



# 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, October 17, 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, October 17, 2023. Vice Chair Sanchez called the meeting to order at 6:01 p.m.

**Present:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

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

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

Following the Invocation by Chaplain Deylyne McCampbell, 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 October 3, 2023.

**ACTION: A Motion was made by Commissioner Quintana 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:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

**PUBLIC HEARINGS:**

**PH-A Master Case No. 22-037, General Plan Amendment No. 22-005, Zoning District Map Amendment No. 22-006, Development Code Amendment No. 22-007, and Design Review No. 22-020: A request for the Planning Commission for land use designation amendments on 2.4 gross acres (APNs: 0230-041-33, -44, -52, -60, and -61) and the development of a new 24-unit apartment project on two (2) parcels, APNs 0230-041-52 and -60, totaling approximately 0.9 gross acres, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.**

Vice Chair Sanchez opened the Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The commission and staff discussed the projects proposed parking; whether the project was gated and the security parameters between the school located to the east of the project.

The applicant, Sabar Awad on behalf of SA Golden Investment, Inc., stated that he read and agreed to the Conditions of Approval.

The applicant and the commission briefly discussed the projects estimated development start date.

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. 2023-036 and forward a recommendation to the City Council to:**

1. Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No. 22-005; and,
3. Adopt an ordinance approving Zone Change Amendment (ZCA) No. 22-006; and,
4. Adopt an ordinance approving Development Code Amendment (ZCA) No. 22-007, and,
5. Adopt a resolution approving Design Review (DR) No. 22-020.

**ACTION:** Motion was made by Commissioner Quintana, seconded by Commissioner Sangha, and passed by a vote of 3-0 to adopt Resolution PC No. 2023-036 and approve Master Case No. 22-037; General Plan Amendment No. 22-005; Zoning District Map Amendment No. 22-006; Development Code Amendment No. 22-007, and Design Review No. 22-020.

The motion carried by the following vote:

**Aye:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

**PH-B Master Case No. 22-079: General Plan Amendment (GPA) No. 22-007, Specific Plan Amendment (SPA) No. 22-003, Development Agreement (AGR) No. 22-003, Tentative Parcel Map (TPM No. 20638) No. 22-016, Design Review (DRP) No. 22-040, and Final Environmental Impact Report for the development of an industrial commerce building totaling approximately 490,565 square feet within a project site comprised of approximately 18.8 acres.**

Vice Chair Sanchez opened Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report and mentioned that staff provided the Commission a separate memo indicating the modification of the project's development agreement.

The commission requested staff to clarify the project's zoning designation and the assigned zoning on the property above the project along Santa Ana Avenue.

The commission and staff also discussed the queuing of the project and the Sustainability Ordinance.

The applicant, Dan Vick, on behalf of Seefried Industrial Properties, Inc., stated that he read and agreed to the Conditions of Approval and thanked the Planning Commission for the opportunity to work and operate within the city and gave a brief description of the proposed project.

Commissioner Sangha complimented the project's nighttime renderings.

Planning Attorney, Steven Deithcer addressed the applicant and asked to confirm his understanding of the alteration of the Draft Development Agreement.

The following individuals spoke in favor:

- Anthony Bolano
- Zach Strasters
- David Mitchel
- Jr. Ortiz

The following individuals spoke in opposition:

- Amy Smith

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-037, and forward a recommendation to the City Council to:

1. Adopt a resolution to certify the EIR, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment (GPA) No. 22-007; and,
3. Adopt an ordinance approving Specific Plan Amendment (SPA) No. 22-003; and,
4. Adopt an ordinance approving Development Agreement (AGR) No. 22-003; and,
5. Adopt a resolution approving Tentative Parcel Map No. 22-016 (TPM No. 20638) and Design Review No. 22-040 subject to the attached Findings and Conditions of Approval.

**ACTION:** Motion was made by Commissioner Sangha, seconded by Commissioner Quintana, and passed by a vote of 3-0 to adopt Resolution PC No. 2023-037, approve Master Case No. 22-079; Specific Plan Amendment No. 22-003; Development Agreement No. 22-003, Tentative Parcel Map No. 22-016; Design Review No. 22-040 and Final Environmental Impact Report.

The motion carried by the following vote:

**Aye:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

**PH-C Master Case No. 23-017: Administrative Site Plan (ASP) No. 23-012 pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA.**

Vice Chair Sanchez opened Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

Commissioner Sangha commented on the landscaping of the project.

The applicant, Jamie Knollmiller, stated that she read and agreed to the Conditions of Approval and briefly commented on the expansion of the project .

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. 2023-038; and,**

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

**2. Approve Administrative Site Plan (ASP) No. 23-012.**

**ACTION: Motion was made by Vice Chair Sanchez, seconded by Commissioner Quintana, and passed by a vote of 3-0 to adopt Resolution PC No. 2023-038, approve Master Case No. 22-017 and Administrative Site Plan No. 23-012.**

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

**Aye:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

**PH-D Master Case (MCN) No. 23-092; General Plan Amendment (GPA) No. 23-003, Zoning District Map Amendment (ZCA) No. 23-004, and Development Code Amendment (ZCA) No. 23-005, Initial Study/Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.**

Vice Chair Sanchez opened Public Hearing.

Rina Leung, Senior Planner, presented the staff report.

The commission asked for clarification on the types of mining that took place at the location where Vulcan Pit previously was located. The commission and staff also discussed examples of shelters for the Emergency Shelter Overlay.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information contained within this staff report, and subject to the attached findings, staff recommends that the Planning Commission adopt Resolution PC No. 2023- 039, and forward a recommendation to the City Council to:**

- 1. Adopt the Initial Study/Mitigated Negative Declaration/Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination; and,;**
- 2. Adopt a resolution approving General Plan Amendment (GPA) No. 23-003; and,**
- 3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 23-004; and,**
- 4. Adopt an ordinance approving Development Code Amendment (ZCA) No. 23-005.**

**ACTION:** Motion was made by Commissioner Quintana, seconded by Commissioner Sangha, and passed by a vote of 3-0 to adopt Resolution PC No. 2023-039 and approve Master Case No. 23-092; General Plan Amendment (GPA) No. 23-003; Zoning District Map Amendment (ZCA) No. 23-004 and Development Code Amendment (ZCA) No. 23-005.

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

**Aye:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

**PH-E Master Case No. 23-098 and Municipal Code Amendment No. 23-001 - Amendment to Fontana Municipal Code Chapter 9 to modify Article V (Industrial Commerce Centers Sustainability Standards), Section 9-71(f), pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301.**

Vice Chair Sanchez opened Public Hearing.

Patty Nevins, Director of Planning, presented the staff report.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information in the staff report staff recommends that the Planning Commission adopt Resolution PC No. 2023-040; and**

1. Determine that this Ordinance is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(b)(3) (the common-sense exemption), and Section No. 3.22 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, alternatively, pursuant to CEQA Guidelines Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), and Section No. 3.22 of the 2019 Local Guidelines for Implementing of CEQA, as implementation of this ordinance is to improve the environment; and;
2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 23-001 to amend Chapter 9 of the Municipal Code.

**ACTION:** Motion was made by Commissioner Sangha, seconded by Commissioner Quintana, and passed by a vote of 3-0 to adopt Resolution PC No. 2023-040 and Determine that this Ordinance is categorically exempt pursuant to the California Environmental Quality Act (CEQA) and Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 23-001 to amend Chapter 9 of the Municipal Code.

The motion carried by the following vote:

**Aye:** Vice Chair Sanchez, Commissioners Sangha, and Quintana

**Absent:** Chair Fort and Commissioner Thrasher

#### **DIRECTOR COMMUNICATIONS:**

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

None.

#### **COMMISSION COMMENTS:**

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

Commissioner Quintana thanked city staff for their reports and commented on all the different mix of projects that were approved at tonight's meeting.

Commissioner Sangha also thanked city staff for their reports; expressed his excitement on the new developments coming to the city. Closed his comments by thanking the public for allowing him to serve on the commission.

Vice Chair Sanchez thanked all city staff and conveyed his appreciation for their hard work; expressed his excitement on all the new projects that are coming to Fontana. Vice Chair Sanchez also thanked all the speakers that came out to speak in support of the projects and closed his comments by thanking the public for the ability to serve on the Planning Commission,

**ADJOURNMENT:**

By consensus, the meeting adjourned at 6:47 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 7, 2023, 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 7<sup>th</sup> DAY OF NOVEMBER 2023.**

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Cathline Fort  
Chairperson