



**City of Fontana
Planning Commission
Minutes**

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

Tuesday, August 17, 2021 6:00 P.M. Grover W. Taylor Council Chambers

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, July 20, 2021. Chair Fort called the meeting to order at 6:02 p.m.

Present: Chair Cathline Fort, Vice Chair Raj Sangha, Commissioners Matthew Gordon and Ralph Thrasher

Absent: Secretary Idilio Sanchez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Commissioner Gordon, the Pledge of Allegiance was led by Vice Chair Sangha.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

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

ACTION: A Motion was made by Commissioner Thrasher, seconded by Vice Chair Sangha, and passed by a vote of 3-0-1 vote, with an abstain from Commissioner Gordon.

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

Absent: Secretary Sanchez

Abstain: Commissioner Gordon

PUBLIC HEARINGS:

PH- A Park Review No. 21-007 Southridge Dog Park - To review and approve the construction of the Southridge Dog Park comprised of two (2) dog fields, lighting, fencing, drinking fountains, hand washing stations, benches, picnic table benches, and waste receptacles on an 0.53-acre portion of the existing 24 acre Southridge Park site.

Chair Fort opened Public Hearing Item A.

Rina Leung, Associate Planner provided the staff report.

The commission directed staff to address the comments mentioned during the presentation.

Staff summarized the comments and explained a process through which a permit can be obtained by the RC Group through the Community Services Department for their events.

The commission ensued a discussion regarding the use of the proposed dog park area for the RC area events.

Deputy City Manager Burum commented that the comments made on social media were not considered comments for this project, but through these comments staff was able to find the RC Group who uses some of the area that is located in the south part of the dog park. In addition, he commented that the RC Group is now working with the Community Services Department on being proactive and making improvements to this area.

No one spoke in favor or opposition of this project.

The public hearing was closed.

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 No. PC 2021- 032 and,

1. Determine that the project is categorically exempt pursuant to Class 3 - Section No. 15303 (New Construction or Conversion of Small Structures), Class 4 - Section No. 15304 (Minor Alterations to Land), Class 11 - Section No. 15311 (Accessory Structures) 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;

2. Approve Park Review (DRP) No. 21-007.

ACTION:

Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt this Public Hearing. The motion carried by the following vote:

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

PH-B Master Case No. 20-049, Tentative Parcel Map No. 20235 (TPM. No. 20-014), and Design Review No. 20-019 - To review and approve a Tentative Parcel Map as a request to combine six parcels (APNs: 0234-241-14 and -15, and 0234-251-01, -02 -03, and -08,) into one lot of approximately 10.8 adjusted gross acres; and, a Design Review as a request for site and architectural review a new warehouse facility of approximately 247,786 square foot including a maximum of two potential office/mezzanine space of approximately 4,000 square foot each, 34 warehouse dock doors, two ground level loading doors, 117 automobile parking spaces, and 50 trailer parking spaces. The building will have a maximum height of 42-foot.

Chairperson Fort opened Public Hearing Item B.

Jon S. Dille, Associate Planner provided the staff report and further commented that on the dais was a memo requesting that two conditions of approval be removed. In addition, he mentioned that staff received three letters of opposition for this project.

Applicant, Clark Neuhoff, discussed several facts about the project such as location, truck routes, proximity to schools, and employment. He further discussed the company's commitment to green and renewal investment for this project.

The commission discussed improvements to street and paving, as it relates to the two conditions of approval that are requested to be removed. The applicant explained that the two conditions in question were added by mistake, as these were added for streets that were five miles away from this project site. The applicant further discussed improvements that are associated with the project. There was further discussion regarding the EV (Electric Vehicle) charging stations. Additionally, the commission thanked the applicant for going above and beyond with the standards for this project.

The following individuals spoke in opposition of this item:

Elizabeth Sena
Ana Gonzalez
Ben

The following individuals spoke in favor of this item:

Vera Salcedo
Jacob Kleespies

The commission further asked for clarification on the indirect source rule. Tracy Zinn from T&B Planning further explained the rule to the commission.

The public hearing was closed.

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 No. PC 2021- 033: and,

- 1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination; and**
- 2. Approve Tentative Parcel Map No. 20235 and Design Review No. 20-019.**

ACTION:

Motion was made by Commissioner Thrasher, seconded by Commissioner Gordon, and passed unanimously by a vote of 4-0 to approve this Public Hearing. The motion carried by the following vote:

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

UNFINISHED BUSINESS:

- A. None

NEW BUSINESS:

- A. None

DIRECTOR COMMUNICATIONS:

- A. Director Communications:

No other communications were received.

COMMISSION COMMENTS:

A. Public Communication Remarks:

Commissioner Gordon mentioned that it was nice to be back on the dais. He also mentioned that he appreciates the comments from the applicant from Public Hearing Item B, and thanked them for going above and beyond with the project. In addition, he thanked the members of the labor union who gave their opinions, and mentioned that he was glad to hear their comments as well. He further commented on ensuring that all public comments are reasonable and appropriate for the environment of the meeting.

Commissioner Thrasher seconded some of Commissioner Gordon's comments regarding the project presented for Public Hearing Item B. He thanked everyone for their support, and also thanked the Information Technology Staff.

Vice Chair Sangha also wanted to share some of the sentiments as mentioned by the other commissioners, and thanked the Information Technology Staff and Planning Staff for providing the reports. In addition, he thanked everyone at home for the opportunity to serve. He shared his excitement about the new dog park in the south area, as the restaurants in that area may see an increase in foot traffic.

Commissioner Gordon mentioned that Parks Commissioner Michael McGinnis had passed away. He mentioned that Mr. McGinnis served the community through fire services, then through education, and then by serving as a Commissioner for the City's Park Commission. Commissioner Gordon asked to please keep him and his family in your thoughts and prayers.

Chair Fort echoed her fellow commissioners' comments and she stated that everyone's comments are welcomed, especially when presented in a respectful manner. She further commented on the dog park and how the city has worked with a member of the public who had expressed opposition, and to find a mutually agreeable solution is ultimately the goal. She expressed her excitement about seeing area for the dog park and the Remote

Control (RC) Group coming to an agreement that will allow for them to utilize the space. In addition, she mentioned the indirect source rule, she commented that this subject came about from a comment made by a member of the public. At times, you won't see the immediate impact of the comments, but overtime impact does result, and change does occur, which drives responsible builders who are conscious about underground power lines and additional improvements. She further commented that change happens because of the comments that are shared at the meetings, and it's because of hearing and responding to the expressed concerns that actions are taken. Additionally, she mentioned that sometimes, we don't see exactly get what we want at a certain point in time, but change is a process and voices are heard, and therefore, all public comments are welcomed from everyone, and she thanked everyone one for coming out to the meeting tonight.

WORKSHOP:

- A. None

ADJOURNMENT:

By consensus, the meeting adjourned in memory of Michael McGinnis at 6:50 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 7, 2021, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

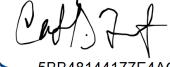
A handwritten signature in black ink, appearing to read "Maria Torres".

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Maria Torres
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 7TH DAY OF SEPTEMBER 2021.**

DocuSigned by:

A handwritten signature in black ink, appearing to read "Cathline Fort".

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Cathline Fort
Chair

Certificate Of Completion

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Signer Events

Maria Torres

mtorres@fontana.org

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Using IP Address: 192.146.186.121**Electronic Record and Signature Disclosure:**

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ID: 95cd0c15-ed90-42e6-824c-6d6a830f6776

Cathline Fort

cathlinefort@verizon.net

Security Level: Email, Account Authentication
(None)

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Sent: 10/11/2021 | 08:36 AM

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Signature Adoption: Drawn on Device
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Evelyne Ssenkoloto

essenkol@fontana.org

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Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/19/2021 05:46 PM Viewed: 10/20/2021 08:56 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/11/2021 08:27 AM
Certified Delivered	Security Checked	10/19/2021 05:46 PM
Signing Complete	Security Checked	10/19/2021 05:46 PM
Completed	Security Checked	10/19/2021 05:46 PM
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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">•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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