

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
MAY 4, 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, May 4, 2021, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Fort called the meeting to order at 6:04 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 Vice Chair Sangha.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

The following individuals spoke during live call-in:

Veronica Perez spoke on her opposition to warehouses and Secretary Sanchez for his personal comments during the City Council meeting of April 27, 2021.

Elizabeth Sena spoke on her opposition to Secretary Sanchez for his personal comments during the City Council meeting of April 27, 2021.

Antonio Avina spoke on his opposition to Secretary Sanchez for his personal comments during the City Council meeting of April 27, 2021.

Julia Avina Cruz spoke on her opposition to Secretary Sanchez for his personal comments during the City Council meeting of April 27, 2021.

Christina McGuire spoke on her opposition to Secretary Sanchez for his personal

comments during the City Council meeting of April 27, 2021.

## **CONSENT CALENDAR:**

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

Approve the Regular Planning Commission Meeting Minutes of April 20, 2021.

**ACTION:** A motion was made by Commissioner Gordon and seconded by Commissioner Thrasher to approve the Minutes of the April 20, 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. 20-031; Lot Line Adjustment No. 20-004; Design Review No. 20-007 - A request to review and approve a Design Review for site and architectural review for a 14-unit apartment complex within a total of five (5) two-story buildings on approximately 0.87 acres (37,898 sq. ft.).**

Chairperson Fort opened Public Hearing Item A.

Assistant Planner Alejandro Rico provided the staff report.

Applicant, Tayseer Mohamad, read and agreed to the conditions of approval.

The Commission thanked the applicant for bringing this gated community project forward, while making this a quality project and bringing his business to Fontana.

No one spoke in favor or opposition of this project.

**ACTION:** A motion was made by Secretary Sanchez and seconded by Commissioner Gordon to approve Public Hearing Item "A" to adopt **Resolution PC No. 2021-020**; 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 CEQA and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption, and,
2. Approve Design Review No. 20-007.

**B. Master Case No. 20-074; Conditional Use Permit No. 20-024; Tentative Parcel Map No. 20284 (TPM# 20-020); Design Review No. 20-029 – A request to review and approve a Conditional Use Permit to operate a public utility facility; a Tentative Parcel Map is a request to merge five (5) parcels into one (1) parcel; and a Design Review is a request for site and architectural review of a new reservoir water tank totaling 13,273 square feet in area and the demolition and reconstruction of an existing 13,273 square foot reservoir water tank, each having a physical capacity of approximately 2.98 million gallons.**

Chairperson Fort opened Public Hearing Item B.

Assistant Planner Cecily Session-Goins provided the staff report.

The Commission discussed the renderings of the project, as it pertains to the berming around the project, to make it uniformed with other water tanks around the city.

Applicant, Bryant Marroquin, read and agreed to the conditions of approval.

Discussion took place regarding existing reservoir usage. Applicant Marroquin agreed to add berming to the project to further screen the project from public view.

No one spoke in favor or opposition of this project.

**ACTION:** A motion was made by Commission Gordon and seconded by Commissioner Thrasher to approve Public Hearing Item "B" to adopt **Resolution PC No. 2021-021**. Motion passed by a vote of 5-0. (AYES: Fort, Sangha, Gordon, Sanchez, Thrasher; NOES: None; ABSTAIN: None) as follows:

1. Find that the proposed project is exempt pursuant to Section 15332 Class 32, (In-fill Development) of the California Environmental Quality Act (CEQA) and Section 3.22 of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Conditional Use Permit No. 20-024; and,
3. Approve Tentative Parcel Map No. 20284 (TPM# 20-020); and,
4. Approve Design Review No. 20-029.

**C. Master Case No. 15-001R1; Design Review No. 20-026 – A request to review and approve a Design Review for a site and architecture review to construct eight single-family homes ranging in size from 2,148 square feet to 2,556 square feet and four accessory dwelling unit (ADUs) of 1,074 square feet. The homes are proposed on a previously approved/recorded tract map.**

Chairperson Fort opened Public Hearing Item C.

Associate Planner Jon S. Dille provided the staff report.

Discussion took place regarding the color scheme of the project; Accessible Dwelling Units (ADU's) and Junior ADU's.; and a sound barrier wall between the primary home and the Accessible Dwelling Unit.

Applicant, Saber Awad, read and agreed to the conditions of approval.

The following individual spoke regarding the project:

Claudia Smith spoke regarding her property and spoke on behalf of other residents on Oleander Avenue being single-story homes and requests that this project be made as a single-story home rather than a two-story home or for a taller wall to be built for privacy.

Commission discussed the Spanish theme, windows, and color of the project, and requested the Applicant work with staff to make the changes as necessary.

Applicant, Saber Awad, read and agreed to the conditions of approval.

**ACTION:** A motion was made by Secretary Sanchez and seconded by Vice Chair Sangha to approve Public Hearing Item "C" with the condition to add stone to the porch; for the center window to be a curved opening and some iron-work; add a pot shelf type furr-wall false window to the front face of the garage; and, get rid of brown on the bottom of the skirting; and to adopt **Resolution PC No. 2021-022**. 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. 20-026.

**D. Master Case No. 20-096; Specific Plan Amendment No. 20-005; Development Agreement Amendment No. 20-003; Tentative Tract Map No. 20-009 and 20-010; Tentative Parcel Map No. 20-024; Design Review No's. 20-035, 20-036, 20-037 and 20-038 – The project is a proposed specific plan amendment to allow for a density transfer from within the Gardens Village Planning Area and the introduction of two (2) new housing products to the Arboretum Specific Plan. The Tentative Tract maps are comprised of five parcels, (APNs): 029-131-14, -18, -19, -45, and -54 that will be subdivided to create lots for the development of residential units; and the Design Reviews are site and architectural review requests of 278 residential units and an approximate 6,610 square foot Fitness Center/Clubhouse and Community Park.**

Chairperson Fort opened Public Hearing Item D.

Senior Planner Dawn Rowe provided the staff report.

Speaking on behalf of the Applicant, Stacy Sassaman, has read and agreed to the conditions of approval.

The Commission thanked the Applicant for bringing forward a nice project.

The following individuals spoke regarding the project:

Jasmine Cunningham requested this project be open to the public and to add bike lanes; she also asked that the commission be polite to her during her comment.

Ariana Aguilar spoke on the privacy of the residents on the westside of the project; and access from Sierra Avenue to the 210 FWY and 15 FWY not necessarily from residents, but from all those who are accessing the freeways. She also expressed her concern regarding the noise level.

Discussion took place regarding the different product types.

**ACTION:** A motion was made by Secretary Sanchez and seconded by Commissioner Gordon to approve Public Hearing Item "D" to adopt **Resolution PC No. 2021-023**. 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 has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. (2006071109), pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination: and,
2. Adopt an Ordinance approving Specific Plan Amendment No. 20-003; and,
3. Approve Development Agreement Amendment No. 20-003; and,
4. Approve Tentative Tract Map No.'s 20-009 and 20-010; and,
5. Approve Tentative Parcel Map No. 20-024; and,
6. Approve Design Review No.'s 20-035, 20-036, 20-037 and 20-038.

#### **UNFINISHED BUSINESS:**

**A. None.**

#### **NEW BUSINESS:**

**A. None.**

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications:**

Deputy City Manager Burum wished his daughter a happy 18<sup>th</sup> birthday and also wished his son a happy birthday, as his birthday was the following day.

## **COMMISSION COMMENTS:**

### **A. Planning Commission Remarks:**

Commissioner Gordon wished a happy birthday to the children of the Deputy City Manager.

Commissioner Gordon encouraged the community to continue to call-in and express their concerns and reassured the community that they are listening.

Commissioner Thrasher thanked the applicants for the nice projects that were brought forward; and he also thanked the IT staff for correcting fly over.

Commissioner Sanchez apologized the community for his bad choice of words at the previous City Council meeting.

Commissioner Sanchez stated that he was very excited to see the projects that came before them at this meeting.

Commissioner Sanchez also wished Deputy City Manager's children a happy birthday.

Vice Chair Sangha thanked the staff for their staff reports and the IT department staff for setting up the meeting.

Vice Chair Sangha spoke on to how great the projects were that were presented before them.

Vice Chair Sangha thanked everyone for the opportunity to serve and thanked those that are watching from home.

Chairperson Fort stated that she shares the sentiments of her fellow commissioners.

Chairperson Fort expressed that all calls are welcome, and that the decisions made are driven by code, zoning, and the general plan.

Chairperson Fort encouraged the community members to continue to call and to express their concerns; she also clarified that for Public Comments the commission is not able to respond; however, she reassured the community that the commission is listening and making note of the matters being addressed.

Chairperson Fort expressed her gratitude in being able to serve on the commission.

Chairperson Fort wished everyone a Happy Mother's Day.

Chairperson Fort wished everyone a good night.

**WORKSHOP:**

**A. None**

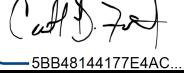
**ADJOURNMENT:**

By consensus, the meeting adjourned at 7:36 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 18, 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 18, 2021, AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.

  
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Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF MAY 2021.**

  
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Cathline Fort  
Vice Chairperson

**Certificate Of Completion**

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**Signer Events**

Maria Torres

mtorres@fontana.org

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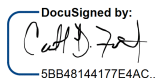
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Cathline Fort

cathlinefort@verizon.net

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Viewed: 8/9/2021 10:33:18 AM

Signed: 8/9/2021 10:33:47 AM

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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**

Evelyne Ssenkoloto

essenkol@fontana.org

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| Notary Events | Signature | Timestamp |
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| Certified Delivered     | Security Checked | 8/9/2021 10:33:18 AM |
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|                            |   |
|----------------------------|---|
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| 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> |

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