



City of Fontana
Planning Commission
Minutes

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

Tuesday, October 1, 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, October 1, 2024. Chair Fort called the meeting to order at 6:03 p.m.

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

Absent: Commissioner Trasher

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Dianne Fore, 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 September 17th, 2024.

ACTION: A Motion was made by Commissioner Sangha 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, Vice Chair Sanchez, Secretary Quintana, and Commissioner Sangha.

Absent: Commissioner Thrasher

Abstain: None

PH-A Master Case No. 22-124: Minor Use Permit (MUP) No. 24-002, and Design Review (DRP) No. 22-057 - A request for approval to develop a senior housing complex, and a request for site and architectural review for two (2) 3-story buildings with a total of 66 units, with associated improvements on a 2.0-acre parcel located at 16180 Baseline Avenue, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332 and directing staff to file a Notice of Exemption.

Chair Fort opened the Public Hearing.

Jon Dille, Associate Planner, presented the staff report.

Doug Andresen, on behalf of Andresen Architecture, stated that he has read and agreed to the Conditions of Approval.

No written correspondence was received.

No one spoke in support or in 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 2024-050; and:

- 1. Determine that the project is Categorically Exempt pursuant to Section No.**

15332, (Class No. 32, In-Fill) of the CEQA and Section No. 3.22 (Categorically Exempt) of the 2019 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and

2. Approve Minor Use Permit (MUP) No. 24-002; and,

3. Approve Design Review (DRP) No. 22-057.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Secretary Quintana and passed by a vote of 4-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2024-050; approve minor Use Permit (MUP) No. 24-002; and approve Design Review (DRP) No. 22-057 .

The motion carried by the following vote:

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

PH-B Master Case No. 24-005: Design Review No. 24-001 - A request for site and architectural approval of two (2) three-story apartment buildings with 30 units and associated site improvements on an approximately .94-acre site located at 16468 Ceres Avenue (APN: 0191-211-02) pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section No. 15332.

Chair Fort opened the Public Hearing.

Angelica Martinez, Assistant Planner, presented the staff report.

The applicant, Ahmad Awad, on behalf of SA Golden Investments, Inc., stated that he read and agreed to the Conditions of Approval and briefly spoke on the inclusion of the project's management office that will be at the site.

The planning commission complimented the applicant on the design of the project and suggested they submit nighttime renderings on future projects.

No written correspondence was received.

No one spoke in support or in 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 2024-051; and,

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32 Infill Development Project), 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 Design Review No. 24-001.

ACTION: Motion was made by Commissioner Sangha and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2024-051 and approve Design Review No. 24-001.

The motion carried by the following vote:

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

PH-C Master Case No. 24-006; Conditional Use Permit (CUP) No. 24-003 and Design Review Sign (DRS) No. 24-004 - A request to construct and operate a new, double sided electronic billboard totaling approximately 25’-4” in height, on an approximately 2.27 adjusted gross acre City-owned site, on the northeast corner of Cherry Avenue and South Highland Avenue (APN: 0228-021-46) pursuant to an Addendum to the Fire Station 80 Mitigated Negative Declaration (MND) (State Clearinghouse [SCH] No. 2024010403).

Chair Fort opened the Public Hearing.

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

The applicant, Brian Smith, on behalf of Lamar Advertising, stated that he read and agreed to the Conditions of Approval.

The commission and the applicant discussed the poles and cameras that will monitor the electronic billboard.

No written correspondence was received.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-052; and,

1. **Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Fire Station 80 Mitigated Negative Declaration (SCH No. 2024010403) and direct staff to file a Notice of Determination; and,**
2. **Approve Conditional Use Permit (CUP) No. 24-003; and**
3. **Approved Design Review Sign (DRS) No. 24-004.**

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2024-052; approve Conditional Use Permit (CUP) No. 24-003 and Design Review Sign (DRS) No. 24-004 .

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins, noted that October is National Community Planning Month and recognized planning staff for all their work. Director Nevins also expressed her appreciation towards the Planning Commission and briefly spoke about Plannings process and procedures and thanked the commission for all their contributions.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sangha thanked planning staff and the Innovation and Technology Department for setting up tonight's meeting. Commissioner Sangha also thanked fellow colleagues and commissioners for all the support and mentorship that they have provided.

Secretary Quintana echoed fellow commissioner Sangha's comment, thanked the Fontana Police department for attending tonight's meeting and asked the public to keep all of those who are fighting the Line Fire in prayer.

Vice Chair Sanchez thanked staff for their staff reports and the public for opportunity to serve.

Chair Fort echoed fellow commissioner comments and conveyed her condolences to Vice Chair Sanchez on the loss of his father. Chair Fort adjourned the meeting in memory of Idilio Sanchez, Sr.

ADJOURNMENT:

Chair Fort adjourned the meeting in memory of Secretary Sanchez' father, Idilio Sanchez, Sr. at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 15th, 2024, 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 1ST DAY OF OCTOBER 2024.**



Cathline Fort
Chairperson

Certificate Of Completion

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

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10/23/2024 | 10:17 AM
Holder: Maria Torres
mtorres@fontanaca.gov

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Signer Events

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

Signature

Susana Gallardo

Signature Adoption: Pre-selected Style
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Cathline Fort
cathlinefort@verizon.net
Security Level: Email, Account Authentication
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Cathline Fort

Signature Adoption: Drawn on Device
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Maria Torres
mtorres@fontanaca.gov
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Kkasinger@fontana.org
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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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