



# City of Fontana

## Planning Commission

### Minutes

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

---

**Tuesday, December 21, 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 21, 2021. Vice Chair Sangha called the meeting to order at 6:02 p.m.

**Present:** Secretary Sanchez, Vice Chair Sangha, and Commissioner Gordon

**Absent:** Chair Fort and Commissioner 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 Comments: Elizabeth Sena.

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

Approve the Regular Planning Commission Meeting Minutes of December 7, 2021.

**ACTION: A Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 3-0 to approve the Consent Calendar.**

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

**Aye:** Vice Chair Sangha, Secretary Sanchez, and Commissioner Gordon

**Absent:** Chair Fort, Commissioner Thrasher

**PUBLIC HEARINGS:**

**PH- A Master Case No. 21-102; Variance No. 21-006 - A request to deviate from the sign code to allow an increase in height to 57 feet 2 inches and an increase in sign area to 332 square feet for a new pylon sign in a new commercial shopping center. Design Review Sign No. 21-070 - A request for site and architectural review of a new pylon sign that includes a digital screen and two (2) monument signs.**

Vice Chair Sangha opened the Public Hearing Item.

Salvador Quintanilla, Associate Planner presented the staff report.

A recess was called due to technical difficulties at 6:08 p.m.

The meeting reconvened at 6:09 p.m.

Staff continued with their staff report and presentation.

The commission and staff discussed the variance request for this project.

The applicant, Gabe Gaffin, acknowledged that he had read and agreed to the Conditions of Approval.

The commission thanked the applicant for bringing his business to Fontana and expressed that he is happy to see the project being developed.

The architect, Richard Finkel, spoke regarding the height of the signage and the line of sight, as it pertains to the offramp near the project site. The commission discussed the variance request.

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information in this staff report staff and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2021-049 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 direct staff to file a Notice of Exemption; and,**
- 2. Approve Variance No. 21-006; and,**
- 3. Approve Design Review Sign No. 21-070.**

**ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 3-0 to adopt the Resolution presented. The motion carried by the following vote:**

**Aye:** Vice Chair Sangha, Secretary Sanchez, Commissioner Gordon

**Absent:** Chair Fort, Commissioner Thrasher

**PH- B Municipal Code Amendment (MCA) No. 21-001 for an amendment to Chapter 9 of the Municipal Code to add Article V to establish sustainability standards to improve air and other environmental qualities for warehouse (industrial commerce center) developments throughout the city.**

Vice Chair Sangha opened the Public Hearing Item.

Rina Leung, Senior Planner presented the staff report.

The commission and staff discussed the solar power requirement for this project.

The following individuals spoke in opposition of this project:

Bill Blankenship  
Amparo Muñoz  
Elizabeth Sena  
Ana Gonzalez

The following individual spoke in favor of this project:

Andrea De Leon

The Public Hearing was closed.

The commission discussed owner's property rights and how the Code Amendment is a good document that will serve as guidelines for future developments.

**RECOMMENDATION:**

**Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution PC No. 2021-050 and forward a recommendation to the City Council to:**

- 1. Determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(B)(3) (the common-sense exemption) and, alternatively, pursuant to CEQA Guidelines Section 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA; and,**
- 2. Adopt an Ordinance approving Municipal Code Amendment (MCA) No. 21-001 to amend Chapter 9 (Environmental Protection and Resource Extraction) of the Municipal Code to add a new Article for "Industrial Commerce Centers Sustainability Standards" for warehouses throughout the city as shown in the Attachment No. 1 as referenced herein.**

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 3-0 to adopt the Resolution presented. The motion carried by the following vote:

**Aye:** Vice Chair Sangha, Secretary Sanchez, Commissioner Gordon

**Absent:** Chair Fort, Commissioner Thrasher

**PH- C Master Case No. 20-054, Design Review Project No. 20-022, and Tentative Parcel Map No. 20250 (TPM No. 20-015) to consolidate forty-five (45) parcels into one (1) parcel of approximately 32.3 acres for the development of a speculative warehouse facility totaling approximately 705,735 square feet.**

Vice Chair Sangha opened the Public Hearing Item.

Paul Gonzales, Senior Planner presented the staff report.

The commission and staff discussed truck route on Cypress Avenue and appropriate signage, truck trips, truck access, stacking and stacking distance, as it pertains to overflow traffic onto Slover Avenue and Juniper Avenue.

The commission and staff discussed traffic, the exit point on Cypress Avenue, and truck traffic through Juniper Avenue and Slover Avenue.

A recess was called at 6:58 p.m.

The meeting reconvened at 7:07 p.m.

The commission and staff discussed signage for truck routes on Cypress Avenue.

The applicant, Michael Sizemore, stated that he has read and accepted the Conditions of Approval. In addition, he thanked Paul Gonzales and city staff. He also discussed additional improvements to the project such as solar panels, conduit infrastructure, green building system, and an addition of a traffic signal at the intersection of Slover Avenue and Juniper Avenue.

The commission and the applicant discussed distributing information to the employees and truck drivers addressing the "No Truck Route" on Cypress Avenue.

The following individuals spoke in opposition of this project:

Elizabeth Sena  
Ana Gonzalez  
Amparo Muñoz

The following individuals spoke in favor of this project:

Thomas Ruiz  
Andrea De Leon  
Cesar Victoria  
Angel Esparza  
Steve Beckett

The Public Comment was closed.

The commission spoke regarding the concerns addressed by the public, in addition, the commission commented on childcare and local employment opportunities.

**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- 051, and;**

- 1. Adopt a resolution to certify the EIR, adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and,**

**3. Adopt a resolution approving Tentative Parcel Map No. 20-015 and Design Review No. 20-022, subject to the attached Findings and Conditions of Approval.**

**ACTION:** Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed unanimously by a vote of 3-0 to adopt the Resolution presented with the amended conditions. The motion carried by the following vote:

**Aye:** Vice Chair Sangha, Secretary Sanchez, Commissioner Gordon

**Absent:** Chair Fort, Commissioner Thrasher

**UNFINISHED BUSINESS:**

**A. None**

**NEW BUSINESS:**

**A. None**

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

Director of Planning Patty Nevins stated that it has been a pleasure working with the Planning Commission and looks forward to working with them in the new year.

Deputy City Manager Phil Burum provided an updated on the International Council of Shopping Centers (ICSC) Conference that took place in Las Vegas during the early days of December. He spoke to the visitors that showed an interest in retail and restaurants in the city and stated that he looks forward to attending the full conference in May.

**COMMISSION COMMENTS:**

**A. Public Communication Remarks:**

Secretary Sanchez stated that he appreciates everyone that comments on the various projects, whether for or against it, because this allows for him to see things from various perspectives such as a family man, business owner, and resident. He stated that the decisions are not easy to make, however, he has to be mindful and respectful of owner's property rights. In addition, He stated that he feels the commission, as a whole, is doing a good job in representing the community.

Secretary Sanchez wished everyone a Merry Christmas and Happy New Year.

Commissioner Gordon thanked all the public speakers and stated that listening to all the comments is vital to the commission and wants them to know that their comments are important, and they are being heard.

Commissioner Gordon thanked Rina Leung, Senior Planner for all her work on the new Sustainability Standards ordinance as this ordinance is important with the city's growth and future developments.

Commissioner Gordon stated that he wants to reassure tonight's speakers that their comments are being heard and that some of the questions he asked tonight come from previous public meetings or from previous projects. However, difficult decisions must be made based on the projects before them and following the code and other guidelines.

Commissioner Gordon spoke to the meeting introduction disclaimer stating that it was put in place due to the unreasonable behavior that has taken place in the past, and that is not to the community's standard. He also stated that as long as everyone comes to the meeting and conducts themselves appropriately there should not be a problem. Commissioner Gordon thanked the members of the Police Department that were present at the meeting, and who ensured that tonight's meeting took its course in an orderly fashion.

Commissioner Gordon wished everyone a Merry Christmas, Happy New Year, and stated that as the holidays are happy moments for some, they too are sad moments for others, and to be there for those that are hurting.

Vice Chair Sangha thanked the staff for their staff reports and their presentations. In addition, he thanked the Information Technology staff for fixing the technical challenges that were encountered during tonight's meeting.

Vice Chair Sangha thanked everyone for the opportunity to serve, and wished everyone a prosperous holiday and Merry Christmas.

Vice Chair Sangha requested that the meeting be adjourned in memory of Chair Fort's mother, Archie Granderson.

## **WORKSHOP:**

### **A. None**

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 7:40 p.m. to the next Regular Planning Commission Meeting on Tuesday, January 18, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

**Planning Commission**

**Minutes**

**December 21, 2021**

DocuSigned by:

*Maria Torres*

AE859A3629654BA...

Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 18TH DAY OF JANUARY 2022.**

DocuSigned by:

*Raj Sangha*

3EC872F13A374DE...

Raj Sangha  
Vice Chairperson

**Certificate Of Completion**

Envelope Id: F055D62F03CE4109A4C872CA3DDD60E8

Status: Completed

Subject: Please DocuSign: PC Minutes of 12-21-2021.pdf

Source Envelope:

Document Pages: 8

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

City Clerk

AutoNav: Enabled

8353 Sierra Avenue

Enveloped Stamping: Enabled

Fontana, CA 92335

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

clerks@fontana.org

IP Address: 192.146.186.96

**Record Tracking**

Status: Original

Holder: City Clerk

Location: DocuSign

1/24/2022 | 10:15 AM

clerks@fontana.org

**Signer Events**

Maria Torres

mtorres@fontana.org

Security Level: Email, Account Authentication  
(None)**Signature**DocuSigned by:  
*Maria Torres*  
AE859A3629654BA...**Timestamp**

Sent: 1/24/2022 | 10:15 AM

Viewed: 1/24/2022 | 02:21 PM

Signed: 1/24/2022 | 02:22 PM

Signature Adoption: Pre-selected Style

Using IP Address: 192.146.186.121

**Electronic Record and Signature Disclosure:**

Accepted: 1/24/2022 | 02:21 PM

ID: ac206f17-4906-4640-ba4d-2e7d3c4bfc51

Raj Sangha

rajapaul23@gmail.com

CEO

MGR Real Estate Services

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
*Raj Sangha*  
3EC872F13A374DE...

Sent: 1/24/2022 | 02:22 PM

Viewed: 1/24/2022 | 02:47 PM

Signed: 1/24/2022 | 02:47 PM

Signature Adoption: Pre-selected Style

Using IP Address: 107.127.56.118

Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 4/3/2019 | 03:11 PM

ID: 01fe67f8-f927-4795-a992-3a6981978d8c

**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**

Evelyn Ssenkoloto

essenkol@fontana.org

Security Level: Email, Account Authentication  
(None)**COPIED**

Sent: 1/24/2022 | 02:47 PM

Viewed: 1/24/2022 | 02:53 PM

**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)	COPIED	Sent: 1/24/2022   02:47 PM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 12/2/2021   03:19 PM ID: 0321d70c-ce1f-42a6-ac17-f732b9b386d3		

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/24/2022   10:15 AM
Certified Delivered	Security Checked	1/24/2022   02:47 PM
Signing Complete	Security Checked	1/24/2022   02:47 PM
Completed	Security Checked	1/24/2022   02:47 PM

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.