



# City of Fontana

## Planning Commission

### Minutes

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

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**Tuesday, June 18, 2024      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, June 18, 2024. Chair Fort called the meeting to order at 6:06 p.m.

**Present:** Chair Fort, Secretary Quintana, Commissioners Sangha, and Thrasher.

**Absent:** Vice Chair Sanchez

#### **INVOCATION/PLEDGE OF ALLEGIANCE:**

##### **A. Invocation/Pledge of Allegiance:**

Following the Invocation by Chaplain Victor Nolan, the Pledge of Allegiance was led by Secretary Quintana.

#### **PUBLIC COMMUNICATIONS:**

##### **A. Public Communications:**

None.

## **CONSENT CALENDAR:**

### **A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 21<sup>st</sup>, 2024.

### **B. Planning Commission Determination of General Plan Consistency for Vacation and Disposition of Portion of Highland Avenue and Oleander Avenue, pursuant to a CEQA exemption in accordance with CEQA Guidelines section 15061(b)(3).**

Consideration of the location, purpose, and extent of the proposed real property vacation and disposition described herein as required under Government Code Section 65402(a) and adopt **Resolution No. PC 2024-032**, finding that the proposed vacation and disposition is in conformance with the City's General Plan and determine that the project is exempt under CEQA Guidelines Section 15061(b)(3).

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

**The motion carried by the following vote:**

**Aye:** Chair Fort, Secretary Quintana, Commissioners Sangha, and Thrasher.

**Absent:** Vice Chair Sanchez

**Abstain:** None

**PH-A Master Case (MCN) No. 20-027R1: Conditional Use Permit (CUP) 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 April 16, 2024)**

Chair Fort opened Public Hearing.

Alexia De La Torre, Associate Planner, presented the staff report and informed the Commission, per the applicant's request, the item would be continued to the July 16, 2024, Regular Planning Commission Meeting.

No one spoke in favor or opposition of this item.

No written correspondence was received.

Per the consensus of the Planning Commission, Chair Fort announced that the item would be heard at the July 16, 2024, Regular Planning Meeting. No vote was taken.

**PH-B Master Case No. 22-067-R1, Administrative Site Plan No. 22-016-R1 - A request for revisions to previously approved site and architectural plans for a new 4,382 square foot car wash facility and a new 2,452 square foot retail building, on an approximately 1.6 -acre site located at 17154 Foothill Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332, Class No. 32.**

Chair Fort opened Public Hearing.

Alexia De La Torre, Associate Planner, presented the staff report and answered questions of the commission.

The commission and staff discussed the proposed changes of the project and the added condition of approval #17, which requires the applicant to maintain a shade structure.

The applicant, James Broeske, on behalf of Broeske Engineering, stated that he read and agreed to all the Conditions of Approval with the exception of Condition of Approval #17. The applicant and commission discussed the approved and proposed changes of the project.

Another conversation ensued between the applicant and commission regarding the need and function of the shade structure.

Lastly, the commission inquired with staff for studies or data relating to the need for shade coverings.

No one spoke in favor or opposition of this item.

No written correspondence was received.

#### **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 2024-033, and;**

- 1. Determine that the project is categorically exempt pursuant to Section 15332 (Class 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Administrative Site Plan No. 22-016-R1.**

**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 “B”; adopt Resolution No. PC 2024-033 and approve Master Case No. 22-067-R1; Administrative Site Plan No. 22-016-R1 as recommended by staff with the added Condition of Approval No. 17.

The motion carried by the following vote:

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

**PH-C Master Case No. 24-044; Municipal Code Amendment No. 24-003: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code), pursuant to a categorical exemption in accordance with CEQA Guidelines section 15060(c) and 15061(B)(3).**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report and answered questions of the commission.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on information on the staff report staff recommends that the Planning Commission adopt Resolution No. PC 2024-034; and,**

- 1. Determine that this Ordinance is categorically exempted pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,**
- 2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 24-003 to amend Chapter 30 of the Municipal Code.**

**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 “C”; adopt Resolution No. PC 2024-034 and approve Master Case No. 24-044; Municipal Code Amendment No. 24-003.

The motion carried by the following vote:

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

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Sangha thanked Planning staff for their staff reports; commented on the upcoming Gala Installation dinner event and thanked everyone for the opportunity to serve.

Secretary Quintana echoed previously mentioned comments made by Commissioner Sangha and thanked everyone for the opportunity to serve.

Commissioner Thrasher thanked city staff for providing needed information; commented on his attendance at the City Council and Planning Commission Joint Workshop and closed his comments by thanking everyone for the opportunity to serve.

Chair Fort commented on her attendance at the City Council and Planning Commission Joint Workshop; expressed her excitement on development of the Downtown Core; congratulated Commissioner Sangha for serving as Chair of the Chamber of Commerce. Chair Fort closed her comment by wishing her husband Happy Anniversary and thanked the public for the opportunity to serve.

**ADJOURNMENT:**

Chair Fort adjourned the meeting at 6:44 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 2, 2024, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 2<sup>nd</sup> DAY OF JULY 2024.**

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Cathline Fort  
Chairperson