



City of Fontana
Planning Commission
Minutes

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

Tuesday, April 16, 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, April 16, 2024. Chair Fort called the meeting to order at 6:07 p.m.

Present: Chair Fort, Vice Chair Sanchez, and Secretary Quintana

Absent: Commissioners Sangha and 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. Planning Commission Determination of General Plan Consistency.**

1. Adopt **Resolution No. PC 2024-027**, a resolution of the Planning Commission of the City of Fontana Finding that the acceptance of land identified as APN 0191-161-13 and 019-161-18 for Downtown Revitalization and multifamily development efforts is in conformance with the City of Fontana 2018-2035 General Plan and making CEQA findings pursuant to State CEQA Guidelines Section 15061 (B) (3) and direct staff to file a Notice of Exemption.

B. Approve the Regular Planning Commission Minutes of April 2, 2024.

ACTION: A Motion was made by Vice Chair Sanchez and seconded by Secretary Quintana and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

PUBLIC HEARINGS:

PH-A Master Case No. 20-027R1: Conditional Use Permit No. 95-019R4 - A request to modify conditions of approval for an existing Alcoholic Beverage Control (ABC) license to allow the sale of distilled spirits and wine smaller than 375 ml and the sale of beer/malt beverages in single size containers of 40 oz or less for the existing Circle K convenience store located at 16119 Foothill Boulevard, pursuant to CEQA Guidelines Section No. 15301 (Existing Facilities). (Continued from February 20, 2024).

Chair Fort opened Public Hearing.

Staff presented a memo on the dais requesting this item to be continued to the June 18, 2024, Regular Planning Commission meeting.

Staff recommends that the Planning Commission open the public hearing, take testimony from any interested parties.

No one spoke in favor or opposition of this item.

No written correspondence was received.

Chair Fort motioned to continue the item to the June 18th, 2024, Regular Planning Commission meeting.

RECOMMENDATION:

Based on the information in this staff report, staff recommends that the Planning Commission:

1. **Open the public hearing, take testimony from anyone wishing to speak; and,**
2. **Adopt a motion continuing the item to the June 18, 2024, Planning Commission meeting.**

ACTION: Motion was made by Vice Chair Sanchez and seconded by Secretary Quintana and passed by a vote of 3-0 to continue PH-A to the June 18th, 2024, Planning Commission meeting.

The motion carried by the following vote:

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

PH-B Master Case No. 22-105: Tentative Parcel Map No. 22-026 (TPM No. 20639) and Design Review No. 22-052 - A request to consolidate eight (8) parcels into one (1) parcel and for site and architectural approval of a new 385,970 square foot industrial commerce center building with approximately 10,000 square feet of office space on approximately 18.2 acres located on the southwest corner of Slover Avenue and Citrus Avenue. (APNs: 0237-111-03, -04, -19, -20, -22, -36, -37, & -40) pursuant to an Addendum and Mitigation, Monitoring and Reporting Program (MMRP) to the Program Environmental Impact Report (PEIR) (SCH No. 2009091089) for the Southwest Industrial Park Specific Plan (SWIP).

Chair Fort opened Public Hearing.

Irene Romero, Associate Planner presented the staff report and noted a memo requesting the Commissions consideration to make modifications to the Conditions of Approval for Tentative Parcel Map No. 22-026 and Design Review No. 22-052.

The Commission and staff discussed truck stacking along Slover Avenue.

Chair Fort requested clarification on the deletion of Conditions of Approval #12 and #13.

Director of Planning, Patty Nevins and Deputy City Manager, Philip Burum, provided additional clarification on the deletion of Conditions of Approval # 12 and #13.

Additionally, the commission and staff discussed the height of trees that will be used for screening along the south perimeter of the project.

Lastly, the commission requested confirmation that no zoning changes were requested for the project, and asked about lighting plan along the southside perimeter and nighttime renderings of the project.

The applicant, Scott Erwin, on behalf of Seefried Industrial Properties, stated that he read and agreed to both the original and amended Conditions of Approval.

The Commission and applicant discussed the proposed uplighting/night lighting of the project.

The following individuals spoke in opposition:

- Mary Sullivan
- Greg Vanderboom

The commission and staff addressed resident concerns regarding the growth of the trees along the south side perimeter of the project; lighting and hazard material restrictions; hours of operations for the project and noise mitigations.

The commission directed staff to provide residents with their contact information.

Secretary Quintana requested clarification on emissions and types of equipment restrictions that would be used on the project site.

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 2024-028, and

- 1. Adopt the Addendum to the SWIP PEIR (SCH No. 2009091089) and direct staff to file a Notice of Determination; and,**
- 2. Approve the Tentative Parcel Map No. 22-026 (TPM No. 20639); and,**
- 3. Approve the Design Review No. (DRP) 22-052.**

ACTION: Motion was made Vice Chair Sanchez and seconded by Secretary Quintana and passed by a vote of 3-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2024-028; approve Master Case No. 22-105: Tentative Parcel Map No. 22-026 (TPM No. 20639) and Design Review No. 22-052 with modifications to the conditions of approval.

The motion carried by the following vote:

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

PH-C Master Case No. 23-102: Design Review (DRP) No. 23-023 - A request for site and architectural approval of a 214 detached, alley-loaded condominium project including 1.1-acre and .31-acre park sites and associated improvements on approximately 16.2 acres in Planning Areas Gardens 1 and Gardens 2 of the Arboretum Specific Plan, pursuant to a previously approved Final Environmental Impact Report (State Clearinghouse No. 2006071109).

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report and noted a memo requesting the Commissions consideration to make modifications to the Conditions of Approval to Design Review No. 23-023.

The commission requested clarification on amended Condition of Approval #50.

Traffic Engineer, Ruben Hovanesian, provided clarification on amended Condition of Approval #50.

The applicant, Stacey Sassaman, on behalf of North Fontana Investment Company, LLC, stated that she read and agreed to the Conditions of Approval.

No one spoke in favor or opposition of this item.

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 2024-029, and,

- 1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report (State Clearinghouse No. 2006071109), pursuant to Section 15162 through 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 and that no further analysis is required, and direct staff to file a Notice of Determination; and,**
- 2. Approve Design Review No. 23-023.**

ACTION: Motion was made Secretary Quintana and seconded by Vice Chair Sanchez and passed by a vote of 3-0 to approve Public Hearing Item "C"; adopt Resolution No. PC 2024-029, and approve Master Case No. 23-102; Design Review (DRP) No. 23-023 with modifications to the conditions of approval.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Quintana thanked Planning staff for providing their staff reports and thanked members of the Fontana Police Department for attending tonight's meeting. Secretary Quintana closed his comments by thanking the community for the opportunity to serve.

Vice Chair Sanchez thanked Planning staff for providing needed information and wished the public a good night.

Chair Fort echoed previous comments that were shared by fellow commissioners; expressed her appreciation to Planning staff for providing the needed information and thanked the public for the opportunity to serve.

ADJOURNMENT:

Chair Fort adjourned the meeting at 7:08 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 7, 2024, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo

Susana Gallardo
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 7th DAY OF MAY 2024.**

Cathline Fort

Cathline Fort
Chairperson

Certificate Of Completion

Envelope Id: 8894AF3B3D974746A28474352D24517E
Subject: Complete with DocuSign: PC Minutes of 04-16-2024_MT.docx
Source Envelope:
Document Pages: 6 Signatures: 2
Certificate Pages: 5 Initials: 0
AutoNav: Enabled
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Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Maria Torres
8353 Sierra Avenue
Fontana, CA 92335
mtorres@fontanaca.gov
IP Address: 192.146.186.123

Record Tracking

Status: Original
5/8/2024 | 08:33 AM

Holder: Maria Torres
mtorres@fontanaca.gov

Location: DocuSign

Signer Events

Susana Gallardo
sgallardo@fontana.org
Security Level: Email, Account Authentication
(None)

Signature

Susana Gallardo

Timestamp

Sent: 5/8/2024 | 08:34 AM
Viewed: 5/8/2024 | 09:07 AM
Signed: 5/8/2024 | 09:07 AM

Signature Adoption: Pre-selected Style
Using IP Address: 192.146.186.96

Electronic Record and Signature Disclosure:

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ID: 4fa219f9-afd8-47b2-8a46-f21eda39a11b

Cathline Fort
cathlinefort@verizon.net
Security Level: Email, Account Authentication
(None)

Cathline Fort

Sent: 5/8/2024 | 09:07 AM
Viewed: 5/23/2024 | 03:17 PM
Signed: 5/23/2024 | 03:17 PM

Signature Adoption: Drawn on Device
Using IP Address: 172.56.180.185
Signed using mobile

Electronic Record and Signature Disclosure:

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In Person Signer Events

Signature

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Status

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Timestamp

Maria Torres
mtorres@fontanaca.gov
Security Level: Email, Account Authentication
(None)

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Sent: 5/23/2024 | 03:17 PM
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Electronic Record and Signature Disclosure:

Not Offered via DocuSign

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Kathy Kasinger
Kkasinger@fontana.org
Records Coordinator
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(None)

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Sent: 5/23/2024 | 03:17 PM
Viewed: 5/28/2024 | 07:25 AM

Electronic Record and Signature Disclosure:

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Witness Events

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Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
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Security Checked
Security Checked

5/8/2024 | 08:34 AM
5/23/2024 | 03:17 PM
5/23/2024 | 03:17 PM
5/23/2024 | 03:17 PM

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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

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