



City of Fontana

Planning Commission

Minutes

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

Tuesday, July 6, 2021

6:00 PM Grover W. Taylor Council Chambers

WORKSHOP:

A. 5:30 p.m. - Granicus/Legistar Training for Planning Commission - Rami Asad, IT Business Analyst II

The Planning Commission Workshop was held on Tuesday, July 6, 2021.

Chair Fort called the Workshop to order at 5:34 p.m. with Vice Chair Sangha, Secretary Sanchez, and Commissioners Gordon and Thrasher present.

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 5:53 p.m.

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, June 15, 2021. Chairperson Fort called the meeting to order at 6:03 p.m.

Present: Cathline Fort, Vice Chair Raj Sangha, Secretary Idilio Sanchez, Matthew Gordon and Ralph Thrasher

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Commissioner Gordon, the Pledge of Allegiance was led by Secretary Sanchez.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

The following individual spoke during Public Communications:

Elizabeth Sena spoke in regards to trucks on Cherry Avenue and setting standards for past and future developments. In addition, she spoke to being at the meeting in-person because this is the only option available to the residents.

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

Approve the Regular Planning Commission Meeting Minutes of June 15, 2021.

ACTION: Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed unanimously by a vote of 5-0 to adopt this . The motion carried by the following vote:

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

PUBLIC HEARINGS:

PH-A Master Case Number 21-042, Design Review Project No. 21-016, Tentative Parcel Map No. 20425 (TPM 21-009) for the consolidation of four (4) existing parcels into one (1) and for the site and architectural review of a proposed 106-unit multi-family apartment project along with associated improvements on a 3.63-acre site, that will be developed in two phases.

Chair Fort opened Public Hearing A.

Fernando Herrera, Assistant Planner noted that there was a typo on the staff report and wanted to bring that to the commissions' attention. He presented the staff report.

The commission discussed the architecture and the project being gated. Also, further discussion took place on the entrance and exit of the project.

No one spoke in favor or opposition of project.

Applicant Barbara Monroy read, and agreed to the conditions of approval. Ms. Monroy further expressed her excitement for bringing a quality multi-family project to the city.

Chair Fort closed the Public Hearing.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-029; and,

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), and Section No. 3.22 of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Tentative Parcel Map No. 20425 (TPM 21-009) and,**
- 3. Approve Design Review Project No. 21-016.**

ACTION:

Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 5-0 to adopt this Public Hearing. The motion carried by the following vote:

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

PH-B Master Case No. 21-034; Design Review Project No. 21-003 - A request to review and approve a site and architectural review of an approximately 92,433 concrete tilt-up warehouse building.

Chairperson Fort opened Public Hearing Item B.

Paul Gonzales, Senior Planner provide the staff report.

Staff notified the commission that he did receive two phone calls regarding the project, and also mentioned that he received an opposition letter for which responses were provided.

Applicant Tom Ashcraft read, and agreed to the conditions of approval.

The commission discussed framing and color for the project, and added a condition to the project to "add black framing in between the windows". The applicant agreed to this added condition.

The following individuals spoke in opposition for this item:

Nylan Greco
Jennifer Cardenas
Elizabeth Sena
Janet Bernabe

Andrea Meza
Robert Gonzalez
Jasmine Cunningham
Ana Gonzalez
Janet Meza
Angel Morales

The following individual signed up to speak through e-comment, but was not present when she was called upon:

Cynthia Gonzales

Public Hearing was closed.

A recess was called at 7:00 p.m., and the meeting reconvened at 7:04 p.m.

The commission asked staff to discuss the concerns addressed by the public.

Staff discussed the California Environmental Quality Act (CEQA) Exemption, and he further discussed the Public Hearing Notices that are sent out to the properties surrounding the project within 660 feet. In addition, he discussed other items addressed by the residents and the commission.

The commission and staff further discussed zoning for the project and allowed uses.

The commission and staff discussed impacts to the adjacent elementary school.

The commission and staff discussed accessing the project off of Valley Boulevard.

RECOMMENDATION:

Based on the information contained in this staff report, and subject to the attached Findings and Conditions of Approval staff recommends that the Planning Commission adopt Resolution PC No. 2021 - 030, to:

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act and per Section No. 3.18 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, direct staff to file a Notice of Exemption; and,**
- 2. Approve Design Review No. 21-003.**

MOTION:

Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt this Public Hearing. The motion carried by the following vote:

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

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 Sanchez spoke to the concerns of the residents and their emotions; he spoke to the rights of the home owners and the rights of property owners, who are exercising their rights to developed within appropriate zoning. Furthermore, he discussed approving projects based on what guidelines they have, as a commission, and within the parameters of the law. He also encouraged home owners who live adjacent to vacant land to question the zoning of that land, so that they can have an idea of what can possibly be built in that area in the future.

Commissioner Sanchez wished everyone a Belated Happy 4th of July.

Commissioner Gordon expressed his support to Senior Planner Paul Gonzales for the factual and well prepared report. In addition, he commented on making decisions based on facts, logic, and reason. and not emotions. Furthermore, he spoke to trying to get back to normal and expressed that prior to the pandemic (Covid), the public did not have the ability to call-in to make comments.

Vice Chair Sangha thanked staff for the factual information, which allowed him to make a fair and easy decision. In addition, he commented on the need for warehouses due online shopping. He further stated that because the demand is there warehouses are being developed.

Vice Chair Sangha thanked everyone for the opportunity to serve, and expressed his hopes to ensure that all the projects that are coming into the city are safe and sound developments. Furthermore, he thanked everyone for watching at home.

Chair Fort expressed her appreciation to staff for preparing the reports and conveyed that it narrows down to reviewing the information provided such as zoning requirements, conditions of approval, and the various codes throughout the city. In addition, she commented that for each project they also have environmental information, such as air quality, noise, street improvements, and other information like the General Plan designation. She further explained, that the General Plan is a 20 year plan, and that the projects before them at the meeting were in accordance with the General Plan Guidelines and Zoning Requirements. Moreover, she commented that if aesthetics were discussed, it is only one item from the many on the list that they, as a commission, have to review and consider for each project.

Chair Fort expressed her appreciation for the community as they participate during the public meetings. She furthered mentioned when the community expresses their concerns, whether it is for or against a project, that is when change begins to happen. She further explained that changes might not happen over night, but they will happen in accordance to the Development Code, Zoning, and other guidelines.

Chair Fort appreciates all public comments. However, being a public meeting, the participants need to be respectful to one another, and the use of profanity and distracting noises to disrupt the meeting will not be tolerated because the meetings need to run in an orderly manner. Furthermore, by being mindful, it allows other community members to continue expressing their comments at the public meetings.

Chair Fort encouraged the community members to continue to attend the public meetings to express their concerns, but to do it in an orderly fashion, so that the meetings can run accordingly, and so that everyone has an opportunity to let their voice be heard.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:24 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 20, 2021, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Maria Torres

AF859A3629654BA

Maria Torres

Administrative Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON
THE 20TH DAY OF JULY 2021.

Cathline Fort

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Cathline Fort

Chairperson

Certificate Of Completion

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Maria Torres



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mtorres@fontana.org

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Cathline Fort



Resent: 7/29/2021 2:01:00 PM

cathlinefort@verizon.net

Viewed: 8/8/2021 9:58:25 PM

Security Level: Email, Account Authentication (None)

Signed: 8/8/2021 9:59:02 PM

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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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Kathy Kasinger kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	COPIED	Sent: 8/8/2021 9:59:04 PM
Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/21/2021 10:56:24 AM
Certified Delivered	Security Checked	8/8/2021 9:58:25 PM
Signing Complete	Security Checked	8/8/2021 9:59:02 PM
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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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