



City of Fontana

Planning Commission

Minutes

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

Tuesday, February 21, 2023	6:00 P.M.	Grover W. Taylor Council Chambers
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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, February 21, 2023. Chair Fort called the meeting to order at 6:03 p.m.

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

Absent: Commissioner Thrasher

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chair Fort, the Pledge of Allegiance was led by Vice Chair Sangha.

SPECIAL PRESENTATION:

A. Special Presentation:

Recognition and Swearing-In Ceremony of Newly Appointed Commissioners for a two-

year term. San Bernardino County Supervisor, Jesse Armendarez and Mayor Acquanetta Warren swore in newly appointed Commissioner, Ricardo Quintana.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Miscellaneous Project No. 23 - 004 - Review of 2022 General Plan Annual Progress Report

Senior Planner, Rina Leung, provided the staff report.

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of February 7, 2023.

ACTION: A Motion was made by Vice Chair Sangha and seconded by Secretary Sanchez and passed by a vote of 4-0-1 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Fort, Vice Chair Sangha, Secretary Sanchez and Commissioner Quintana

Absent: Commissioner Thrasher

PUBLIC HEARINGS:

PH-A Master Case No. 21-125; Tentative Parcel Map No. 20552 (TPM No. 22-027); Conditional Use Permit 21-023 and Administrative Site Plan No. 21-059 - request to consolidate three (3) parcels into one (1) parcel for the construction and operation of a registered vehicle storage use along with improvements on a site comprised of approximately 5.5 acres.

Chair Fort opened the Public Hearing.

George Velarde, Assistant Planner presented the staff report and noted the memo on the dais which mentioned minor modifications to the site plan.

The commission and staff discussed the types of end users for the project and whether the vehicle storage would be used for independent truck users. Staff indicated that at the moment there were no specific end users in mind as this was still in speculative basis,

but the definition specified that it could be either long or short term. The commission also asked for clarification on the number of additional trailer stalls.

Another discussion took place regarding the storage units and the possibility of overnight stay. Staff commented that the storage units would only be used for the storage of vehicles. The commission and staff also discussed concerns regarding overnight stay/parking and suggested adding a condition of approval that included “no overnight stay”.

The applicant Adam Schmid on behalf of Brookfield Properties stated that he read and agreed to the Conditions of Approval.

The applicant stated that the project was speculative and that potential users would be trailer storage only. The applicant would be accepting of a condition that would include verbiage that indicated no overnight stay.

Secretary Sanchez and the applicant discussed the number of bathroom and showers located within the building.

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. 2023-008; and

- 1. Determine that the proposed project is exempt pursuant to Section 15302 Class 2, (Replacement or Reconstruction) and Section 3.22 of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Tentative Parcel Map No. 20552 (TPM No. 22-027); and,**
- 3. Approve Conditional Use Permit No. 21-023; and,**
- 4. Approve Administrative Site Plan No. 21-059.**

ACTION: Motion was made by Secretary Sanchez and seconded by Vice Chair Sangha and passed by a vote of 4-0-1 to adopt Resolution PC No. 2023-008 and Master Case No. 21-125; Tentative Parcel Map No. 20552 (TPM No. 22-027); Conditional Use Permit 21-023 and Administrative Site Plan No. 21-059 with a modification noted to the conditions of approval.

The motion carried by the following vote:

AYES: Sanchez, Sangha, Fort and Quintana; NOES: None; ABSTAIN: None;

ABSENT: Thrasher

PH-B. Master Case No. 22-045; Tentative Parcel Map No. 20550 (TPM No. 22-008); Design Review Project No. 22-025 - A request to consolidate seven (7) parcels into one (1) parcel and construct an approximately 206,204square foot industrial commerce center building on approximately 8.78 acres of land.

Chair Fort opened the Public Hearing.

George Velarde, Assistant Planner presented the staff report.

The applicant Kevin Rice stated that he read and agreed to the Conditions of Approval.

Secretary Sanchez complimented the applicant on his unique project and thanked him for bringing it to the city.

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. 2023-009; and

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination; and,**
- 2. Approve Tentative Parcel Map No. 20550 (TPM No. 22-008); and,**
- 3. Approve Design Review No. 22-025**

ACTION: Motion was made by Vice Chair Sangha and seconded by Secretary Sanchez and passed by a vote of 4-0-1 to adopt Resolution PC No. 2023-009; Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the SWIP PEIR (SCH NO. 2009091089), Approve Tentative Parcel Map No. 20550 (TPM No. 22-008); and Approve Design Review No. 22-025.

The motion carried by the following vote:

AYES: Sanchez, Sangha, Fort and Quintana; NOES: None; ABSTAIN: None.

ABSENT: Thrasher

PH-C Master Case No. 22-067; Conditional Use Permit No. 22-017; and Administrative Site Plan No. 22-016- A request for expansion of an existing legal non-conforming car wash use, demolition of the existing car wash facility, and the site and architectural review for the development of a new 4,382 square foot car wash facility and a new 2,452 square foot retail building on a 1.6-acre site.

Chair Fort opened the Public Hearing.

Alexia De La Torre, Assistant Planner presented the staff report.

The Commission and staff briefly discussed the frontage view of the project, decorative features, and the zoning of the project. Staff also stated that there was no current tenant for the vacant retail space.

The applicant George Kilada stated that he read and agreed to the Conditions of Approval.

The Commission and applicant discussed the use of the retail space and possible tenants. The applicant briefly commented on the architecture of the building and its two-story look.

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. 2023-010; and,

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill Development Projects) and in the alternative, Section No. 15302 (Replacement or Reconstruction) of the California Environmental Quality Act and Section No. 3.18 (Certain In-Fill Projects) and Section No. 3.22 (Categorical Exemptions) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Conditional Use Permit No. 22-017; and,**
- 3. Approve Administrative Site Plan No. 22-016.**

ACTION: Motion was made by Secretary Sanchez and seconded by Vice Chair Sangha and passed by a vote of 4-0-1 to adopt Resolution PC No. 2023-010;

Approve Conditional Use Permit No. 22-017; and, Approve Administrative Site Plan No. 22-016.

The motion carried by the following vote:

AYES: Sanchez, Sangha, Fort and Quintana; NOES: None; ABSTAIN: None.

ABSENT: Thrasher

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Patty Nevins, Director of Planning spoke briefly on the Summary of the General Plan Annual Progress Report and noted the 2,500 plus residential units that received entitlements; acknowledged the Planning Commission for all their hard work.

COMMISSION COMMENTS:

A. Public Communication Commission Comments:

Commissioner Quintana expressed his excitement and thanked City Council for his appointment to the Planning Commission; stated that he was honored to be sworn in by Supervisor Jesse Armendarez and Mayor Warren.

Secretary Sanchez welcomed newly elected Commissioner Quintana; thanked Planning staff for all their work; stated that he was honored to be reappointed; thanked Chair Fort, and first responders. Recognized his family members who attended tonight's meeting and wished the public a good night.

Vice Chair Sangha thanked staff for their reports and the IT department for putting on tonight's meeting; welcomed newly appointed Commissioner Quintana and thanked Mayor and City Council for his reappointment; thanked Supervisor Jesse Armendarez for coming out to tonight's meeting; thanked the public for their support and commented on his attendance at the local NASCAR event happening this upcoming weekend.

Chair Fort echoed comments that were previously mentioned by fellow commissioners and welcomed newly appointed Commissioner Quintana to the commission; expressed her excitement to serve another appointment and thanked Mayor Warren and Supervisor Armendarez for coming out to tonight's meeting; and lastly encouraged the public to attend this weekend's upcoming events.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:07 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 7, 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 7th DAY OF MARCH 2023.**

Cathline Fort
Chairperson