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City of Fontana

Planning Commission

Minutes

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

Tuesday March 7, 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, March 7, 2023. Chair Fort called the meeting to order at 6:02 p.m.

Present: Chair Fort, Vice Chair Sangha, Secretary Sanchez, Commissioners Thrasher and Quintana

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chair Fort, the Pledge of Allegiance was led by Secretary Sanchez.

SPECIAL PRESENTATION:

A. Special Presentation:

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

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year term. Mayor Acquanetta Warren swore in Commissioners, Cathline Fort, Raj Sangha, Idilio Sanchez, Ralph Thrasher and Ricardo Quintana.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of February 21, 2023.

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

The motion carried by the following vote:

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

Abstain: Commissioner Thrasher

PH-A. Master Case No. 22-061: Design Review No. 22-032 - Request for site and architectural review of an approximately 96,002 square foot industrial commerce center building on approximately 4.65 acres.

Chair Fort opened Public Hearing

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

The commission and staff discussed the view of the project from Valley Boulevard. and the commission asked for clarification on the existing wrought iron fence and the glazing on the side of the building.

Another discussion took place regarding the entry and exit points of the premises; Associate Engineer, Esmeralda Gomez commented on existing striping along Valley Boulevard and how this would allow for traffic to make left turn movements when traveling west bound on Valley Boulevard. Staff also commented on the nearest traffic signals to the project and the striped median that would allow necessary queueing along Valley Boulevard.

Additionally, the commission requested clarification on the project site map and the separate parcel along Almond Ave.

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The applicant, Charlie Cisakowski on behalf of Jim Pines and Riverside/Fontana 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 in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023-011; 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 Design Review No. 22-032.**

ACTION: Motion was made by Commissioner Quintana and seconded by Secretary Sanchez and passed by a vote of 5-0 to adopt Resolution PC No. 2023-011 and Approve Master Case No. 22-061; Design Review No. 22-032.

The motion carried by the following vote:

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

ABSENT: None

PH-B. Master Case No. 22-120 and Design Review No. 22-055; A request for the site and architectural review and approval for the construction of 174 detached condominiums and two (2) parks in the Arboretum Specific Plan.

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner presented the staff report.

The Commission and staff discussed the different elevations, designs, styles, and the specifics of the Arboretum Specific Plan.

Additionally, the Commission and staff discussed the pedestrian access to the park area and the primary crossing areas. The commission inquired about different types of signage such as speed limit signs along the primary aisles of the project.

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

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The commission and applicant discussed possible signage, striped crosswalk, and an addition of a speed bump to the project. The applicant agreed to a work with staff to explore different options and add a new condition of approval.

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. 2023-012; and,

1. **Determine that the project has been reviewed under a previous 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 direct staff to file a Notice of Determination; and,**

2. **Approve Design Review No. 22-055.**

ACTION: Motion was made by Commissioner Thrasher and seconded by Vice Chair Sangha and passed by a vote of 5-0 to adopt Resolution PC No. 2023-012; Approve Master Case No. 22-120, and Design Review No. 22-055 with a modification noted to the conditions of approval.

The motion carried by the following vote:

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

ABSENT: None

PH-C Master Case No. 16-012R2, Conditional Use Permit No. 18-011R1, and Design Review No. 16-026R2 - A request to update the Narra Hills Planned Unit Development (PUD) document, revise the number of units, modify the architecture, and modify the building pad configuration that was previously approved, all for the construction of 124 units within Planning Area 4 of the Narra Hills PUD.

Chair Fort opened Public Hearing.

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

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The applicant, Shannon Whittaker, on behalf of Land sea Homes, LLC stated that she read and agreed to the Conditions of Approval.

The applicant spoke regarding the redesign on the project, the change from 5 units to duplex buildings and single-family homes and why it was necessary to make the change.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained within this staff report, and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt PC Resolution No. 2023-013, to:

1. **Find that the project has been reviewed under the previous Environmental Impact Report for the Monarch Hills Development (Master Case No. 16-012, General Plan Amendment No. 16-001, Zoning Code Amendment No. 16-001, Zoning Code Amendment No. 16-002, Conditional Use Permit No. 16-011, Design Review No. 16-007 and Development Agreement No. 16-003) and has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and,**

2. **Approve Conditional Use Permit No. 18-011R1 and;**

3. **Approve Design Review No. 16-026R2.**

ACTION: Motion was made by Secretary Sanchez and seconded by Commissioner Thrasher and passed by a vote of 5-0 to adopt Resolution PC No. 2023-013; Approve Master Case No. 16-012R2; Conditional Use Permit No. 18-011R1, and Design Review No. 16-026R2.

The motion carried by the following vote:

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

ABSENT: None

NEW BUSINESS:

A. Election of Planning Commission Officers:

Secretary Sanchez nominated Commissioner Fort for the position of Chair.

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ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed by a vote of 5-0 to appoint Commissioner Fort as Chair (AYES: Sanchez, Thrasher, Fort, Sangha and Quintana; NOES: None; ABSENT: None; ABSTAIN: None).

Vice Chair Sangha nominated Secretary Sanchez for the position of Vice Chair.

ACTION: Motion was made by Vice Chair Sangha, seconded by Commissioner Quintana, and passed by a vote of 5-0 to appoint Secretary Sanchez as Vice Chair (AYES: Sangha, Thrasher, Fort, Sanchez and Quintana; NOES: None; ABSENT: None; ABSTAIN: None).

Secretary Sanchez nominated Commissioner Thrasher for the position of Secretary.

ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed by a vote of 5-0 to appoint Commissioner Thrasher as Secretary (AYES: Sanchez, Sangha, Fort, Thrasher and Quintana; NOES: None; ABSENT: None; ABSTAIN: None).

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Quintana expressed his appreciation towards Director Patty Nevins and Deputy City Manager, Philip Burum for guiding him through the Planning orientation.

Commissioner Sangha thanked staff for their reports and the IT department for putting on tonight's meeting; expressed his excitement for new projects such as Narra Hills; thanked the public for the opportunity to serve on the commission.

Secretary Thrasher expressed his excitement for all the new projects that are coming to the city; thanked city staff and the IT department.

Vice Chair Sanchez thanked city staff; welcomed newly elected Commissioner Quintana to his first official Planning Commission meeting; expressed that it was an honor to serve the city and wished the public a good night.

Chair Fort echoed comments that were previously mentioned by fellow commissioners; welcomed newly appointed Commissioner Quintana to the commission; commented on her recent attendance to the grand opening of our newest city park and encourage the public to visit the park.

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ADJOURNMENT:

By consensus, the meeting adjourned at 7:04 p.m. to the next Regular Planning Commission Meeting on Tuesday, April 4, 2023, 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 4th DAY OF APRIL 2023.

Cathline Fort
Chairperson

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In Person Signer Events	Signature	Timestamp

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Carbon Copy Events	Status	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/5/2023 | 10:15 AM
Certified Delivered	Security Checked	5/1/2023 | 02:01 PM
Signing Complete	Security Checked	5/1/2023 | 02:01 PM
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Email:	Access to a valid email account
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