



City of Fontana
Planning Commission
Minutes

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

Tuesday, March 15, 2022 6:00 P.M. Grover W. Taylor Council Chambers

PH-C Master Case No. 21-084, Tentative Parcel Map No. 20447 (TPM No. 21-017), and Design Review No. 21-030 - a proposal for site and architectural review to construct an approximately 137,000 square foot industrial commerce center building on approximately 6.6 gross acres.

Chair Fort opened the Public Hearing Item.

Jon Dille, Associate Planner presented the staff report.

The commission and staff discussed night renderings for the project.

The applicant, DJ Arellano, stated that he had read and agreed to the Conditions of Approval. He thanked Associate Planner Jon Dille for working with them on this project.

The following individual spoke in opposition:

Elizabeth Sena

The following individual spoke in favor:

Ralph Velador

The Public Hearing was closed.

The commission and staff discussed wall size, additional air pollution, trips per day, as it

pertains to traffic, project notification to residents within 660 feet from the project site, and the community benefit agreement.

Commissioner Gordon stated that he had a conversation with a member of the public, who is employed at one of the warehouses, and that this person gave him positive feedback, as it pertains to employment and other benefits of working locally.

Secretary Sanchez commented that he supports local jobs.

The commission and staff further commented on the notification for the project and the project findings.

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- 008: and,

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;

2. Approve Tentative Parcel Map No. 20447 (TPM No. 21-017) and Approve Design Review No. 21-030.

ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:

The motion carried by the following vote:

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

PH-D Master Case No. 20-082: Specific Plan Amendment No. 21-003 - Comprehensive update to Southwest Industrial Park Specific Plan (SWIP) Specific Plan; and change of land use designation of certain properties within the SWIP from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) generally located south of Santa Ana Avenue, between Mulberry Avenue and Cherry Avenue, and north of Kaiser High School.

Chair Fort opened the Public Hearing Item.

Rina Leung, Senior Planner presented the staff report.

The commission and staff discussed caretaker housing, overall SWIP boundaries and