



## 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, January 18, 2022**

**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, January 18, 2022. Vice Chair Sangha called the meeting to order at 6:02 p.m.

**Present:** Secretary Sanchez, Vice Chair Sangha, and Commissioners Gordon and Thrasher

**Absent:** Chair Fort

### **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 Regular Planning Commission Meeting Minutes of December 21, 2021.

**ACTION: A Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed unanimously by a vote of 4-0 to approve the Consent Calendar.**

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

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

**Absent:** Chair Fort

**PUBLIC HEARINGS:**

**PH- A Amendments to the Zoning and Development Code (Chapter 30) of the City of Fontana Municipal Code to regulate urban lot splits and two-unit projects under Senate Bill 9.**

Vice Chair Sangha opened the Public Hearing Item.

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

The commission and staff discussed SB 9 and development standards.

The Public Hearing was closed.

The commission spoke to the challenges with SB 9, and expressed appreciation for the work of Cecily Session-Goins, Associate Planner.

**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. 2022-001; and forward a recommendation to the City Council to:**

- 1. Determine that the project is exempt pursuant to Section 15061 (b) (3) (General Rule Exemption), of the California Environmental Quality Act. and Section No. 3.07 of the 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Exemption, and;**

**2. Approve Zoning Code Amendment (ZCA) 21-009 to amend the Zoning and Development Code (Chapter 30 of the Fontana Municipal Code) as shown in Exhibit A as referenced herein.**

**ACTION:** Motion was made by Commissioner Thrasher, seconded by Commissioner Gordon, and passed unanimously by a vote of 4-0 to adopt the Resolution presented. The motion carried by the following vote:

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

**Absent:** Chair Fort

**PH- B Master Case No. 21-050; General Plan Amendment No. 21-002, General Plan Amendment No. 21-007, Zone Code Amendment No. 21-004, Zoning Change No. 21-008- 6th Cycle Housing Element Update.**

Vice Chair Sangha opened the Public Hearing Item.

DiTanyon Johnson, Principal Planner presented the staff report, noting that Associate Planner, Cecily Session-Goins also worked on this project.

The commission and staff discussed the Regional Housing Needs Allocation (RHNA) numbers, income levels, and density levels.

Deputy City Manager, Phil Burum clarified that the city must provide the opportunity for affordable housing to be developed within the allowed and corresponding zoning, as permitted.

The following individual spoke in opposition of the project:

Angel Esparza

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information contained in this staff report and attached Exhibits under separate cover, staff recommends that the Planning Commission adopt Resolution PC No. 2022-002, and forward a recommendation to the City Council to:**

1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearinghouse No. 2016021099), pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the City of Fontana General Plan Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared.
2. Adopt a Resolution approving General Plan Amendment No. 21-002; and
3. Adopt a Resolution approving General Plan Amendment No. 21-007; and
4. Adopt an Ordinance approving Zone Change No. 21-008
5. Adopt an Ordinance approving Zone Code Amendment No. 21-004.

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 4-0 to adopt the Resolution presented. The motion carried by the following vote:

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

**Absent:** Chair Fort

**UNFINISHED BUSINESS:**

A. None

**NEW BUSINESS:**

A. None

**DIRECTOR COMMUNICATIONS:**

A. Director Communications:

No further communications were received.

**COMMISSION COMMENTS:**

A. Public Communication Remarks:

Commissioner Thrasher thanked staff and stated that it was good to be back.

Commissioner Sanchez thanked God for the opportunity to be here at the meeting and

for the opportunity to serve the city.

Commissioner Gordon thanked the staff and the speaker for coming out tonight. In addition, he stated that on a lot of the projects that come before the commission there is employment opportunity for the local workforce.

Commissioner Gordon stated that at times changes take place at the state level that impact local government, and the municipalities must adapt and overcome those changes and make the best of it. He specifically spoke to the projects presented at the meeting tonight, and how well staff was able to present the information.

Vice Chair Sangha thanked the staff for their staff reports because they allow the commission to make decisions on the project that come before them at the meeting, he also thanked everyone for the opportunity to serve, and thanked those who are watching from home.

Vice Chair Sangha asked everyone to be safe, as there is an increase of virus cases, and as some are going through some difficult times.


Vice Chair Sangha wished everyone a good night.

## **WORKSHOP:**

### **A. None**

## **ADJOURNMENT:**

By consensus, the meeting adjourned at 6:39 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 1, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:  
  
AF859A3629654BA  
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Maria Torres  
Administrative Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 1ST DAY OF FEBRUARY 2022.**

DocuSigned by:

*Raj Sangha*

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Raj Sangha  
Vice Chairperson

**Certificate Of Completion**

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2/8/2022 | 09:33 AM

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**Signer Events**

Maria Torres

mtorres@fontana.org

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*Maria Torres*  
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**Electronic Record and Signature Disclosure:**

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ID: c90ffc41-0335-4e8a-9331-c55f0bb11a08

Raj Sangha

rajapaul23@gmail.com

CEO

MGR Real Estate Services

Security Level: Email, Account Authentication  
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*Raj Sangha*  
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Sent: 2/8/2022 | 09:39 AM

Viewed: 2/8/2022 | 11:56 AM

Signed: 2/8/2022 | 11:56 AM

Signature Adoption: Pre-selected Style

Using IP Address: 107.119.53.117

Signed using mobile

**Electronic Record and Signature Disclosure:**

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Evelyne Ssenkoloto

essenkol@fontana.org

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

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

Carbon Copy Events	Status	Timestamp
Kathy Kasinger kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 2/8/2022   11:56 AM Viewed: 2/8/2022   02:26 PM
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/8/2022   09:33 AM
Certified Delivered	Security Checked	2/8/2022   11:56 AM
Signing Complete	Security Checked	2/8/2022   11:56 AM
Completed	Security Checked	2/8/2022   11:56 AM

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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
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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>

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