

RESOLUTION NO. PC 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 1109 JASMINE STREET AND IDENTIFIED AS ASSESSOR PARCEL NUMBER 0238-111-53 IS IN CONFORMANCE WITH THE CITY OF FONTANA 2018-2035 GENERAL PLAN AND MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15301 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, the City of Fontana Housing Authority intends to acquire property located at 11109 Jasmine Street in the City of Fontana and more specifically described as Assessor's Parcel Number 0238-111-53 (the "Property") for the purpose of converting the facility into a Regional Navigation Center to house chronically homeless individuals; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been submitted to and reported upon by the local planning agency as to conformance with the adopted general plan applicable thereto; and

WHEREAS, the Fontana City Council adopted the City of Fontana 2018-2035 General Plan ("General Plan") on November 13, 2018 and the City of Fontana 6th Cycle Housing Element Update on February 8, 2022; and

WHEREAS, acquiring the Property aligns with objectives of Goals 1, 2, and 4 of the General Plan's Housing Element which states, respectively:

"Goal No. #1: Adequate housing to meet the needs of all residents in Fontana."

"Goal No. 2: Fontana development patterns support a high quality of life and economic prosperity."

"Goal No. #4: Affirmatively further fair housing in Fontana"; and

WHEREAS, acquiring the Property is closely aligned with Goal No. 4 of the General Plan because it supports policies of Family Self-Sufficiency Programs, Mental Health Services Programs, Supportive/Transitional Housing Facilitation, Community Assistance Program, and Anti-Poverty Programs; and

WHEREAS, the proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (minor alteration to existing facilities) as the project includes alterations concerning meeting and offices spaces, a reception lobby, commercial kitchen, restrooms, showers/baths, laundry rooms, dining hall, and recreation areas. Further none of the exceptions in CEQA Guidelines section 15300.2 have application here. Therefore, no environmental review is required; and

WHEREAS, on May 20, 2025, the Fontana Planning Commission ("Planning Commission") reviewed the entire administrative record pertaining to the location, purpose and extent of the acquisition of the Property, and the manner in which it conforms to the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission:

Section 1. Recitals: The foregoing recitals are true, correct and incorporated herein.

Section 2. CEQA. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission finds that the proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (minor alteration to existing facilities) as the project includes alterations concerning meeting and offices spaces, a reception lobby, commercial kitchen, restrooms, showers/baths, laundry rooms, dining hall, and recreation areas. Further, none of the exceptions in CEQA Guidelines section 15300.2 have application here. Therefore, no environmental review is required and staff is directed to file a Notice of Exemption.

Section 3. General Plan Conformance: Based on the entire record before it, the Planning Commission finds that the acquisition of the Property is consistent with the goals, objectives and policies of the General Plan.

Section 4. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 5. Certification: The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 6. Effective Date: This Resolution shall become effective immediately upon its adoption.

Section 7. Severability: If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 20th day of May, 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armandarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 20th day of May, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary