

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
April 20, 2021  
Available Remotely**

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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, April 20, 2021, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:03 p.m.

Present: Chairperson Fort, Vice Chairperson Sangha, Secretary Sanchez, Commissioner Gordon, and Commissioner Thrasher.

Absent: None.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

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

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

The following individuals spoke during live call-in:

Marcela and Frederick Collins spoke on sidewalk on Catawba Avenue.

Jasmin Cunningham spoke regarding warehouse restrictions within the General Plan.

Elizabeth Sena spoke on the Planning Commissions' responsibilities, and encouraged the residents to express their concerns.

**CONSENT CALENDAR:**

## **A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of April 6, 2021.

**ACTION:** A motion was made by Secretary Sanchez and seconded by Commissioner Thrasher to approve the Minutes of the April 6, 2021, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Sanchez, Fort, Gordon, Sangha, Thrasher; NOES: None; ABSTAIN: None)

## **PUBLIC HEARINGS:**

### **A. Master Case No. 20-042; Tentative Parcel Map No. 20283 (TPM No. 20-012); Design Review No. 20-015 - A request to review and approve a Tentative Parcel Map as a request to consolidate eight (8) parcels totaling approximately 9.13 adjusted gross acres into two (2) parcels; and a Design Review application for site and architectural review of a proposed 46,073 square foot new Chrysler, Dodge, Ram and Jeep automobile dealership and sales office with display area, and 4,160 square foot automatic carwash.**

Chairperson Fort opened Public Hearing Item A.

Assistant Planner Cecily Session-Goins provided staff report.

Discussion arose regarding parking and overflow traffic. Additional discussion took place on the car wash.

The applicant, Suganya Ramadurai, read and discussed several conditions of approval for clarification.

Discussion took place regarding conditions of approval being standard.

The applicant has read and accepted the conditions of approval for this project.

Shariff McKail expressed his concerns regarding the project.

Senior Planner Gonzales spoke on residents' concern regarding the lighting adjacent to properties.

**ACTION:** A motion was made by Secretary Sanchez and seconded by Vice Chair Sangha to approve Public Hearing Item "A" to adopt **Resolution PC No. 2021-016**; Motion passed by a vote of 5-0. (AYES: Fort, Sangha, Gordon, Sanchez, Thrasher; NOES: None; ABSTAIN: None) as follows:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map 20283 (TPM No. 20-012); and,
3. Approve Design Review No. 20-015.

### **B. Master Case No. 20-072; Tentative Parcel Map No. 20367 (TPM No. 20-018);**

**Design Review Project No. 20-027 - A request to review and approve a Tentative Parcel Map, a proposal to consolidate seven (7) parcels into one (1) parcel for the development of the logistics and distribution facility; and a Design Review, which is a proposal to construct an approximately 205,949 square foot logistics and distribution facility on approximately 8.61-acres of land, including approximately 20,000-square feet of two-story office.**

Chairperson Fort opened Public Hearing Item B.

Assistant Planner Cecily Session-Goins provided staff report.

Secretary Sanchez thanked staff for ensuring the renderings are included as part of the presentation.

Discussion took place regarding the driveway on Oleander Avenue. Additional discussion took place regarding truck traffic.

Discussion took place regarding noise, point-of-sale tenants, and traffic during school hours.

The following individuals spoke in opposition of the project:

Carlos and Tina Tinoc  
Sunny Renteria  
Julian Rambila  
Julia Avina  
Gabriela Mendez  
Brian Cully  
Rosa Cully  
Yolanda Rivera  
Jasmine Cunningham  
Elizabeth Sena  
Veronica Perez  
Eddie Lopez  
Ben Vasquez  
Paul Salazar  
Debrah Seldon  
Cynthia Gonzalez  
Alejandra Collazo  
Andrew Noriega  
Annelle Torres  
Rebecca Gonzalez  
Jose Valdez

A recess was called at 8:23 p.m.

Meeting resumed at 8:28 p.m.

Discussion took place regarding air quality.

The commission encouraged and thanked the community for calling in and making comments.

Discussion ensued regarding traffic cameras.

**ACTION:** A motion was made by Chair Fort and seconded by Secretary Sanchez to approve Public Hearing Item "B" to adopt **Resolution PC No. 2021-017**; Motion passed by a vote of 5-0. (AYES: Fort, Sangha, Gordon, Sanchez, Thrasher; NOES: None; ABSTAIN: None) as follows:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map No. 20367 (TPM No. 20-018); and,
3. Approve Design Review No. 20-027.

**C. Master Case No. 19-117; Design Review No. 19-039 - The applicant is requesting review and approval of a Design Review for the site and architectural review of a proposed 20-unit multi-family condominium complex and five accessory dwelling units (ADUs) within the Medium Density Residential (R-2) zoning district over a previously approved tract map (Tract Map No. 16898); Amenities included with the project are: covered barbeque area, a tot-lot area, and open lawn area.**

Chairperson Fort opened Public Hearing Item C.

Associate Planner Jon S. Dille provided staff report.

Discussion took place regarding 3D renderings.

The applicant Mr. Shareef Award, read and agreed to the conditions of approval.

The following individual spoke regarding the project:

Robert Chu spoke to there being no sidewalk in front of his property.

Discussion took place regarding sidewalks, as a follow up to Mr. Chu's comment.

**ACTION:** A motion was made by Commissioner Gordon and seconded by Commissioner Thrasher to approve Public Hearing Item "C" to adopt **Resolution PC No. 2021-018**; Motion passed by a vote of 5-0. (AYES: Fort, Sangha, Gordon, Sanchez, Thrasher; NOES: None; ABSTAIN: None) as follows:

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 (Certain Infill Projects) of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Design Review Project No. 19-039.

- D. Master Case No. 21-002; Tentative Parcel Map No. 20354 (TPM No. 21-001); Conditional Use Permit No. 21-001; Administrative Site Plan No. 21-002 - A request to review and approve a Tentative Parcel Map as a proposal to consolidate twenty (20) parcels into three (3) parcels for the development of a tractor-trailer parking lot; a Conditional Use Permit as a proposal to establish the use of a "Tractor-Trailer Parking Lot" for tractor-trailer parking, stacking, and queuing on the proposed project site; and an Administrative Site Plan as the site and architectural review of the 29.2 adjusted gross acre site to include the establishment of a tractor-trailer parking lot, two (2) break room facilities and two (2) guard sheds.**

Chairperson Fort opened Public Hearing Item D.

Senior Planner Dawn Rowe provided staff report.

The commission thanked the staff for looking at the traffic issues with this project.

Speaking on behalf of the applicant, Jim Garvey, has read and agreed to the conditions of approval.

Chair Fort spoke to condition #16 being removed.

The following individuals spoke in opposition of the project:

Elizabeth Sena  
Pastor Albert Utzig  
Ernesto Camacho  
Jose Valdez

In addition, an email was received from Lue Ray in opposition of the project.

**ACTION:** A motion was made by Secretary Sanchez and seconded by Commissioner Gordon to approve Public Hearing Item "D" to adopt **Resolution PC No. 2021-019**; Motion passed by a vote of 5-0. (AYES: Fort, Sangha, Gordon, Sanchez, Thrasher; NOES: None; ABSTAIN: None) as follows:

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the GLC III LLC EIR (SCH NO. 2019039071) and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map No. 21-001; and,
3. Approve Conditional Use Permit No. 21-001; and,
4. Approve Administrative Site Plan No. 21-002.

## **UNFINISHED BUSINESS:**

- A. None.**

## **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

There were no Director communications received.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Commissioner Thrasher thanked the I.T. staff.

Commissioner Gordon encouraged the community to continue to call-in and express their concerns.

Commissioner Gordon spoke to a comment made that the commissioners were not familiar with the area, and Commissioner Gordon is inviting that person to come forward so that they can go visit the area, along with another person.

Commissioner Gordon spoke to the subject of the General Plan.

Commissioner Gordon spoke to the resident that called regarding the sidewalk.

Commissioner Gordon asked for an update on the South Fontana Sports Park.

Deputy City Manager Burum discussed how important the South Fontana Sports Park is to the council and how there are no current dates available.

Commissioner Gordon spoke to an article in The Voice that quoted Chair Fort and Mayor Warren.

Commissioner Gordon expressed his sincere appreciation for having the opportunity to work with Chair Fort and the Planning Commission.

Secretary Sanchez also spoke to the article in The Voice and reassured that the Planning Commission makes their decision based on the information before them.

Secretary Sanchez spoke to the Planning Commissioners leaving through different parts in the city; and that there is one of the commissioners that lives in the south area.

Secretary Sanchez spoke to all the incoming comments tonight, and he expressed his understanding of the incoming comments.

Secretary Sanchez commented on his daughter's engagement.

Vice Chair Sangha thanked the staff for setting up the meeting.

Vice Chair Sangha expressed how excited he was about the new dealership.

Vice Chair Sangha thanked everyone for watching at home and for the opportunity to serve.

Chair Fort spoke regarding the sidewalks on Catawba Avenue and the traffic light on Citrus Avenue.

Chair Fort spoke to traffic cameras, and she requested additional information.

Senior Planner Gonzales discussed traffic cameras.

Deputy City Manager Burum clarified the information being requested.

Commissioner Gordon discussed enforcement and traffic cameras.

Deputy City Manager Burum will look into the information.

Chair Fort reassured the public that all comments are welcome and that they are hearing and listening to their comments. In addition, she thanked all the callers.

Chair Fort spoke to the comments made by Commissioner Gordon regarding the article.

Chair Fort spoke to working as a team, and she looks forward to getting to know everyone better.

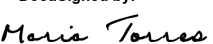
Chair Fort discussed how they all come together and work together.

## **WORKSHOP:**

None.

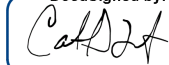
## **ADJOURNMENT:**

By consensus, the meeting adjourned at 9:38 p.m. to a Joint City Council and Planning Commission Workshop on Tuesday, April 27, 2021, then to the next Regular Planning Commission Meeting on Tuesday, May 4, 2021, at 6:00 p.m. (Due to the evolving situation with the COVID-19 Novel Coronavirus and the health recommendations for social distancing from the Center of Disease Control (CDC)), THE CITY OF FONTANA PLANNING COMMISSION MEETING OF MAY 4, 2021, AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.

DocuSigned by:  
  
AF859A3629654BA...  
Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 4TH DAY OF MAY 2021.**

DocuSigned by:



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Cathline Fort  
Chairperson



**Certificate Of Completion**

Envelope Id: 716C320C5F0F47609B280EBE7D65315E  
 Subject: Please DocuSign: PC Minutes of 04-20-2021.pdf  
 Source Envelope:  
 Document Pages: 8  
 Certificate Pages: 5  
 AutoNav: Enabled  
 Envelope Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

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Envelope Originator:  
 City Clerk  
 8353 Sierra Avenue  
 Fontana, CA 92335  
 clerks@fontana.org  
 IP Address: 192.146.186.96

**Record Tracking**

Status: Original  
 5/18/2021 1:08:17 PM


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Location: DocuSign

**Signer Events**

Maria Torres  
 mtorres@fontana.org  
 Security Level: Email, Account Authentication  
 (None)

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Signature Adoption: Pre-selected Style  
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Cathline Fort  
 cathlinefort@verizon.net  
 Security Level: Email, Account Authentication  
 (None)

DocuSigned by:  
  
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Signature Adoption: Drawn on Device  
 Using IP Address: 172.58.31.224  
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 Signed: 5/18/2021 5:52:43 PM

**Electronic Record and Signature Disclosure:**  
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**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Evelyn Ssenkoloto  
 essenkol@fontana.org  
 Security Level: Email, Account Authentication  
 (None)

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Sent: 5/18/2021 5:52:44 PM  
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Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 5/18/2021 5:52:45 PM Viewed: 5/19/2021 9:15:16 AM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 4/28/2021 3:46:15 PM ID: 9c57d323-e0c3-4d38-af3f-3c27f4996aab		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/18/2021 1:08:22 PM
Certified Delivered	Security Checked	5/18/2021 5:51:26 PM
Signing Complete	Security Checked	5/18/2021 5:52:43 PM
Completed	Security Checked	5/18/2021 5:52:45 PM

Payment Events	Status	Timestamps
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**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
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
Screen Resolution:	800 x 600 minimum
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>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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