



# City of Fontana

## Planning Commission

### Minutes

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

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

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

**Absent:** None

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

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

Following the Invocation by Chaplain Ellen Miller, the Pledge of Allegiance was led by Secretary Thrasher.

#### **PUBLIC COMMUNICATIONS:**

##### **A. Public Communications:**

None.

**CONSENT CALENDAR:****A. Planning Commission Determination of General Plan Consistency.**

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property acquisition described herein as required under Government Code Section 65402(c) and adopt Resolution No. PC 2023-041 finding that the proposed sale is in conformance with the City's General Plan and making CEQA findings pursuant to Public Resources Code Section 21166.

**B. Approval of Minutes.**

Approve the Regular Planning Commission Meeting Minutes of October 17, 2023.

**ACTION: A Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 5-0 to approve the Consent Calendar, with Chair Fort abstaining from item "B" on the consent calendar.**

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

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

**Absent:** None

**PUBLIC HEARINGS:**

**PH-A Master Case No. 21-029R1-R1 and Design Review No.21-009R1-R1 - a request for approval of a revision to a previously approved design review. The revision includes a new color scheme and a modification to a building pop-out (Building No. 10) for a 72-unit multi-family condominium project, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.**

Chair Fort opened the Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The applicant, Shelly Jordan, stated that she read and agreed to the Conditions of Approval and briefly commented on the selected color scheme 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, pursuant to an exemption from CEQA, adopt Resolution PC No. 2023-042; 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 Determination; and,**
- 2. Approve Design Review Project No. 21-009R1-R1**

**ACTION:** Motion was made by Commissioner Quintana, seconded by Vice Chair Sanchez, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2023-042; and approve Master Case No. 21-029R1-R1 and Design Review No.21-009R1-R1 - a request for approval of a revision to a previously approved design review. The revision includes a new color scheme and a modification to a building pop-out (Building No. 10) for a 72-unit multi-family condominium project, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

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

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

**Absent:** None

**PH-B Master Case No. 22-112; Design Review Project No. 22-053 – A request, to construct an approximately 118,000 square foot industrial commerce center building on a parcel of approximately 6-acres, pursuant to an Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (EIR) (SCH No. 2009091089) that was prepared and certified by the City in 2012.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Associate Planner, presented the staff report.

Deputy City Clerk, Christina Rudsell noted for the record that one (1) letter/correspondence was received in opposition of the project.

The applicant, Lonie Nadal, on behalf of Shubin Nadal Realty Investors., stated that he read and agreed to the Conditions of Approval and commented on the project's modern updates.

Planning Attorney, Steven Deitsch commented on his review of the objection letter that was received in opposition 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, the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023-043; and, to:**

- 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. 22-053.**

**ACTION: Motion was made by Secretary Thrasher, seconded by Commissioner Sangha, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2023-043; and, approve Master Case No. 22-112; Design Review Project No. 22-053 – A request, to construct an approximately 118,000 square foot industrial commerce center building on a parcel of approximately 6-acres, pursuant to an Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (EIR) (SCH No. 2009091089) that was prepared and certified by the City in 2012.**

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

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

**Absent:** None

**PH-C Master Case No. (MCN) No. 23-063: Conditional Use Permit (CUP) No. 23-008 - A request to approve an upgrade of an existing Alcohol Beverage Control (ABC) License Type 20 (Off-sale, Beer and Wine) to an ABC Type 21 (Off-sale, General) for an existing service station, Prestige Fuels, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The commission requested that staff address traffic issues near the project area.

The commission and staff discussed the number of permitted establishments based on the census tract.

Another conversation took place regarding the size of the storage area and the intent to possibly add a condition of approval that would specify the applicant would not expand beyond the square footage mentioned in the floorplan.

Lastly, the commission requested clarification on some of the current and new licensing restrictions.

The applicant, Brandon Deep, stated that he read and agreed to the Conditions of Approval including additional condition of approval #40, which states that the display area for alcoholic beverages shall not exceed the area set forth in the floorplan approved by the Planning Commission.

The applicant also agreed to address traffic issues near the project site.

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. 2023-044; 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. 23-008.**

**ACTION:** Motion was made by Commissioner Quintana, seconded by Vice Chair Sanchez, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2023-044; and, approve Master Case No. (MCN) No. 23-063; Conditional Use Permit (CUP) No. 23-008 - A request to approve an upgrade of an existing Alcohol Beverage Control (ABC) License Type 20 (Off-sale, Beer and Wine) to an ABC Type 21 (Off-sale, General) for an existing service station, Prestige Fuels, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301; approved with the addition of a condition of approval limiting the display area to 20 square feet as shown on the floor plan.

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

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

**Absent:** None

**PH-D Master Case No. (MCN) No. 23-069: Conditional Use Permit (CUP) No. 23-013 - A request for approval of a Type 20 (Off-sale, Beer and Wine) Alcoholic Beverage Control (ABC) license for an existing grocery store, International Grocery Bazar, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The commission asked for clarification on the types of items that would be sold in the grocery store.

The applicant, Manpreet Kaur, stated that she read and agreed to the Conditions of Approval.

The commission and applicant discussed they types of foods that would be sold at the grocery store.

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. 2023-045; 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. 23-013.**

**ACTION: Motion was made by Commissioner Sangha, seconded by Secretary Thrasher, and passed un by a vote of 5-0 to adopt Resolution PC No. 2023-045; and approve Master Case No. (MCN) No. 23-069: Conditional Use Permit (CUP) No. 23-013 - A request for approval of a Type 20 (Off-sale, Beer and Wine) Alcoholic Beverage Control (ABC) license for an existing grocery store, International Grocery Bazar, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15301.**

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

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

**Absent:** None

**PH-E Draft Subsequent Environmental Report (DEIR) for Master Case No. 22-143, Tentative Parcel Map No. (TPM 20710) No. 23-012, and Design Review No. 22-064 - a request to receive comments on the DEIR, State Clearinghouse No. 2009091089 for the development of a new industrial commerce center building totaling approximately 881,826 square feet within a 40-acre site.**

Chair Fort opened Public Hearing.

Rina Leung, Senior Planner, presented the staff report.

The commission and staff discussed the projects entrances along Hemlock and Beech Avenue.

The commission also requested clarification on whether the traffic pattern and flow studies would be included in the Final Environmental Impact Report and if the project would require a General Plan Amendment.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft Subsequent EIR prepared for the Hemlock Warehouse Development Project to receive comments from the public; 2) Review and provide Planning Commission comments on the DEIR; and 3) Direct staff to address comments that are received within the Final EIR.**

**ACTION:** Motion was made by Vice Chair Sanchez, seconded by Commissioner Sangha, and passed unanimously by a vote of 5-0 to take comments from the public and Planning Commission and to direct staff to address the comments in the Final Environmental Impact Report.

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

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

**Absent:** None

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

None.

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

Commissioner Sangha 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.

Secretary Thrasher echoed Commissioner Sangha's comments and commented on current independent businesses and their ability to apply for additional permits.

Commissioner Quintana thanked city staff for their reports, the Police Department for attending tonight's meeting and for keeping the public safe, and City Council Member John Roberts for attending tonight's meeting. Commissioner Quintana closed his comments by thanking the public for allowing him to serve on the commission.

Vice Chair Sanchez thanked all city staff for their informative reports; wished all Veterans a Happy Veterans Day and thanked Law Enforcement for attending tonight's meeting.

Chair Fort expressed her gratitude toward city staff for providing staff reports and for their collaboration with the applicant. Chair Fort closed her comments by thanking the public for allowing her to serve on the commission.

**ADJOURNMENT:**

Chair Fort adjourned the meeting at 6:59 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 21, 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 21<sup>st</sup> DAY OF NOVEMBER 2023.**



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Cathline Fort  
Chairperson