



City of Fontana  
Planning Commission  
Minutes

Cathline Fort, Chair  
Raj Sangha, Vice Chair  
Idilio Sanchez, Secretary  
Matthew Gordon, Commissioner  
Ralph Thrasher, Commissioner

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**Tuesday, October 4, 2022 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 4, 2022. Secretary Sanchez called the meeting to order at 6:01 p.m.

**Present:** Secretary Sanchez, Commissioners Gordon and Thrasher

**Absent:** Chair Fort and Vice Chair Sangha

**INVOCATION/PLEDGE OF ALLEGIANCE:**

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

Following the Invocation by Commissioner Gordon, the Pledge of Allegiance was led by Commissioner Thrasher.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

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

Approve the Regular Planning Commission Meeting Minutes of September 20, 2022.

**ACTION: A Motion was made by Commissioner Gordon and seconded by Commissioner Thrasher and passed by a vote of 3-0-2 to approve the Consent Calendar.**

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

**Aye:** Secretary Sanchez, Commissioners Gordon and Thrasher

**Absent:** Chair Fort and Vice Chair Sangha

**PUBLIC HEARINGS:**

**PH-A Master Case No. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistency and cohesiveness for parcels 0241-051-02, -13, -13 and -32 and development sites in the immediate vicinity. (Continued from September 20, 2022).**

Secretary Sanchez opened the Public Hearing

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

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information contained in this staff report and attached Exhibits, staff recommends that the Planning Commission adopt Resolution No. PC 2022-041; and forward a recommendation to the City Council to:**

- 1. Determine that the project has been reviewed under a previous Final Environmental Impact Report, pursuant to Sections 15162 and 5164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099); and**
- 2. Adopt a Resolution approving General Plan Amendment No. 22-006; and**

**3. Adopt an Ordinance approving Zone Change No. 22-008.**

**ACTION:** Motion was made by Secretary Thrasher, seconded by Commissioner Gordon, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-041 and approve Master Case No. 22-068; General Plan Amendment No. 22-006 and Zone Change No. 22-008 - A request to amend the general plan land use map and zoning district map in order to provide consistency and cohesiveness for parcels 0241-051-02, -13, -13 and -32 and development sites in the immediate vicinity.

The motion carried by the following vote: **AYES:** Sanchez, Gordon, Thrasher; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Fort and Sangha

**PH-B Master Case No. 21-079, Tentative Parcel Map No. 20400 (TPM No. 21-016, and Design Review No. 21-028, for the development of 406 multi-family unit complex with various amenities on a site of approximately 10.2 adjusted gross acres.**

Secretary Sanchez opened the Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

The commission and staff discussed the number of parking spaces, the ratio and overflow parking of the project. Further discussion took place regarding street improvements such as sufficient crosswalks near two local schools of the project.

One comment letter was received.

The applicant Rod Fermin, on behalf of Begonia Real Estate, acknowledged that he had read and agreed to the Conditions of Approval.

The applicant and commission briefly commented on the roof top amenities and the onsite leasing office of the project. Staff confirmed that the project was a gated project.

Secretary Sanchez thanked the applicant for bringing this project to the City of Fontana.

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. 2022-042; and,**

- 1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring, and Reporting Program, (MMRP) and direct staff to file a Notice of Determination; and,**

2. Approve Tentative Parcel Map No. 20400 (TPM No. 21-016); and,

3. Approve Design Review No. 21-028.

**ACTION:** Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-042 and approve Master Case No. 21-079, Tentative Parcel Map No. 20400 (TPM No. 21-016, and Design Review No. 21-028, for the development of 406 multi-family unit complex with various amenities on a site of approximately 10.2 adjusted gross acres.

The motion carried by the following vote: **AYES:** Sanchez, Gordon, Thrasher; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Fort and Sangha

**PH-C Master Case No. 21-120; General Plan Amendment No. 21-008; Zoning Code Amendment No. 21-010; Tentative Tract Map 20521 (TTM No. 21-007); Design Review Project No. 21-043 - A request to develop 68 attached condominium units with fourteen buildings on a 4.6-acre lot near the intersection of South Highland Avenue and Citrus Avenue.**

Secretary Sanchez opened Public Hearing.

Alejandro Rico, Associate Planner presented the staff report.

The commission and staff discussed the number of parking spaces for each unit, and additional parking for the project. Staff confirmed that the project was a gated project.

The applicant Ray Allard, on behalf of PRL Enterprises, acknowledged that he had read and agreed to the Conditions of Approval.

The following individual spoke in favor of this item:

Lydia Perez

The following individual spoke in opposition of this item:

Alexander Turnbull

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. 2022-043; and, forward a recommendation to the City Council to:**

1. **Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination; and,**
2. **Adopt a resolution approving General Plan Amendment No. 21-008; and,**
3. **Adopt an ordinance approving Zoning Code Amendment No. 21-010; and,**
4. **Adopt a resolution approving Tentative Tract Map No. 20521 (TTM No. 21-007); and Design Review No. 21-043.**

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-043 and approve Master Case No. 21-120; General Plan Amendment No. 21-008; Zoning Code Amendment No. 21-010; Tentative Tract Map 20521 (TTM No. 21-007); Design Review Project No. 21-043 - A request to develop 68 attached condominium units with fourteen buildings on a 4.6-acre lot near the intersection of South Highland Avenue and Citrus Avenue.

The motion carried by the following vote: **AYES:** Sanchez, Gordon, Thrasher; **NOES:** None; **ABSTAIN:** None; **ABSENT:** Fort and Sangha

**PH-D Master Case No. 22-051 and Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code on a single parcel totaling approximately 0.7 adjusted gross acres.**

Secretary Sanchez opened Public Hearing.

Jon Dille, Associate Planner presented the staff report.

It was noted that one comment letter had been received.

The commission and staff discussed the number of individual units, parking spaces, and street parking of the project.

The applicant Saber Awad, on behalf of Andresen Architecture, acknowledged that he had read and agreed to the Conditions of Approval.

The applicant and commission briefly discussed the reasoning behind why the project was not a gated project. The applicant commented that he agreed to changing the project to a gated project.

The commission suggested adding a condition of approval to the project regarding gating the project.

Patty Nevins, Director of Planning suggested adding language to any proposed condition making it contingent upon feasibility.

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. 2022-044; 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. Approve Design Review No. 22-027.**

**ACTION:** Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed by a vote of 3-0-2 to adopt Resolution PC No. 2022-044 and approve Master Case No. 22-051 and Design Review No. 22-027 - a proposal to construct a three (3) story, 24-unit apartment project located in the Multi-Family subdistrict of the Form-Base Code on a single parcel totaling approximately 0.7 adjusted gross acres, with the added condition that staff will work with the applicant to add a gate to the project if it is feasible.

**The motion carried by the following vote: AYES: Sanchez, Gordon, Thrasher; NOES: None; ABSTAIN: None; ABSENT: Fort and Sangha**

**DIRECTOR COMMUNICATIONS:****A. Director Communications:**

Director Nevins announced that October was being recognized as National Community Planning Month; planning staff will be featured in videos throughout the month of October. Director Nevins also expressed appreciation towards the Planning Commission and thanked them for their clear direction.

**COMMISSION COMMENTS:****A. Public Communication Commission Comments:**

Commissioner Gordon thanked Director Nevins for her comment and thanked staff or their hard work; expressed his appreciation towards the Engineering Department and thanked them for assisting the two public speakers with their concerns. Commissioner

Gordon also thanked applicant Sabad Awad for working with staff and lastly commented on the yield-on-yield yellow lights along baseline and their effect on traffic flow.

Commissioner Thrasher thanked city staff for doing a great job and also commented on how great it is to see new homes being built in the city and the number of great projects throughout Fontana.

Secretary Sanchez commented on the change in staff and mentioned that the projects are looking better each time. Secretary Sanchez also commended the commission for approving over 500 homes tonight and mentioned that he was excited to see the growth within Fontana and that he was proud to part of this Planning Commission.

**ADJOURNMENT:**

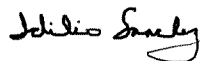
By consensus, the meeting adjourned at 6:56 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 18, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



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Susana Gallardo  
Administrative Assistant

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 1<sup>ST</sup> DAY OF NOVEMBER, 2022.**



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Idilio Sanchez  
Secretary

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Susana Gallardo  
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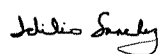
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ID: 996d2373-83df-40e7-860b-da5d8be74976

Idilio Sanchez  
idilio.ms@abscollision.co  
PRESIDENT  
Security Level: Email, Account Authentication  
(None)



Signature Adoption: Drawn on Device  
Using IP Address: 162.233.247.103

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Maria Torres  
mtorres@fontana.org

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Kkasinger@fontana.org

Records Coordinator

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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
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Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

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