair Fort opened Public Hearing.

Associate Planner, Jon Dille, presented the staff report and answered questions of the commission.

The Commission and staff discussed items such as the timeframe to build the project, maintenance of the equestrian trail and the zoning of the project.

Charles Yusef stated that he has read and agreed to the Conditions of Approval and expressed his excitement for the commission's approval on the project so that he can start construction immediately.

Additionally, the commission and applicant discussed the possibility of making this project a gated community.

No written correspondence was received.

The following individual spoke in opposition:

- Richard Ybarra

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 No. PC 2024-047; and,

- 1. Find that the project has been reviewed under a previously adopted Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination; and,**
- 2. Approve Tentative Tract Map No. 16-015R1 (TTM No. 20078).**

ACTION: Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2024-047 and approve Tentative Tract Map No. 16-015R1 (TTM No. 20078).

The motion carried by the following vote:

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

PH-B Master Case No. 24-003; Conditional Use Permit (CUP) No. 24-001 and Design Review Sign (DRS) No. 24-002 - A request to construct and operate a new, double sided electronic billboard totaling approximately 32'-8" in height, on an approximately .22 adjusted gross acre city-owned site located at 6584 Citrus Avenue (APN:0228-301-50) pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section No. 15332.

Chair Fort opened Public Hearing.

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

Secretary Quintana joined the meeting at 6:24 p.m.

The commission and staff discussed potential plans for improvements/landscaping along the surrounding area near the electronic billboard.

Associate Planner Session-Goins provided the commission clarification on the typographical error in Section 3, finding #2 and noted the correct location of the billboard would be on a vacant site.

Additionally, the commission and staff discussed the location and the automatic dimmers of the electronic billboard.

Commissioner Sangha requested the remaining number of static billboards throughout the city.

The applicant, Brian Smith, on behalf of Lamar Advertising, stated that he read and agreed to the Conditions of Approval.

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

The following individual spoke in opposition:

- David Sanchez
- Lydia Perez

The Public Hearing was closed.

Another discussion ensued between the commission and staff regarding consideration to move the location of the electronic billboard.

Lastly, the applicant commented on the self-dimming features and LED (Light Emitting Diode) technology of the billboards.

City Attorney, Steven Deitsch, noted the verbiage change in the resolution.

RECOMMENDATION:

Based on the information in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-048; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32 Infill Development Project), 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 Conditional Use Permit (CUP) No. 24-001; and,**

3. Approved Design Review Sign No. 24-002.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Thrasher and passed by a vote of 5-0 to approve Public Hearing Item "B"; adopt Resolution No. PC 2024-048 ; approve Conditional Use Permit (CUP) No. 24-001 and Design Review Sign No. 24-002.

The motion carried by the following vote:

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

PH-C Master Case No. 22-011-R2 and Conditional Use Permit (CUP) No. 24-017 - A request for approval of an ABC (Type 21 Off-Sale General) License for a convenience store within a previously approved commercial center, on a 6.53 adjusted gross acre site, located at APNs:0241-051-01, -02, -16, -17 and -32 pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section No. 15301.

Chair Fort opened Public Hearing.

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

The applicant, Daniel Goldwin on behalf of Midland Investments LLC, stated that he read and agreed to the Conditions of Approval.

No written correspondence was received.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-049; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1 Existing Facilities), 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 Conditional Use Permit (CUP) No. 24-017.**

ACTION: Motion was made by Commissioner Sangha and seconded by Secretary Quintana and passed by a vote of 5-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2024-049 and approve Conditional Use Permit (CUP) No. 24-017.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sangha thanked planning staff for their staff reports and the public for the opportunity to serve on the planning commission.

Commissioner Thrasher echoed fellow commissioner Sangha’s comment, thanked Planning staff for their staff reports and the Fontana Police department for attending tonight’s meeting.

Secretary Quintana thanked the public for their participation and coming out to voice their concerns at tonight’s meeting. Secretary Quintana closed his comments by thanking the public for the opportunity to serve on the planning commission.

Vice Chair Sanchez thanked the public for the honor and opportunity to serve.

Chair Fort echoed fellow commissioner comments and thanked the public for the opportunity to serve on the Planning Commission.

ADJOURNMENT:

Chair Fort adjourned the meeting at 7:05 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 1st, 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 1ST DAY OF OCTOBER 2024.**

Cathline Fort
Chairperson