



## City of Fontana Planning Commission Minutes

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

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**Tuesday, September 21, 2021      6:00 P.M.      Grover W. Taylor Council Chambers**

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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, September 21, 2021. Chair Fort called the meeting to order at 6:03 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 Commissioner Thrasher.

### **PUBLIC COMMUNICATIONS:**

#### **A. Public Communications:**

None.

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

Approve the Special City Council Meeting Minutes/Diversity Workshop of July 28, 2021, and the Regular Planning Commission Meeting Minutes of September 7, 2021.

**ACTION: A Motion was made by Commissioner Thrasher , seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to approve the Consent Calendar. The motion carried by the following vote:**

**Aye:** Chairperson Fort, Vice Chair Sangha, and Commissioners Gordon and Thrasher

**Absent:** Secretary Sanchez

**PUBLIC HEARINGS:**

**PH- A Master Case No. 20-016R1; Tentative Parcel Map No. 20-003R1; Minor Use Permit No. 20-007; Administrative Site Plan No. 21-022; Administrative Site Plan No. 21-023 (Northgate Pads 1 & 2) - A request to approve a Tentative Parcel Map to revise previously approved TPM No. 20203 to now include four (4) separate parcels instead of the originally approved three (3) parcels; a Minor Use Permit for the drive-thru use of the Panda Express restaurant; and, an Administrative Site Plan for site and architectural review of a Panda Express drive-thru restaurant of approximately 2,382 square feet for Pad 2 of the Northgate project; and, an Administrative Site Plan for site and architectural review of a multi-tenant commercial building of approximately 6,690 square feet for Pad 1 of the Northgate project.**

Chair Fort opened Public Hearing Item A.

Alexia De La Torre, Planning Technician presented the staff report. Staff mentioned during the presentation that a request by staff was being made to remove and revise a couple of the conditions of approval due to clerical error and/or because these do not apply to the project.

The Commission discussed lighting on the back of the wall for the project.

The Commission questioned if staff had received any public feedback or feedback from any of the local businesses. In addition, a discussion ensued regarding stacking, traffic, and parking for the project.

The applicant, Gavin Reed, has read and accepted the Conditions of Approval with the modifications to the conditions as requested by staff. The applicant further discussed that he is excited about the project.

The Commission thanked the applicant for working with staff on the renderings and the blending of the project into the rest of the shopping center.

The applicant thanked Alexia for being professional and working with them during the process.

The Commission further thanked the applicant for bringing their business to Fontana and thanked the applicant for providing the night renderings for the project.

No public communications were received for this item.

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 PC No. 2021-035; and,**

**1. Find that the previously adopted Initial Study/Mitigated Negative Declaration for Master Case No. 20-016 approved by the City Council on October 27, 2020, has adequately identified the impacts associated with the project. No further review is required pursuant to Section 15162 of the California Environmental Quality Act and Section 6.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,**

**2. Adopt a resolution approving Administrative Site Plan No. 21-022, approving Administrative Site Plan No. 21-023, approving Minor Use Permit No. 20-007, and approving the revision to Tentative Parcel Map No. 20203 (Tentative Parcel Map No. 20-003R1).**

**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, and Commissioners Gordon and Thrasher

**Absent:** Secretary Sanchez

**PH- B Master Case No. 21-029; Tentative Tract Map No. 20382 (TTM No. 21-003) for the consolidation of four (4) existing parcels into one (1) parcel for a condo map; and Design Review Project (DRP) No. 21-009 for the site and architectural review of a proposed 71-unit multi-family condo project along with associated improvements on a 3.76-acre site.**

Chair Fort opened Public Hearing Item B.

Paul Gonzales, Senior Planner provided staff report.

The Commission discussed the project boundaries within the City of Fontana and the County of San Bernardino. Further discussion ensued regarding a pre-annexation agreement, sidewalks, and having enough parking within the project. Furthermore, a discussion took place regarding this project being a gated community and a discussion continued regarding the two driveways as ingress and egress for future residents and safety personnel.

The Commission discussed the height and measurement of the gate that surrounds the project. In addition, the Commission discussed columns on the gate that surrounds the building, instead of the plain iron gate.

The Commission discussed the gate on Foothill Boulevard as it pertains to entrance and exit from the project site. Deputy City Manager and staff confirmed that the gate of Foothill Boulevard is an exit only gate.

The Commission further discussed the fence and columns on the gate surrounding the property site for purposes of longevity of the project. In addition, the commission discussed the color scheme of the elevations and the project.

The Commission discussed fencing around the tot lots for safety of the children.

The applicant, Mohammad Monsihizadeh, has read and agreed to the conditions of approval. The applicant thanked staff for being great to work with.

The applicant ensued discussion pertaining to the color scheme of the project, the fence surrounding the property and the possibility of adding pylons, stacking and overflow parking, and entrance and exit to and from the project. The applicant also discussed a pre-annexation agreement.

The commission and the applicant further discussed the gates on the tot lot, the color scheme, type of project and price range.

A discussion ensued regarding the south side of the project, which is county property and the north side of the project, which is city property.

The commission thanked the applicant for bringing the project to the city and thanked the applicant for addressing some of the concerns that were brought up by the commission.

The commission thanked the applicant for addressing the parking for this project, and for addressing the entrance and exit points of the project.

The applicant and the commission discussed the color scheme of the project.

No public communications were received for this item.

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 PC No. 2021-036; 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 Tract Map No. 20382 (TTM No. 21-003) and,**
- 3. Approve Design Review Project No. 21-009.**

**ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to approve this Public Hearing Item with the condition that the applicant will work with staff to add accent colors to the color scheme and pilasters to the perimeter wall. The motion carried by the following vote:**

**Aye:** Chairperson Fort, Vice Chair Sangha, and Commissioners Gordon and Thrasher

**Absent:** Secretary Sanchez

**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 spoke to what the definition of hero is and mentioned that as the Commission sat at the meeting tonight a procession took place throughout the general Rancho Cucamonga area for fallen Marine Lance Cpl. Dylan Merola. He also said that the procession took place throughout last week for several other Marines who gave their lives at such a young age in service of this great nation and of our freedom. He is asking that we recognize Marine Lance Cpl. Merola and all the soldiers who have served and who have made that ultimate sacrifice or who are currently serving so that we can continue to be free, they are true heroes.

Commission Gordon requested that tonight's meeting be adjourned in Memory of Amelia Sanchez, a close friend, and spouse of Secretary Idilio Sanchez. He spoke to what a wonderful and kind person Amelia was. In addition, he mentioned what a great mother and wife she was. Furthermore, he stated what a great influence she was to the greater part of the city. He asked the public to keep those who are hurting from recent losses in their thoughts and prayers.

Commissioner Thrasher thanked the staff for their reports and stated that it helps the commission be prepared. In addition, he mentioned that he is excited to see great projects come through, and excited about seeing part of Foothill Boulevard starting to grow and take shape. In addition, he thanked the Information Technology Staff.

Commissioner Thrasher seconded Commissioner Gordon's sentiments and asked that we keep Secretary Sanchez's family in our prayers.

Vice Chair Sangha thanked the staff for their reports and the renderings, which allowed the commission to make easy decisions. In addition, he thanked the developers for the great projects presented tonight; he was excited to see a new restaurant and new restaurant pads, and the nice condo complex being developed.

Vice Chair Sangha asked that we keep Secretary Sanchez's family in our prayers. He spoke to Secretary Sanchez being a mentor for him within the Planning Department and within the business side, and the Chamber of Commerce. He also spoke to Amelia being good friends with his wife, and how difficult these last couple of weeks have been. He spoke to Secretary Sanchez being a hard head, but that Amelia is the sweetest person

ever, and that her and Idilio were just opposite. He spoke to how tough it is to see her go. Vice Chair Sangha stated that his prayers are with Amelia and with the Sanchez Family.

Chair Fort echoed her fellow Commissioners sentiments regarding the loss of Amelia Sanchez. Chair Fort read the following: "Rejoice with those who rejoice and mourn with those who mourn". Chair Fort wants Secretary Sanchez to know that we are mourning with him right now and wants him to know that we know how much he loves his family, and how much he loves his wife. Chair Fort recalls Secretary Sanchez telling her how much he loved his wife with so much conviction and sincerity.

Chair Fort spoke to acknowledging the passing of Amelia Sanchez and recognizing those who serve our country that have been lost and have been laid to rest this week. She stated that she thought about her nephews, one who turned 20 years old and the other one who would have turned 19 years old in another three weeks, who passed away. Chair Fort stated that we mourn the loss of young people and particularly the young people who were committed to serving our country.

#### **WORKSHOP:**

##### **A. None**

#### **ADJOURNMENT:**

By consensus, the meeting adjourned at 7:02 p.m. in memory of Amelia Sanchez to the next Regular Planning Commission Meeting on Tuesday, October 5, 2021, at 6:00 p.m. in the Grover W. Taylor Council Chambers; then to a Joint City Council and Planning Commission Workshop on Tuesday, October 12, 2021, at 5:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



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Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 5TH DAY OF OCTOBER 2021.**

DocuSigned by:



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Cathline Fort  
Chair

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**Signer Events**

Maria Torres

mtorres@fontana.org

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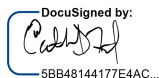
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Cathline Fort

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Evelyn Ssenkoloto

essenkol@fontana.org

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