



**City of Fontana  
Planning Commission  
Minutes**

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

---

**Tuesday, December 7, 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, December 7, 2021. Chair Fort called the meeting to order at 6:03 p.m.

**Present:** Chair Cathline Fort, Secretary Sanchez, Vice Chair Raj Sangha, and Commissioners Gordon and 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:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of November 2, 2021 and November 16, 2021.

**ACTION: A Motion was made by Vice Chair Sangha, seconded by Commissioner Thrasher, and passed unanimously by a vote of 3-0-2 to approve the Consent Calendar.**

**The motion carried by the following vote:**

**Aye:** Chairperson Fort, Commissioners Thrasher and Gordon

**Abstain:** Secretary Sanchez and Vice Chair Sangha

**PUBLIC HEARINGS:**

**PH- A Master Case No. 20-081; Design Review No. 20-030 - A proposal to construct a mixed-use development containing twenty-four (24) residential apartment units, an 1,800 square foot retail unit, and a 1,300 square foot restaurant unit on approximately 0.62 adjusted gross acres.**

Chair Fort opened the Public Hearing Item.

Cecily Session-Goins, Associate Planner presented the staff report.

The commission and staff discussed the project being a market rate rental type of product. In addition, a discussion ensued regarding gated parking, the restaurant, the residential area, and secured parking access. Furthermore, a discussion took place regarding the roof amenities and the height of the walls in the roof area.

The commission also discussed vehicle charging stations for this project, as required by the Building Code.

The commission further discussed the number of parking spaces for the retail component of the project.

The commission also inquired if there were any designated signage.

The commission discussed parking, as allowed by the Form Based Code, specifically on Foothill Boulevard. The Director of Planning discussed the intent of the Form Based Code as it pertains to parking and walkability.

The applicant, Milad Ouejian, stated that he had read and agreed to all Conditions of Approval. He discussed the Electric Vehicle Charging Stations numbers and in addition, he further discussed the height of the roof walls.

The commission furthered discussed with the applicant the Electric Vehicle Charging Stations, guest and business parking, water stations as a roof amenity, and the storage rooms for the residents.

The following individuals spoke in opposition of this item:

Gerardo

Eric

The Public Hearing was closed.

The commission further expressed their concern regarding the parking for this project, as it pertains to the Form Based Code. In addition, the commission stated what a great looking project this is and commented that the speakers brought up valid concerns regarding parking.

The Director of Planning commented that the parking for this project meets the code requirements, therefore, the parking subject is not up for project consideration.

The commission requested additional information as it relates to the Form Based Code and future developments within this project area regarding the parking standards.

Staff further discussed the size of the restaurant, as it relates to traffic patterns and parking.

The commission and staff discussed parking signage for the project site.

**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. 2021-044; and,**

**1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 20-030.**

**ACTION: Motion was made by Commissioner Thrasher, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:**

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

A recess was called due to technical difficulties at 6:48 p.m.

The meeting reconvened at 6:51 p.m.

**PH- B Master Case No. 21-063; General Plan Amendment No. 21-003; Specific Plan Amendment No. 21-006; Zoning Code Amendment No. 21-005; Tentative Tract Map No. 20441 (TTM No. 21-002); Design Review No. 21-024 - A request for the construction of 100 condominium attached units on a 6.5 acre lot at the southwest corner of South Highland Avenue and Mango Avenue.**

Chair Fort opened the Public Hearing Item.

Alejandro Rico, Associate Planner presented the staff report.

The commission and staff discussed the design of the project, the gates that lead to the private patios, and the entrance to the community.

Speaking on behalf of the applicant, Andrew Wennerstrom, read and agreed to the Conditions of Approval. He thanked staff, Alejandro Rico for working diligently on this project. He further discussed the design of the project as it relates to other surrounding projects within the area. In addition, he spoke to adding an additional traffic signal as part of this project, which will make it a four-way traffic signal.

The commission and the applicant discussed the project not being a gated community, and the impacts on traffic.

The following individual spoke regarding not receiving proper notification for this project:

Guillermo Castaneda

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. 2021-045; and, forward a recommendation to the City Council to:**

**1. Adopt a resolution to adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file the Notice of Determination;**

- 2. Adopt a resolution approving General Plan Amendment No. 21-003; and,**
- 3. Adopt an ordinance approving Specific Plan Amendment No. 21-006; and,**
- 4. Adopt an ordinance approving Zoning Code Amendment No. 21-005; and,**
- 5. Adopt a resolution to approve Tentative Tract Map No. 20441 (TTM No. 21-002); and Design Review No. 21-024.**

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

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

**PH- C Master Case No. 21-057 and Design Review No. 21-021 - A request to construct a new 18-unit apartment complex consisting of four two-story buildings totaling approximately 17,520 square feet, with three-bedroom units and four-bedroom units ranging in size from 960 square feet to 2,011 square feet, on one parcel of approximately 0.9 adjusted gross acres.**

Chair Fort opened the Public Hearing Item.

Jon S. Dille, Associate Planner presented the staff report.

The applicant, Pratik Kapadia, read and agreed to the Conditions of Approval.

No one spoke in favor or opposition of this project.

The Public Hearing was closed.

The commission commented that going forward developers should be encouraged to provide more modern designs to attract younger residents to the city.

**RECOMMENDATION:**

**Based on the information contained within this staff report and subject to the attached Findings, and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021 - 046: and,**

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3.18 (Infill Projects) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 21-021.**

**ACTION:** Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:

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

**PH-D Master Case No. 21-059; Conditional Use Permit No. 21-010; and Design Review No. 21-022** are for site and architectural review and operation of a dealership comprised of a 30,660 square foot truck and trailer sales and rental facility with ancillary wash and repair uses on a site of approximately 4.39 adjusted gross acres.

Chair Fort opened the Public Hearing.

Rina Leung, Senior Planner provided staff report and presentation.

The commission and staff discussed the display area of the project.

The applicant, Greg Lord, read and agreed with the Conditions of Approval. He also thanked staff, Rina Leung for moving the project along to ensure it got before the Planning Commission for review.

The commission thanked the applicant for bringing before them a pleasant project and thanked the applicant for the night renderings.

No one spoke in opposition or favor of this project.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained within this staff report, and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2021-047, and:

- 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;**
- 2. Approve Conditional Use Permit No. 21-010; and,**
- 3. Approve Design Review No. 21-022.**

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

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

**PH-E Master Case No. 21-032; Zone Code Amendment No. 21-001; Development Agreement No. 21-003; Tentative Parcel Map No. 20370 (TPM No. 21-006); Conditional Use Permit No. 21-004; Conditional Use Permit No. 21-005; Conditional Use Permit No. 21-006; Design Review Project No. 21-010; and Design Review Sign No. 21-018 - To review the proposed development of a new commercial shopping center with an anchor grocery store on an approximately 6.2 adjusted gross acre site located within Planning Area 1 of the Auto Center Overlay.**

Chair Fort opened the Public Hearing.

Paul Gonzales, Senior Planner presented the staff report. In addition, George Velarde, Assistant Planner was present.

The commission and staff discussed the monument sign, the drive-thru, and stacking for the project. In addition, the commission discussed the change to the Planning Areas.

The commission and staff further ensued a discussion regarding other allowed uses for the project site; staff discussed the commercial use for this area. In addition, the commission inquired about which developers had been interested in this project site. The commission further discussed minimum parking standards, stacking, and traffic. The commission also inquired about possible tenants.

The commission commented that an increase in traffic in this area would encourage visitors to visit the current car dealerships in the area. Also, the commission discussed vacant properties within the area for future possible car dealerships.

Speaking on behalf of the applicant, Ralph Tepish, read and agreed to the Conditions of Approval. He further stated that he is proud of the project that is being presented to the city, and briefly discussed the timeline for the project.

The commission and the applicant discussed possible tenants for this project.

The applicant thanked staff, George Velarde for assisting with the project.

The commission and the applicant further discussed a grocery tenant, and a coffee shop.

The commission thanked the applicant for bringing this project and their business to the city. The applicant commented that he looks forward to working with the city in future developments, as working with the city with this project has been business friendly.

The Public Hearing was opened.

The following individual spoke in opposition of the project:

Robert Morris

The following individual spoke in favor of the project:

Lydia Perez

The Public Hearing was closed.

The commission and staff discussed traffic and environmental studies, and signage.

The commission directed Engineering Staff to talk to Ms. Perez's regarding her traffic concerns.

The commission and staff briefly discussed the property owner's rights to sell their property.

The commission and staff further discussed traffic signals for the project site, and additional traffic counts.

**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. 2021-048; and, forward a recommendation to the City Council to:**

- 1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,**
- 2. Adopt an ordinance approving Zoning Code Amendment No. 21-001; and,**
- 3. Adopt an ordinance approving Development Agreement No. 21-003; and,**
- 4. Adopt a resolution approving Tentative Parcel Map No. 20370 (TPM No. 21-006), approving Conditional Use Permit No. 21-004, approving Conditional Use Permit No. 21-005, approving Conditional Use Permit No. 21-006, approving Design Review No. 21-010 and approving Sign Program (DRS No. 21-018).**

**ACTION: Motion was made by Commissioner Thrasher, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-1 to adopt the Resolution presented. The motion carried by the following vote:**

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

**Nay:** Secretary Sanchez

**UNFINISHED BUSINESS:**

**A. None**

**NEW BUSINESS:**

**A. None**

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

There were no Director communications.

**COMMISSION COMMENTS:**

**A. Public Communication Remarks:**

Commissioner Gordon stated his preference for gated communities, although the code guidelines currently do not require it. He stated that in his opinion they are generally better for the community. In addition, he stated that Electric Vehicle Charging Stations should be encouraged for future residential developments. He also made an announcement that the NASCAR event is back at the end of February 2022. Lastly, he thanked staff and everyone who was present at the meeting.

Vice Chair Sangha expressed his excitement about the housing projects that are being brought before the city, and how well designed these projects are. He thanked everyone for the opportunity to serve, the staff for their staff reports and recommendations, and thanked everyone for watching at home; and wished everyone a good night.

Chair Fort suggested a workshop or presentation to review parking guidelines within the Form Based Code and possibly look into a city parking structure, as it appears that this parking issue will be a reoccurring concern for future projects. In addition, the commission would like to see guidelines to include more modern architectural styles for future projects. She commented that staff has done a great job in ensuring that the architectural features are added for the projects within the Form Based Code, but a more modern style type of architecture would be encouraged for future projects.

Secretary Sanchez requested that the meeting be adjourned in memory of Chair Fort's mother, who recently passed away.

Chair Fort thanked Secretary Sanchez for his request. She mentioned that her mother, Archie Granderson, passed away the day after Thanksgiving, and that she knows she would have been watching tonight's meeting.

**WORKSHOP:**

**A. None**

**ADJOURNMENT:**

By consensus, the meeting adjourned in memory of Archie Granderson at 8:08 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 21, 2021, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

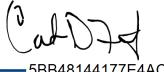
  
Maria Torres

AE859A3629654BA

Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 21ST DAY OF DECEMBER 2021.**

DocuSigned by:

  
Cathline Fort

5BB48144177E4AC

Cathline Fort  
Chair

**Certificate Of Completion**

Envelope Id: B953A996DB5040B389FB48EEDE17A33E

Status: Completed

Subject: Please DocuSign: PC Minutes of 12-07-2021.pdf

Source Envelope:

Document Pages: 10

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

City Clerk

AutoNav: Enabled

Enveloped Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

8353 Sierra Avenue

Fontana, CA 92335

clerks@fontana.org

IP Address: 192.146.186.96

**Record Tracking**

Status: Original

Holder: City Clerk

Location: DocuSign

1/3/2022 | 04:52 PM

clerks@fontana.org

**Signer Events****Signature****Timestamp**

Maria Torres



Sent: 1/3/2022 | 04:52 PM

mtorres@fontana.org

Viewed: 1/5/2022 | 12:38 PM

Security Level: Email, Account Authentication (None)

Signed: 1/5/2022 | 12:38 PM

Signature Adoption: Pre-selected Style  
 Using IP Address: 172.89.242.133  
 Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 1/5/2022 | 12:38 PM

ID: 01a293e2-46ff-4014-a1b1-2353ab0a2900



Sent: 1/5/2022 | 12:38 PM

Cathline Fort

Viewed: 1/11/2022 | 04:43 AM

cathlinefort@verizon.net

Signed: 1/11/2022 | 04:43 AM

Security Level: Email, Account Authentication (None)

Signature Adoption: Drawn on Device  
 Using IP Address: 75.83.120.169  
 Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 1/11/2022 | 04:43 AM

ID: e065556c-401c-4a5e-b27a-9bfff05610ac0

**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

Security Level: Email, Account Authentication (None)

A blue rectangular box containing the word "COPIED" in bold, blue, sans-serif font.

Sent: 1/11/2022 | 04:43 AM

Viewed: 1/11/2022 | 10:06 AM

**Electronic Record and Signature Disclosure:**

Accepted: 10/13/2021 | 04:17 PM

ID: e7145250-7347-428b-af51-3066469cc29f

Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	<b>COPIED</b>	Sent: 1/11/2022   04:43 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/3/2022   04:52 PM
Certified Delivered	Security Checked	1/11/2022   04:43 AM
Signing Complete	Security Checked	1/11/2022   04:43 AM
Completed	Security Checked	1/11/2022   04:43 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact City of Fontana:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: ctejeda@fontana.org

**To advise City of Fontana of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at ctejeda@fontana.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

**To request paper copies from City of Fontana**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to ctejeda@fontana.org and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with City of Fontana**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to ctejeda@fontana.org and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**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"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Fontana as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Fontana during the course of my relationship with you.