



City of Fontana  
Planning Commission  
Minutes

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

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Tuesday, November 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, November 21, 2023. Chair Fort called the meeting to order at 6:03 p.m.

**Present:** Chair Fort, Secretary Thrasher, and Commissioner Sangha.

**Absent:** Vice Chair Sanchez and Commissioner Quintana.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

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

Following the Invocation led by Fontana Police Department Chaplain Victor Nolen, the Pledge of Allegiance was led by Commissioner Sangha.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

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

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

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

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

**Aye:** Chair Fort, Secretary Thrasher, and Commissioner Sangha.

**Absent:** Vice Chair Sanchez and Commissioner Quintana.

**PUBLIC HEARINGS:**

**PH-A Master Case No. 22-145, Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review No. 22-065 for a proposed mixed-use development comprised of 437 residential units with 4,000 square feet of commercial retail area, pursuant to a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.**

Chair Fort opened Public Hearing.

George Velarde, Assistant Planner presented the staff report and requested that the Commission continue the public hearing to the December 19, 2023 meeting.

The following individual commented neither in favor nor in opposition:

- Victor Vollhazdr

The City Clerk's Department received two (2) written correspondences in opposition of this item.

George Velarde, Assistant Planner, provided the commission additional information as to why the project is being continued to a future date.

The Public Hearing was closed.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission:**

- 1. Open the public hearing, take testimony from anyone wishing to speak, and close the public hearing; and,**

**2. Adopt a motion continuing the item to the December 19, 2023, Planning Commission meeting.**

**ACTION: Motion was made by Commissioner Sangha and seconded by Secretary Thrasher and passed by a vote of 3-0 to continue PH-A to the December 19, 2023, Planning Commission meeting.**

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

**Aye:** Chair Fort, Secretary Thrasher, and Commissioner Sangha.

**Absent:** Vice Chair Sanchez and Commissioner Quintana.

Planning Attorney, Steven Deitsch suggested for Chair Fort reopen the public hearing and include a follow up motion to continue the item to the December 19, 2023, Planning Commission meeting.

**ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 3-0 to reopen the public hearing and continue PH-A to the December 19, 2023, Planning Commission meeting.**

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

**Aye:** Chair Fort, Secretary Thrasher, and Commissioner Sangha.

**Absent:** Vice Chair Sanchez and Commissioner Quintana.

**PH-B Master Case No. 22-136 and Design Review No. 22-063 - a request for site and architectural approval of an 18-unit multi-family development on an approximate 0.88-acre site located at 9172 Pepper Avenue pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.**

Chair Fort opened Public Hearing.

George Velarde, Assistant Planner presented the staff report and stated that a memo had been prepared for the commission and placed on the dais regarding an added condition related to the wall/fencing plan for this project. Staff further answered questions from the commission.

The commission and staff discussed the number of parking spaces and additional parking for the project.

The commission and staff also discussed the possibility of adding a gate to the front of the project. Additionally, another discussion ensued regarding new and existing walls around the north, west and south perimeters of the project.

The applicant, Flory Smith, on behalf of Andresen Architecture, stated that she read and agreed to the Conditions of Approval and expressed her excitement on bringing another project to the city.

No one spoke in favor or opposition of this item.

The City Clerk's Department received one (1) written correspondences in 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. 2023-046; and,**

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Design Review Project No. 22-063.**

**ACTION: Motion was made Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 3-0 to approve Master Case No. 22-136 and Design Review No. 22-063 - a request for site and architectural approval of an 18-unit multi-family development on an approximate 0.88-acre site located at 9172 Pepper Avenue pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332; adopt Resolution PC No. 2023-046 with the requested addition to the conditions of approval related to submittal of a wall/fencing plan.**

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

**Aye:** Chair Fort, Secretary Thrasher, and Commissioner Sangha.

**Absent:** Vice Chair Sanchez and Commissioner Quintana.

**PH-C Master Case No. (MCN) No. 23-076: Conditional Use Permit (CUP) No. 23-016, A request for approval of a Type 41 (On Sale, Beer and Wine) Alcoholic Beverage Control (ABC) license for a sit-down restaurant (Chipotle Mexican Grill), pursuant to a Categorical exemption in accordance with CEQA Guidelines section 15301.**

Chair Fort opened Public Hearing.

Angelica Martinez , Assistant Planner presented the staff report.

The applicant, Valerie Zacks, on behalf of Chipotle Mexican Grill, stated that she read and agreed to the Conditions of Approval; thanked city staff and commented on Chipotle's purpose and thoughts behind serving alcohol at this location and several other locations throughout California.

The commission requested clarification as to why the applicant did not apply for Type 47 licensing.

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. 2023-047; and,**

- 1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit No. 23-016.**

**ACTION: Motion was made by Commissioner Sangha and seconded by Secretary Thrasher and passed by a vote of 3-0 to approve Master Case No. (MCN) No. 23-076: Conditional Use Permit (CUP) No. 23-016, A request for approval of a Type 41 (On Sale, Beer and Wine) Alcoholic Beverage Control (ABC) license for a sit-down restaurant (Chipotle Mexican Grill), pursuant to a Categorical exemption in accordance with CEQA Guidelines section 15301, and; adopt Resolution PC No. 2023-047.**

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

**Aye:** Chair Fort, Secretary Thrasher, and Commissioner Sangha.

**Absent:** Vice Chair Sanchez and Commissioner Quintana.

### **DIRECTOR COMMUNICATIONS:**

#### **A. Director Communications:**

None.

### **COMMENTS:**

#### **A. Public Communication Commission Comments:**

Commissioner Thrasher thanked Planning staff for providing their staff reports.

Commissioner Sangha thanked staff for providing staff reports; thanked the Innovation and Technology Department for setting up tonight's meeting and the Fontana Police Department for keeping the public safe. Commissioner Sangha also thanked the community for the opportunity to serve.

Chair Fort echoed comments that were previously mentioned by fellow commissioners; thanked the speakers that came out to speak at tonight's meeting and wished the public a happy and safe Thanksgiving holiday.

**ADJOURNMENT:**

Chair Fort adjourned the meeting at 6:36 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 5, 2023, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

*Susana Gallardo*

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Susana Gallardo  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 5<sup>th</sup> DAY OF DECEMBER 2023.**

*Cathline Fort*

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Cathline Fort  
Chairperson

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Susana Gallardo  
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Cathline Fort  
cathlinefort@verizon.net  
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