

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
May 18, 2021
Available Remotely**

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 18, 2021, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Fort called the meeting to order at 6:02 p.m.

Present: Chairperson Fort, Vice Chair 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 Secretary Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

The following individuals spoke during live call-in:

Oskar Zambrano spoke on opposition to the warehouses in the Southridge area.

Kareem Gongora spoke on opposition to warehouses and the need of more commercial and residential units within the city.

Kelly Tinoc spoke in concern of the big rig trucks driving on the streets in the Southridge area and argued to have these trucks removed from her neighborhoods.

- Cynthia Gonzalez spoke in concern of the big rig trucks driving in the Southridge area and questioned who is conducting the studies to have the warehouses approved.

Nancy Vargas wanted to express her concern regarding the additional traffic that has been created due to the warehouses; expressed her concern regarding traffic during school hours, specifically the hours when students are being dropped off and picked up. In addition, she suggested protected sidewalks for the students.

Ivan Cisneros spoke to the architecture comparison of London and Fontana, and the effects of ignoring zoning and planning. He also, expressed his concern for the buildings that are going up that block the view of the mountains; and furthermore, expressed his concern for the health issues that arise from the warehouses.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of May 4, 2021.

ACTION: A motion was made by Vice Chair Sangha and seconded by Commissioner Thrasher, to approve the Minutes of the May 4, 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. 2021/2022 - 2027/2028 Preliminary Capital Improvement Program (CIP) - A request to adopt a resolution recommending that the City Council adopt the Preliminary 2021/2022-2027/2028 Capital Improvement Program (CIP), and make a finding that the CIP is in conformance with the goals and policies of the City's General Plan.

Chair Fort opened Public Hearing Item A.

Resource Budget Officer William Castrillon provided the staff report.

The Commission discussed Open Space and Recreation as being one of the top ten priorities and noted that priorities listed one to ten are considered essential that will begin construction within one year. This included San Seva Trail and South Fontana Sports Park listed as a priority No. 1.

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. 2021-024**; 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 Sections No. 15378 (Project), 15061b.3 (Review of Exemption), 15304 (Minor Alternations to Land), and

- 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA), and Section No. 3.22 of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,
2. Find that the information and proposed projects identified in the 2021/2022-2027/2028 CIP are in conformance with the goals and policies of the General Plan 2015-2035; and,
 3. Recommend that the City Council adopt the Preliminary 2021/2022-2027/2028 CIP.

B. Master Case No. 18-107R2; Design Review Project No 18-031R1 - A request to review and approve a Design Review Project for the site and architectural review to modify a previously approved 193-unit multi-family detached condominium project.

Chairperson Fort opened Public Hearing Item B.

Associate Planner Jon S. Dille provided the staff report.

Speaking on behalf of the Applicant, Louisa Faletto, read and agreed to the conditions of approval. Ms. Faletto added that Tripoint is excited to bring this project to the City of Fontana.

The commission discussed the windows on the project.

The commission discussed egress and ingress to the project site from Victoria Avenue, and further discussed the project being a gated community.

The following individuals spoke during the live call-in:

Amparo Muñoz, thanked Mr. Dille for taking her concern seriously as it pertains to the Westgate Specific Plan. Ms. Muñoz further stated that California Environmental Quality Act (CEQA) documents need to be made available to the public for review, and that these documents were no longer available through the State's Clearing House website. She stated that upon request Mr. Dille was able to provide her the documents requested, however, these documents were not available to the public, therefore, she is requesting that this item be tabled, until the documents are made available, and the public has time to review them.

Ana Gonzalez, represents the Center of Community Action and Environmental Justice (CCA EJ), questioned if this project includes the goals to meet the Regional Housing Needs Allocation (RHNA) numbers for the low-income housing goals with the state, so that the city is in compliance to provide low-income homes for the residents. In addition, she stated that this project is part of a much bigger project, the Westgate Specific Plan, so Ms. Gonzales further questioned the community outreach for this specific project and the project as a whole. Also, she is questioning why the Environmental Impact Report (EIR) was not included as part of this report and as part of the agenda. She encourages and suggests that all EIR's past, present, and future be made available to the public. She is also requesting that this item be tabled until the public has an opportunity to review all the information that pertains to this project.

Elizabeth Sena stated that she had registered to speak on Public Hearing Item A, and was not called upon, and that she raised her hand (button) and it appeared that it wasn't working. Ms. Sena stated that she is concerned with this specific project and the warehouse development within. She is requesting for this item to be tabled until there is complete transparency. Also, she recommends a better alternative to the Planning Commission meetings, as she was not able to participate in the Public Communication section and Public Hearing Item A.

Chair Fort closed the public hearing.

The Commission ensued a discussion regarding the documents that were or were not made available to the public.

Staff communicated to the Commission that this project is a Design Review for a previously approved project; and that documents are available upon request through a Public Record Request.

The Commission stated that the project before them tonight is in fact a change in product, not land use.

ACTION: A motion was made by Commission Gordon and seconded by Vice Chair Sangha, to approve Public Hearing Item "B" to adopt **Resolution PC No. 2021-025**. Motion passed by a vote of 5-0. (AYES: Fort, Sangha, Gordon, Sanchez, Thrasher; NOES: None; ABSTAIN: None) as follows:

1. Determine that the environmental impacts associated with the previously approved project were previously analyzed with the addendum to the Westgate Specific Plan Environmental Impact Report (SCH No. 1991062014) pursuant to Section No. 15162 of the California Environmental Quality Act and pursuant to Section No. 6.04 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,
2. Approve Design Review Project No. 18-031R1.

C. Master Case No. 20-095; Conditional Use Permit No. 20-031; Administrative Site Plan No. 20-034 - A request to review and approve a Conditional Use Permit for the operation of a registered vehicle storage use for truck trailer storage; and an Administrative Site Plan request for site and architectural review of a 1,575 square foot office building and site improvements that includes a guard shack, landscaping, fencing, paving, and striping of parking areas.

Chairperson Fort opened Public Hearing Item C.

Associate Planner Rina Leung provided the staff report.

Applicant, Matthew Englhard, thanked staff for working hard on this project; read and agreed to the conditions of approval.

The following individuals spoke regarding the project:

Kareem Gongora spoke regarding not being called upon for the previous item on the agenda and suggests that other accommodations are being made for the public to be heard.

Amparo Muñoz spoke regarding the land use being appropriate for this project, however, there are concerns regarding abandoned traffic over the weekend around the Southridge Village area. In addition, she discussed environmental issues.

Ana Gonzalez, represents the Center of Community Action and Environmental Justice (CCA EJ), stated that her RHNA numbers comments from the previous item was not addressed, and that it was stated that the EIR's are available to the public, yet that is not the case. As it pertains to this project, the concern is the chemicals and how they are being disposed of. In addition, she is requesting that all information be made available for public review.

Elizabeth Sena thanked Mr. Gongora for bringing up the technical issues with the call-ins for this meeting; she suggested that the callers be announced ahead of time for each item. Ms. Sena spoke to the fact that this project identifies the increase in truck traffic; Ms. Sena spoke to the project contributing to environmental pollutants and air quality; in addition, she is requesting more information on enforcement steps for these types of establishments.

Nancy Vargas stated that the community of Southridge has nothing against the people that work in warehouses, and that she is thankful for this type of business. However, her concern is the contamination and how that is going to be monitor.

Chair Fort closed the public hearing.

Commission and staff ensued in a discussion to clarify that this project is for truck trailer storage only, not a repair facility. Furthermore, the Commission confirmed that there are no chemical storage, chemical runoffs, or other types of repairs.

ACTION: A motion was made by Commissioner Gordon and seconded by Commissioner Thrasher, to approve Public Hearing Item "C" to adopt **Resolution PC No. 2021-026**. 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 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 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. 20-031; and,
3. Approve Administrative Site Plan No. 20-034.

Chair Fort called a recess at 7:31 p.m., with the meeting resuming at 7:37 p.m.

D. Master Case No. 18-079; Design Review No. 19-038; Tentative Parcel Map

No. 20250 (TPM No. 20-015) - To receive comments on the Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2020100256 for the development of a speculative warehouse facility totaling approximately 705,735 square feet on a lot totaling approximately 32 net acres.

Chair Fort opened Public Hearing Item D.

Senior Planner Paul Gonzales provided the staff report.

The following individuals spoke in opposition of this project:

Deborah Garcia
Kareem Gongora
Cynthia Gonzalez
Kelley Tinoc
Nancy Vargas
Ivan Cisneros
Karen Hernandez
Amparo Muñoz
Ana Gonzalez
Elizabeth Sena
Paola Torres
Alejandra Collazo
Christine McGuire
Rosa Kolde
Brian Kolde
Carlos Tinoc
Julia Avina
Rebecca Gonzalez
Armando Martinez
Antonio Cruz
Ben Vasquez
Jennifer Garcia
Karina Gamero (Spanish Speaker)
Ryan DiGiulio
Jade Fowler
Melissa Gonzalez
Roberto Mora
Veronica Perez
Jose Martinez
Deborah Zeldin
Gabriela Mendez
Alexis Robles
Erick Roa
Maria Jimenez (Spanish Speaker)
Eddie Lopez
Ana Lopez (Spanish Speaker)
Denise Gonzalez
Maria Enciso

Other callers that had technical difficulties, and did not get to comment on the item:

Sunny Renteria (disconnected)
Angie Enriquez (Disconnected)
Richard Lugo (did not unmute himself)

The commission discussed that public comments can be received up until June 21, 2021, for this item, and noted that the callers for this item have concerns regarding traffic and environmental issues.

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 Gordon thanked Chair Fort for compromising on the speaker time.

Chair Fort discussed that a compromise in speaker time is important to ensure that everyone has an opportunity to address the Commission with their concern, even if their comments are similar.

Vice Chair Sangha thanked staff for their reports and the IT department for setting up the meeting; and thanked the callers for Public Hearing Item D.

Vice Chair Sangha also spoke of the new Truck Trailer Storage project in the South.

Chair Fort echoed Commissioner Gordon and Vice Chair Sangha, as it relates to thanking the callers and reassured the callers that the Commission is listening to their concerns.

Chair Fort clarified that the intent for Public Hearing Item D is for staff and the applicant to hear the concerns and try to work out potential solutions.

Chair Fort explained that the IT department is on task with the callers for Public Hearing Comments. She also made a comment that IT does track callers with technical difficulties or calls that are dropped for comments.

Chair Fort commented that Public Hearing Item D is still open for public comments until the end of the day on June 21, 2021.

Chair Fort also noted that additional instructions will be looked at to ensure that all callers are following the instructions, especially if the caller is calling in for more than one item.

WORKSHOP:


None.

ADJOURNMENT:

By consensus, the meeting adjourned at 9:29 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 15, 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 JUNE 15, 2021, AT 6:00 P.M. SHALL BE AVAILABLE TO THE PUBLIC REMOTELY.**

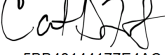
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Maria Torres
Administrative Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 15TH DAY OF JUNE 2021.

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Certificate Of Completion

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Signer Events

Maria Torres
 mtorres@fontana.org
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Signature

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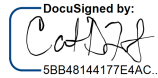
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 cathlinefort@verizon.net
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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

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 essenkol@fontana.org
 Security Level: Email, Account Authentication
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Notary Events	Signature	Timestamp
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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">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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