

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
JUNE 15, 2021
Available Remotely**

WORKSHOP:

A. 5:00 P.M. Workshop - Granicus/Legistar Training

The Planning Commission Workshop was held remotely on Tuesday, June 15, 2021. Vice Chair Sangha called the Workshop to order at 5:07 p.m. with Secretary Sanchez, Commissioners Gordon and Thrasher present. Chairperson Fort was absent.

Business Analyst II, Rami Asad provided an overview of the new agenda software, Granicus/Legistar and provided training to the Planning Commission on the voting module feature of the system.

The Workshop adjourned at 5:32 p.m.

CALL TO ORDER/ROLL CALL:

B. Call To Order/Roll Call:

A Regular Meeting of the City of Fontana Planning Commission was held remotely on Tuesday, June 15, 2021. Chairperson Fort called the meeting to order at 6:05 p.m.

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

Nancy Vargas spoke regarding incorporating splash pads into the parks and adding more shades over the playground areas.

Amparo Muñoz spoke regarding traffic flow and strategic planning for the city and the importance of the Environment Impact Reports (EIR) for all developments.

Cynthia Gonzalez spoke regarding environmental impacts to the community; need for park improvements and sidewalk repair; and closed with the importance of having Environmental Impact Reports considered for projects.

Elizabeth Sena encouraged the residents to continue to call-in to express their concerns; reminded the community of the appeal that is going before City Council and addressed the truck traffic in the Southridge area; and commented on the lack of truck stops and amenities for truck drivers.

CONSENT CALENDAR:

A. Approval of Minutes:

The following individual spoke during live call-in:

Amparo Muñoz commented on having difficulties finding documents within the Planning Commission Agenda and suggested adding links for the documents within the agenda to ensure transparency. In addition, she commented on making agenda documents available for those who are visually impaired.

Chairperson Fort addressed this comment and advised staff to ensure that all items listed on the agenda are accessible to the public in the best interest of transparency.

ACTION: A motion was made by Commissioner Thrasher and seconded by Commissioner Gordon, to approve the minutes of the May 18, 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. 21-048; Zoning Code Amendment No. 21-003 - A request to amend the Zoning and Development Code (Chapter 30) of the City of Fontana Municipal Code, to include flexibility in the application of the Zoning and Development Code standards in order to remove housing constraints for individuals with disabilities.

Chairperson Fort opened Public Hearing Item A.

Assistant Planner Cecily Session-Goins presented the staff report.

The following individuals spoke during live call-in:

Amparo Muñoz spoke on reasonable modifications to cost of homes; inquired about grant funding for residents and small businesses; and closed with the desire for reasonable accommodation of public information to all residents.

Claudia Gonzalez spoke on reasonable accommodation of public information to all residents; inquired on why the City is adopting such standards; and closed with the concern of a consistent message with construction companies on such topic.

Elizabeth Sena spoke to the modifications of homes and costs of modifications; raised concerns of South area sidewalks repair and adding disability amenities to the public parks; and encouraged the City to provide reasonable accommodation of public information to all residents.

Gabriela Mendez echoed the previous speakers' comments.

Alma Marquez commented on grant opportunities being available to residences of Fontana and small businesses to offset the cost of the proposed modifications. In addition, she requested for the information to be made available on the City's website, Community meetings, and various types of social media.

Adonis Galarza mentioned that he stands behind creating accessibility and making this proposed modification available to all residents; expressed that the grant funds would be of great help to both the community members and small businesses.

Chairperson Fort closed the Public Hearing.

The Commission requested staff to comment on the funding and accessibility of grants, as well as, sidewalk access, which was raised during public communications.

Staff ensued a discussion regarding the process for accessibility and a process to assist the Community members with disabilities.

Staff also discussed that the proposed section for update is for residential use and it is included in the Housing Element that was adopted in 2014. It is not intended for small businesses, but for tenants and property owners. In addition, staff stated that documentation is required for this process, so there needs to be a connection between the disability and the modification. Staff is unaware of any grant funding or grant funding opportunities, but will research and provide the Commission with an update.

Staff further discussed that reasonable accommodations have been available to residents through a variance, however, the proposed update will expedite the current process. In addition, funding for home improvement are available through the Housing Authority based on income qualifications. However, the item before the Planning Commission tonight has nothing to do with funding.

Staff also commented on the sidewalk issue and is asking the resident that called in

to reach out to staff, so that the Public Works Department can address the sidewalk concern.

Staff also addressed the concern as to why this item is being adopted now and staff explained that the adoption is to be in conformance with the Housing Element Update.

The Commission explained that this item is listed as an update to the Zoning and Development Code to improve accessibility; and directed staff to pass on the items related to parks to the Parks, Community, and Human Services Commission.

ACTION: A motion was made by Secretary Sanchez and seconded by Commissioner Gordon, to approve Public Hearing Item "A" to adopt **Resolution PC No. 2021-027**. Motion passed by a vote of 5-0, (AYES: Fort, Sangha, Gordon, Sanchez, and Thrasher; NOES: None; ABSTAIN: None) as follows:

1. Determine that the project is exempt pursuant to Section 15061 (b) (3) (General Rule Exemption), of the California Environmental Quality Act. and Section No. 3.07 of the 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Exemption, and;
2. Approve Zoning Code Amendment (ZCA) No. 21-003 to amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) as shown in Exhibit A as referenced herein.

B. Master Case No. 20-099; Specific Plan Amendment No. 21-004; Tentative Parcel Map No. 20327 (TPM NO. 21-003); Design Review No. 21-002 - A proposed specific plan amendment for requested changes to the development standards of Planning Area 6 of the Ventana Specific Plan that include modifications to site layout, monumentation, unit size, parking standards, and related items, a tentative parcel map for a four (4) lot subdivision, and a design review application for site and architectural review of a proposed 257 unit attached multifamily residential project on approximately 11.6 adjusted gross acres. Amenities will include a Clubhouse with pool, walking paths, and courtyards.

Chairperson Fort opened Public Hearing Item B.

Senior Planner Paul Gonzales provided the staff report.

The Commission and staff discussed parking standards, gated access to the community, exterior lighting, and parking per unit for the project.

Chairperson Fort called upon the applicant, who provided the Commission with further clarification on the project.

The Commission further discussed parking and parking size. In addition, made note of the need for lighting to ensure public safety.

The applicant further discussed that parking permits are typically handled through a professional Property Management Company.

The following individuals spoke during live call-in:

Amparo Munoz spoke to the changes made to the project and spoke to the number of parking spaces.

Cynthia Gonzalez spoke to the project being affordable housing; commented on the type of units and occupants; and on the number of parking spaces and overflow of traffic into the streets.

Elizabeth Sena spoke regarding the parking spaces and traffic impact of this project.

Adonis Galarza spoke regarding parking spaces, increased traffic, and the Environmental Impact Report (EIR).

Chairperson Fort closed the Public Hearing.

The Commission continued discussion on the proposed parking for the project, as well as the project being affordable. In addition, discussion ensued on parking areas for the unit guests and parking averages for such project. The applicant provided clarification and ensured the Commission that a proper Property Management Company will allot for assurance of parking spaces for residents.

ACTION: A motion was made by Commissioner Thrasher seconded by Vice Chair Sangha, to approve Public Hearing Item "B" to adopt **Resolution PC No. 2021-028**. Motion passed by a vote of 5-0, (AYES: Fort, Sangha, Gordon, Sanchez, and 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. (2005111048), 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. 21-004; and,
3. Approve Tentative Parcel Map No. 21-003; and,
4. Approve Design Review No. 21-002.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Deputy City Manager Burum commented on the Governor's Executive Order N-29-20 and announced that the City plans to re-open Council Chambers for the next Planning Commission meeting of Tuesday, July 6, 2021.

Chairperson Fort commented on how exciting it will be to see everyone back in the Council Chambers, and she thanked staff for the great work they have done during the pandemic to ensure that the Commission was still accessible through the use of technology.

No further communications were received.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Gordon expressed his gratitude to his fellow Commissioners for thinking outside the box on the items listed before them tonight.

Commissioner Gordon requested for the meeting to be adjourned in memory of his fellow officer, San Bernardino County Sheriff's Sergeant Dominic Vaca, who was killed in the line of duty.

Commissioner Thrasher thanked the Information Technology Department for setting up these virtual meetings and for ensuring they ran smoothly during the pandemic.

Commissioner Thrasher thanked Chairperson Fort for allowing them to see her passion during the meeting.

Commissioner Sanchez thanked the Information Technology Department for the great job they did during the pandemic and is glad he no longer has to do virtual meetings, as he enjoys seeing people in-person.

Commissioner Sanchez commented on his liking of being open minded and modern thinking regarding the projects that are being presented, and that he feels that they need to be mindful of all those who are involved in their decisions on projects moving forward.

Commissioner Sanchez thanked the public for their comments on the items and the various group members who called-in that do not live in the Northern part of the City.

Commissioner Sanchez expressed his pleasure in serving with the rest of the Planning Commissioners and wished all fathers a Happy Father's Day.

Vice Chair Sangha thanked staff for their presentations and reports which provide the Commission with the tools and resources to make decisions.

Vice Chair Sangha thanked the Information Technology Department for putting together the meeting.

Vice Chair Sangha also thanked the staff for the workshop training that was provided to the Commission. He is happy and looking forward to new technology and the new program.

Vice Chair Sangha expressed that he is happy about Father's Day and looking forward to spending the day with his three children.

Vice Chair Sangha also commented that he looks forward to the Ventana project moving forward. He acknowledged that the project has had its challenge, but the particular area presented before them tonight is a positive thing and he believes the product will sell. He is also confident that the parking situation will be resolved.

Vice Chair Sangha thanked everyone watching at home and commented that it is a pleasure to serve the community.

Chairperson Fort mentioned that she is passionate about serving on the Planning Commission. Furthermore, she expressed that everyone seating on the dais is a Fontana resident, and they serve the Community because they care.

Chairperson Fort commented on weighing out the decisions made for the projects based on the evidence presented to them, taking in consideration of the City's vision, and factoring in all those details, including the Community's comments. Furthermore, she stated that the residents' comments are taken seriously and that they do their best to address them or have staff address them.

Chairperson Fort commented that the Planning Commission is a body of five, not one, and that everyone contributes to the decisions made; and that it is a privilege to serve the community.

Chairperson Fort thanked everyone who called-in to speak and wished everyone a Happy Father's Day.

ADJOURNMENT:

By consensus, the meeting adjourned at 8:07 p.m. in memory of Sergeant Dominic Vaca, to the next Regular Planning Commission Meeting on Tuesday, July 6, 2021, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra

Avenue, Fontana, California.

DocuSigned by:

 Maria Torres

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Maria Torres
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING
COMMISSION ON THE 6TH DAY OF JULY 2021.**

DocuSigned by:

 Cathline Fort

Chairperson

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/21/2021 10:55:26 AM
Certified Delivered	Security Checked	8/8/2021 9:59:35 PM
Signing Complete	Security Checked	8/8/2021 10:00:10 PM
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Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
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