



City of Fontana
Planning Commission
Minutes

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

Tuesday, October 15, 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, October 15, 2024. Vice Chair Sanchez called the meeting to order at 6:02 p.m.

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

Absent: Chair Fort

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Pastor Elijah Paiz, the Pledge of Allegiance was led by Commissioner Thrasher.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

- A. Request for approval of an Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions, pursuant to California Government Code § 65915 and Fontana Municipal Code § 30-344, as required by condition No. 12 of the previously adopted Conditions of Approval for Master Case No. 22-128, Tentative Tract Map 22-008 (Tract No. 20580) and Design Review No. 22-059, pursuant to Section 15162 and 15183 of the California Environmental Quality Act.**

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 2024-053; and,

1. Find that approval of the Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions is not a "project" under Public Resources Code § 21166 of the California Environmental Quality Act (Pub. Res. Code § 21000 et seq. ("CEQA") and CEQA Guidelines 15378, because it will not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and, as such no environmental review is required. Any and all environmental review for the underlying project was completed by the previously adopted Environmental Impact Report (State Clearinghouse No. 2016021099) approved on November 13, 2018 which has adequately identified the impacts associated with the project. Thus, no further review is required pursuant to Section 15162 and 15183 of the California Environmental Quality Act and Section 8.10 of the 2019 Local Guidelines for Implementing CEQA, and staff is directed to file a Notice of Exemption; and,
2. Approve the "Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions," which will impose affordability requirements on four (4) of the forty-eight (48) total units in the project.
3. Approve a Subordination Agreement, which provides that the Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions will have priority over an existing construction loan for the project.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 1st, 2024.

ACTION: A Motion was made by Commissioner Sangha and seconded by Commissioner Thrasher 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. 21-093R1: Design Review No. 21-036R1 - A request for revisions to previously approved architectural elevations for the Serena East development of a 22-unit multi-family condominium project located at 8186 Banana Avenue, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section No. 15332.

Vice Chair Sanchez opened the Public Hearing.

Dinora Ochoa, Assistant Planner presented the staff report.

The Commission and staff discussed reasons for the applicant's downgrade request.

The applicant, Shelly Jordan, stated that she read and agreed the Conditions of Approval.

No one spoke in favor or opposition of this item.

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 2024-054; 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 Design Review No. 21-036R1.**

ACTION: Motion was made by Secretary Quintana and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2024-054 and approve Design Review No. 21-036R1.

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 Master Case No. 24-0053 and Conditional Use Permit (CUP) No. 24-0020: A request to approve an Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale General) for an existing convenience store, pursuant to a categorical exemption in accordance with CEQA Guidelines Section No. 15301.

Vice Chair Sanchez opened the Public Hearing.

No one spoke in favor or opposition of this item.

Vice Chair Sanchez motioned to continue the item to the November 19, 2024 Planning Commission meeting.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the November 19, 2024, Regular Planning Commission Meeting.

ACTION: Motion was made Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0 to continue Public Hearing Item "B" to the November 19, 2024 Planning Commission meeting.

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. Public Communication Commission Comments:

Commissioner Sangha thanked staff for their staff reports and the Innovation and Technology Department for setting up tonight's meeting. Commissioner Sangha closed his comments by thanking the public for the opportunity to serve.

Commissioner Thrasher echoed fellow commissioner Sangha's comments and thanked the public for the opportunity to serve on the Planning Commission.

Secretary Quintana noted the comments that were made tonight by the applicants and commended the planning staff for a job well done.

Vice Chair Sanchez echoed fellow commissioner's comments; thanked planning staff for their presentations and the public for the opportunity to serve on the Planning Commission. Vice Chair Sanchez closed his comments by asking for a prayer for his father who recently passed away.

ADJOURNMENT:

Vice Chair Sanchez adjourned the meeting at 6:14 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 5, 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 19th DAY OF NOVEMBER 2024.

Idilio Sanchez
Vice Chairperson