

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Minutes

Tuesday, June 7, 2022
6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

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

CALL TO ORDER/ROLL CALL:

The Regular Meeting of the Fontana Planning Commission was held on Tuesday, June 7, 2022, in the Grover W. Taylor Council Chambers at 8353 Sierra Avenue, Fontana, California. Chair Fort called the meeting to order at 6:02 p.m.

ROLL CALL:

Present: Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher.

Absent: Commissioner Gordon

INVOCATION/PLEDGE OF ALLEGIANCE:

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

PUBLIC COMMUNICATIONS:

There were no public communications received.

CONSENT CALENDAR:

ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt Consent Calendar Item-A (Approval of May 17, 2022 Minutes) with one correction to Public Hearing Item-D: Remove word "unanimously" as item was passed by a vote of 3-1.

The motion carried by the following vote:

Aye: Chairperson Fort, Vice Chair Sangha, Secretary Sanchez and Commissioner Thrasher

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of May 17, 2022.

CC-A Approval of Minutes of May 17, 2022

[**21-1430**](#)

PUBLIC HEARINGS:

PH-A Master Case No. 22-033 and Conditional Use Permit No. 22-010 [**21-1394**](#)
- a proposal to operate a new massage establishment within an existing suite of approximately 1,140 square feet of an existing commercial center over approximately 0.5 adjusted gross acres.

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. 2022-016; and,

1. Determine that the project is Categorically Exempt pursuant

to Section No. 15301 and Section No. 15332, of the California Environmental Quality Act and Section No. 3-18 and Section No. 3-22 of the 2019 Local Guidelines for Implementing CEQA and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit No. 22-010.

APPLICANT:

**Well Relax Massage
13420 Gettysburg Street
Fontana, CA 92336**

LOCATION:

13451 Baseline Avenue, Suite "C" (APN: 1100-771-09).

PROJECT PLANNER:

Jon S. Dille, Associate Planner

Chair Fort opened Public Hearing Item PH-A.

Associate Planner Jon Dille provided the staff report.

No written communications were received.

The Commission inquired about the hours of operation.

Associate Planner Dille stated the hours of operation will be conditioned to be from 8:00 a.m. to 8:00 p.m.

Applicant Haiyan Ma, acknowledged that she had read and agreed to the Conditions of Approval.

Director Nevins requested a modification to Condition of Approval No. 8 regarding the hours of operation. Condition of Approval No. 8 states that hours of operation are from 9:00 a.m. to 10:00 p.m. The modification will change the hours of operation to be from 8:00 a.m. to 8:00 p.m.

Applicant Haiyan Ma, stated she was in agreement with Condition of Approval No. 8 Hours of Operation modification to be from 8:00 a.m. to 8:00 p.m.

There were no public communications received for this item.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Thrasher, seconded by Secretary Sanchez, and passed unanimously by a vote of 4-0 to adopt

Public Hearing Item PH-A with modification to Condition No. 8 hours of operation to be from 8:00 a.m to 8:00 p.m.

The motion carried by the following vote:

Aye: Chairperson Fort, Vice Chair Sangha, Secretary Sanchez and Commissioner Thrasher

PH-B Master Case No. 21-047, Tentative Tract Map No. 20546 (22-003) and Design Review No. 21-019 - a request for the subdivision of an existing 0.42 acre lot into a condominium map and design and architecture review of eight (8) condominiums.

[21-1405](#)

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. 2022-017; 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 (TTM) No. 20546 (22-003); and,**
- 3. Approve Design Review Permit No. 21-019.**

APPLICANT:

**Rick Fujimoto
Cyrus Opportunity Zone
P.O. Box 17028
Irvine, CA 92623**

LOCATION:

16385 Valencia Avenue (APN: 0191-201-40)

PROJECT PLANNER:

George Velarde, Assistant Planner

Chair Fort opened Public Hearing Item PH-B.

Assistant Planner George Velarde provided the staff report.

No written communications were received.

The commission thanked staff for the project and discussion ensued regarding

the availability of extra/off-site parking.

The commission requested staff going forward to encourage developers to present more modern architectural designs.

Applicant Rick Fujimoto, acknowledged that he had read and agreed to the Conditions of Approval.

The commission thanked the applicant for bringing this project to Fontana.

Director Nevins requested a Condition of Approval regarding maintenance of common improvements to be added.

Discussion ensued regarding the different mechanisms of maintaining common improvements such as Homeowners' Association (HOA) and Covenants, Conditions, and Restrictions (CC&Rs).

Applicant Rick Fujimoto, stated that they will have a mechanism to address the maintenance of common areas.

There were no public communications received for this item.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Thrasher, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt this Public Hearing Item PH-B with the exceptions noted on the HOA and other mechanisms of maintaining the common areas.

The motion carried by the following vote:

Aye: Chairperson Fort, Vice Chair Sangha, Secretary Sanchez and Commissioner Thrasher

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Deputy City Manager Development Services Phillip Burum reminded the public that tonight is election night and the city is open until 8:00 p.m to accommodate Primary Election Ballot drop-Off.

Planning Director Nevins welcomed City Clerk McClelland Key to the dais and congratulated her on her recent appointment; and thanked Administrative Secretary Maria Torres for her tremendous commitment, hard work and support on the dias. Expressed her appreciation of Secretary Jenny Espinoza as well.

City Clerk McClellan Key echoed Director Nevins' comments and thanked Administrative

Secretary Torres for the support and hard work.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Thrasher thanked Planning and Information Technology departments staff for their hard work and support of the commission.

Commissioner Sanchez echoed Commissioner Thrasher's comments and thanked staff for their hard work, dedication and support of the commission; congratulated his daughter on her recent marriage. He wished everyone a good night and blessings.

Commissioner Sangha echoed his fellow commissioners' comments and thanked staff for the staff reports and IT staff for their support. He believes there are great business and development projects that are coming to Fontana.

Chair Fort congratulated Commissioner Sanchez on his daughter's marriage; wished her dad a happy 86th birthday; she also asked that tonight's meeting be adjourned in memory of the victims of the Uvalde, Texas shootings.

ADJOURNMENT:

By consensus, the Planning Commission meeting adjourned at 6:34 p.m. in memory of the victims of the Uvalde, Texas shootings to the next Regular Planning Commission Meeting on Tuesday, June 21, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Evelyne Ssenkoloto

Evelyne C. Ssenkoloto
Senior Administrative Analyst

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON
THE 21ST DAY OF JUNE 2022.**

Cathline Fort

Cathline Fort
Chairperson

Certificate Of Completion

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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">•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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