



City of Fontana
Planning Commission
Minutes

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

Tuesday, August 15, 2023 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, August 15th, 2023. Chair Fort called the meeting to order at 6:02 p.m.

Present: Chair Fort, Commissioners Sangha and Quintana

Absent: Vice Chair Sanchez and Secretary Thrasher

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Fontana Police Department Chaplain, Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Quintana.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of July 18, 2023.

ACTION: A Motion was made by Commissioner Sangha and seconded by Commissioner Quintana and passed by a vote of 3-0-2 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Fort, Commissioners Sangha and Quintana

Absent: Vice Chair Sanchez and Secretary Thrasher

PH-A Master Case No. 22-011; Tentative Parcel Map No. 20761 (TPM No. 22-033), Conditional Use Permit No. 22-002, Design Review No 22-005 (a request to construct a new retail center containing a fueling station, sit-down restaurant, quick service restaurant, retail with drug store and multi-tenant retail building on a vacant site of approximately 6.53 adjusted gross acres located in the General Commercial (C-2) zoning district.) and Mitigated Negative Declaration.

Chair Fort opened the Public Hearing

Associate Planner, Cecily Session-Goins presented the staff report and answered questions of the commission. Associate Planner, Session -Goins noted for the record that staff would be adding a Condition of Approval which states that all improved areas of the subject site that are not a part of the initial construction of the retail center shall be enclosed with spilt rail fencing (or similar) and have soil stabilizer installed prior to the issuance of a Certificate of Occupancy for any completed building on the site. All required on-site and off-site improvements shall be constructed prior to the issuance of a Certificate of Occupancy for the first building on the site.

The commission requested clarification on whether the presentation included the full developed project. Staff commented on a parcel which is proposed to remain vacant for the time.

Another discussion took place regarding the height and materials of the berm. Commissioner Quintana suggested a block wall in the place of the berm. Staff commented on the importance of the berm and how it would add to the overall landscaping of the project.

The applicant, Dan Goalwin, architect for the project stated that he had read and agreed to the Conditions of Approval and also commented on the height and materials of the berm.

Lastly, the commission and the applicant discussed the brand of the incoming gas station and names of possible tenants.

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 PC No. 2023-029; and,

- 1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,**
- 2. Adopt a resolution approving Tentative Parcel Map No. 20761 (TPM No. 22-033), Conditional Use Permit No. 22-002, and Design Review No. 22-005.**

ACTION: Motion was made by Commissioner Sangha and seconded by Commissioner Quintana and passed by a vote of 3-0-2 to adopt Resolution PC No. 2023-029 and approve Tentative Parcel Map No 20761 (TPM No. 22-033), Conditional Use Permit No. 22-002 and Design Review No. 22-005 with an added Condition of Approval, which states that all improved areas of the subject site that are not a part of the initial construction of the retail center shall be enclosed with spilt rail fencing (or similar) and have soil stabilizer installed prior to the issuance of a Certificate of Occupancy for any completed building on the site. All required on-site and off-site improvements shall be constructed prior to the issuance of a Certificate of Occupancy for the first building on the site.

The motion carried by the following vote:

AYES: Chair Fort, Commissioners Sangha and Quintana.

ABSENT: Vice Chair Sanchez and Secretary Thrasher

PH-B. Draft Environmental Impact Report (DEIR) for Master Case No. 22-079, General Plan Amendment No. 22-007, Specific Plan Amendment No. 22-003, Tentative Parcel Map No. 20638 (TPM No. 22-016), and Design Review No. 22-040 - a request to receive comments of the DEIR, State Clearinghouse No. 2022090611 for the development of a new industrial commerce center building totaling approximately 490,565 square feet within a 19-acre site.

Chair Fort opened Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report and answered questions of the commission.

Staff provided the commission information on the items that will be included in the Final Environmental Impact Report.

The commission requested clarification on potential significant impacts and whether these items were still being studied.

Chair Fort noted the last day for public to submit comments would be August 28, 2023.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft EIR prepared for the Poplar South Distribution Center Project to receive comments from the public; 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments that are received within the Final EIR.

ACTION: Motion was made by Commissioner Quintana and seconded by Commissioner Sangha and passed by a vote of 3-0-2 to approve staff recommendation on Draft Environmental Impact Report (DEIR) for Master Case No. 22-079, General Plan Amendment No. 22-007, Specific Plan Amendment No. 22-003, Tentative Parcel Map No. 20638 (TPM No. 22-016), and Design Review No. 22-040 - a request to receive comments of the DEIR, State Clearinghouse No. 2022090611 for the development of a new industrial commerce center building totaling approximately 490,565 square feet within a 19-acre site.

The motion carried by the following vote:

AYES: Chair Fort, Commissioners Sangha and Quintana.

ABSENT: Vice Chair Sanchez and Secretary Thrasher

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sangha thanked the Planning staff for their reports and the public for the opportunity to serve.

Commissioner Quintana thanked Planning staff for their reports; shared his excitement for this upcoming project and thanked the Fontana Police Department for attending tonight's meeting and for keeping the public safe.

Chair Fort expressed her gratitude for the opportunity to serve on the Planning Commission and commented on the information that was provided by staff that helped make decisions at tonight's meeting.

ADJOURNMENT:

Chair Fort adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 5, 2023, 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 5th DAY OF SEPTEMBER 2023.**

Cathline Fort
Chairperson