



City of Fontana

Planning Commission

Minutes

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

Tuesday, May 3, 2022 6:00 P.M. Grover W. Taylor Council Chambers

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, May 3, 2022. Chair Fort called the meeting to order at 6:02 p.m.

Present: Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

Absent: Commissioner Gordon

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Secretary Sanchez, the Pledge of Allegiance was led by Vice Chair Sangha.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of April 5, 2022.

ACTION: A Motion was made by Vice Chair Sangha, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

Absent: Commissioner Gordon

PUBLIC HEARINGS:

PH-A Master Case No. 21-121 - Design Review No. 21-044 - A proposal to construct a new multi-family development consisting of 23 two-story units and five (5) two-story accessory dwelling units on one (1) parcel of approximately 2.09 adjusted gross acres.

Chair Fort opened Public Hearing

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

The commission and staff discussed the tower for the project.

The applicant and owner, Tasneem Awad, stated that she read and agreed to the Conditions of Approval.

The commission thanked the applicant for bringing this project to the city.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 - 012: and,

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332,

(Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Design Review No. 21-044.

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to adopt the Resolution presented, with the modification requested. The motion carried by the following vote:

The motion carried by the following vote:

Aye: Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

Absent: Commissioner Gordon

PH-B Master Case No. 20-099R1 - Specific Plan Amendment No. 21-001 and General Plan Amendment No. 21-006 - A request to receive comments on the Draft Supplemental Environmental Impact Report (Draft SEIR) for a General Plan Amendment and Specific Plan Amendment to modify the General Plan and Specific Plan land uses and comprehensive modification to the overall Ventana at Duncan Canyon Specific Plan.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Associate Planner presented the staff report.

The commission and staff discussed Planning Area No. 10 and changes to the project as it pertains to less commercial and more residential. In addition, a brief discussion ensued regarding retail versus industrial. The commission also discussed the number of residential units within this recommended modification. A brief discussion took place regarding the height of the buildings and the reason for the increase in units. Staff also mentioned that the water company had general comments for the project and no opposition. Staff stated that one of the conditions for the sale of the property was to increase the density.

The commission and staff discussed the structure and infrastructure of the development, the increased amount of traffic surrounding this project, and future developments surrounding the area. Furthermore, the commission and staff discussed the Traffic Study for this project, as it pertains to taking in consideration the modifications. The commission discussed the flow through Duncan Canyon Road. Additionally, the commission and staff discussed the parking requirements for this project.

Jose Alire, Traffic Engineer from Urban Crossroads discussed the Traffic Study for the project. The Traffic Engineer and the commission also discussed the Traffic Study prior to the proposed modifications to the project. In addition, a discussion took place regarding bike lanes, pedestrian safety, and Americans with Disabilities Act (ADA) Compliance. A brief discussion also took place regarding opening an on and off ramp at Citrus Avenue; staff added to this discussion that the General Plan and Environmental Impact Report (EIR) are in place to capture the cumulative impacts for this type of project and surrounding projects, therefore the Traffic Study analyses buildout, and the roads are sufficient to handle traffic as projected. Staff also added that it is the decision of the California Department of Transportation (Caltrans) whether to do an on and off ramp at Citrus Avenue, but there are no plans for it now.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

The commission mentioned that comments for this project will be accepted until May 31, 2022.

Director of Planning Patty Nevins summarized the comments made by the Planning Commission.

The commission expressed their desire for a Welcome to Fontana bridge at the Duncan Canyon Overpass Bridge. Staff reminded the commission about the I-15 Logistics Center project in the near future, which will have a significant Fontana monument on that property that will be seen from travels going North and coming South on the 15 freeway.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Open the public hearing on the Draft SEIR prepared for the Ventana at Duncan Canyon Specific Plan Amendment to receive comments from members of the public; and,**
- 2. Review and provide Planning Commission comments on the Draft SEIR; and,**
- 3. Direct staff to address comments received in the Final SEIR.**

UNFINISHED BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

No further communications were received.

COMMISSION COMMENTS:**A. Public Communication Remarks:**

Vice Chair Sangha thanked the staff for their staff reports and commented that there are a couple of good developments coming into town, and he is excited to see developers who continue to invest in the City of Fontana. He also commented that there are many community members who are excited about the Ventana project. He thanked everyone watching at home and wished everyone a good night.

Secretary Sanchez congratulated his daughter, who will be getting married on Memorial Day weekend. He thanked everyone for the opportunity to serve the city and community. He wished everyone a good night.

Chair Fort wished everyone a good evening and thanked everyone for their participation.

WORKSHOP:**A. None****ADJOURNMENT:**

By consensus, the meeting adjourned at 6:50 p.m. the next Regular Planning Commission Meeting on Tuesday, May 17, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Maria Torres
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 17TH DAY OF MAY 2022.**

Cathline Fort
Chairperson