

# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335



## Minutes

**Tuesday, July 5, 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, July 5, 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, and Commissioners Thrasher and Gordon

Absent: Secretary Sanchez

City Clerk McClellan Key announced that Attorney Jennifer Farrell was absent, and in her place Jessica Sanders attended the meeting.

## **INVOCATION/PLEDGE OF ALLEGIANCE:**

Following the Invocation by Commissioner Gordon, 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 Commissioner Gordon, seconded by Vice Chair Sangha, and passed by a vote of 4-0 to adopt Consent Calendar Item CC-A .**

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

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

### **A. Approval of Minutes**

Approve the Regular Planning Commission Meeting Minutes of June 21, 2022.

**CC-A Approval of Minutes of June 21, 2022**

**21-1514**

## **PUBLIC HEARINGS:**

**PH-A Master Case No. 21-129, Conditional Use Permit No. 21-026 and Design Review No. 21-051, a proposal to construct a mixed-use development that includes 340 multi-family residential units, 1,500 square foot of commercial space and four live-work units on a site of approximately 8.8 acres.**

**21-1516**

### **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. 2022-023; and,**

- 1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring, and Reporting Program, (MMRP) and direct staff to file a Notice of Determination;**
- 2. Adopt Conditional Use Permit No. 21-026; and**
- 3. Approve Design Review No. 21-028**

**APPLICANT:**

**CRP/WP Alta Fontana Venture, LLC  
11849 West Olympic Blvd., Suite 204  
Los Angeles, CA 90064**

**LOCATION:**

**The project site is located on the southwest corner of Foothill Boulevard and Live Oak Avenue at 14817 Foothill Boulevard (APNs: 0230-071-03 and 0230-071-04).**

**PROJECT PLANNER:**

**Salvador Quintanilla, Senior Planner**

Chair Fort opened Public Hearing Item PH-A.

Senior Planner Salvador Quintanilla provided the staff report.

Written communications were received from the following:

- Californians for Homeownership**

Representing CRP/WP Alta Fontana Venture, LLC, Adam Karaczynski acknowledged that he had read and agreed to the Conditions of Approval.

The commission, staff and applicant discussed R5-High Density Zone permissible uses, parking, available storage space per unit, use and maintenance of facility amenities such as community kitchen, club room, fitness center, pool, live-work units' availability, and compliance with code.

There were no public communications received for this item.

The Public Hearing was closed.

**ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed by a vote of 4-0 to adopt Public Hearing Item PH-A.**

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

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

**PH-B Master Case No. 20-099R1, Specific Plan Amendment No. 21-001 - Comprehensive amendment of the overall Ventana at Duncan Canyon Specific Plan, and General Plan Amendment No. 21-006 - Modification of the existing land use designation for consistency with the proposed specific plan amendment.**

**21-1454**

**RECOMMENDATION:**

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2022-024, and forward a recommendation to the City Council to:

1. Adopt a resolution to certify the Supplemental Environmental Impact Report (SEIR), 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;
2. Adopt a resolution approving General Plan Amendment No. 21-006; and
3. Adopt an Ordinance approving Specific Plan Amendment No. 21-001.

**APPLICANT:**

HDO4 LLC, dba Ventana  
2151 E. Convention Center Way, Suite No. 110  
Ontario, CA 90212

**LOCATION:**

The project site is composed of eight (8) parcels totaling approximately 102 acres. The proposed Ventana at Duncan Canyon Specific Project is located south of the I-15 Freeway, west of Citrus Avenue, south and north of Duncan Canyon Road.

**PROJECT PLANNER:**

Salvador Quintanilla, Senior Planner

Chair Fort opened Public Hearing Item PH-B.

Senior Planner Salvador Quintanilla provided the staff report.

No written communications were received.

Representing HDO4 LLC, dba Ventana, Andrew Wennerstrom was invited to speak on the project.

There were no public communications received for this item.

The Public Hearing was closed.

**ACTION: Motion was made by Commissioner Thrasher, seconded by Commissioner Gordon, and passed by a vote of 4-0 to adopt Public Hearing Item PH-B.**

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

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

**PH-C Master Case No. 21-040, General Plan Amendment No. 21-001, 21-1505  
Zoning Change No. 21-002, Design Review No. 21-014 and  
Development Agreement No. 22-001 - A request to amend the  
General Plan Land Use Designation for the subject site from  
General Commercial (C-G) to Light Industrial (I-L) and to  
amend the Zoning Map from General Commercial (C-2) to Light  
Industrial (M-1) and for a development agreement for the  
purpose of the development of a 102,330 square foot industrial  
commerce building.**

**RECOMMENDATION:**

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2022-025, and forward a recommendation to the City Council to:

- 1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and reporting Program and direct staff to file a Notice of Determination; and**
- 2. Adopt a resolution approving General Plan Amendment No. 21-001; and,**
- 3. Adopt an ordinance approving Zone Change No. 21-002; and,**
- 4. Adopt an ordinance approving Development Agreement No. 22-001; and,**

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**5. Adopt a resolution approving Design Review No. 21-014,  
subject to the attached Findings and Conditions of Approval**

**APPLICANT:**

Ray Allard  
Allard Engineering  
16866 Seville Avenue  
Fontana, CA 92335

**LOCATION:**

The project site is located on the northeast corner of Sierra Avenue and Summit Avenue (APN: 0239-161-28)

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

Chair Fort opened Public Hearing Item PH-C.

Associate Planner Cecily Session-Goins provided the staff report.

Written communications were received from the following:

- Center for Community Action and Environmental Justice
- South Fontana Concerned Citizens Coalition
- LoZea Drury, LLP

Commissioner Gordon inquired about the development agreement and whether there will be a community benefit.

Associate Planner Session-Goins stated that the development agreement does consist of a Community benefit fee of approximately four hundred and thirty four thousand dollars (\$434,000).

Discussion ensued regarding the following: Traffic signal at the southeast corner of Sierra and Summit Avenues; traffic flow; entrance and exit routes in relation to the traffic signal; left and right traffic turns at Sierra and Summit Avenues; traffic flow from the facility going west on to Summit Avenue; truck route signage, enforcement and penalties; truck queuing plan; parking spaces; and the private property adjacent to the facility.

Chair Fort expressed her concerns regarding truck traffic flow west on to Summit Avenue. She requested a design option to keep truck traffic from going west on to Summit Avenue.

There were no public communications received for this item.

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The hearing was closed.

Representing Allard Engineering, Ray Allard acknowledged that he had read and agreed to the Conditions of Approval.

The Commission and applicant discussed traffic flow design options at Sierra and Summit Avenue traffic signal.

The Commission and staff discussed public right of way improvements in relation to sidewalks along the south side of the building.

The Commission requested the applicant to work with staff regarding the traffic flow design. The applicant agreed to work with staff.

Commissioner Gordon made a motion to include the condition that “the applicant will work with staff regarding the traffic flow design commission concerns”.

**ACTION: Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed by a vote of 4-0 to adopt Public Hearing Item PH-C to include the condition that “the applicant will work with staff regarding the traffic flow design commission concerns”.**

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

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

**PH-D Master Case No. 21-123, General Plan Amendment No. 21-009 - 21-1441**  
amend the General Plan Land Use Designation from Community Commercial (C-C) to Medium Density Residential (R-M), Zone Change No. 21-011 - to change the zoning district from Community Commercial (C-1) to Medium Density Residential (R-2), Tentative Tract Map No. 21-008 (TTM No. 20513) - to subdivide one parcel (APN: 0239-141-30) totaling approximately 8.65 adjusted gross acres into 76 parcels, Conditional Use Permit No. 21-022 - establish a Planned Unit Development (PUD) which includes establishing development standards for the proposed 76 detached motorcourt (cluster) units, and Design Review No. 21-047 - for site and architectural review to construct approximately 76 detached motorcourt (cluster) single-family residential units with various amenities.

**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. 2022-026, and forward a recommendation to the City Council to:

- 1. Adopt the Initial Study/Mitigated Negative Declaration/Monitoring and Reporting Program and, pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,**
- 2. Adopt a resolution approving General Plan Amendment No. 21-009;**
- 3. Adopt an ordinance approving Zone Change No. 21-011;**
- 4. Adopt a resolution approving Tentative Tract Map No. 21-008 (TTM No. 20513), Conditional Use Permit No. 21-022, and Design Review No. 21-047.**

**APPLICANT:**

Ryan Combe  
Lennar Homes  
980 Montecity Drive, Suite No. 302  
Corona, CA 92879

**LOCATION:**

The project site is located at northeast corner of Citrus Avenue and Summit Avenue (APN: 0239-141-30).

**PROJECT PLANNER:**

Salvador Quintanilla, Senior Planner

Chair Fort opened Public Hearing Item PH-D.

Senior Planner Salvador Quintanilla provided the staff report.

There were no written communications received.

Representing Lennar Homes, Candyce Burnett acknowledged that she had read and agreed to the Conditions of Approval.

The Commission and staff discussed entrance/exit route on Summit Avenue, Emergency Exit, gated community, traffic flow, parking, general plan amendment and zone change in relation to a community benefit.

In relation to a Community Benefit, Director Nevins stated the project would not require a community benefit agreement.

There were no public communications received for this item.

The Public Hearing was closed.

**ACTION: Motion was made by Commissioner Thrasher, seconded by Commissioner Gordon, and passed by a vote of 4-0 to adopt Public Hearing Item PH-D.**

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

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

**PH-E Master Case No. 21-124; Specific Plan Amendment No. 21-007; 21-1503**  
**Tentative Tract Map No. 20512 (TTM No. 21-009); Design**  
**Review No. 21-046 - A request for the construction of 85**  
**detached residential units on a 9-acre lot at the northwest**  
**corner of Summit Avenue and Citrus Avenue.**

**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. 2022-027; and, forward a recommendation to the City Council to:

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the SWIP PEIR (SCH NO. 2003111125) and direct staff to file a Notice of Determination; and,**
- 2. Adopt an ordinance approving Specific Plan Amendment No. 21-007; and,**
- 3. Adopt a resolution approving Tentative Tract Map No. 20512 (TTM No. 21-009); and Design Review No. 21-046.**

**APPLICANT:**

Ryan Combe  
Lennar Homes of California  
980 Montecito Drive, Suite 302  
Corona, CA 92879

**LOCATION:**

The project site is located on the northwest corner of the intersection of Summit Avenue and Citrus Avenue (APN: 1107-262-37).

**PROJECT PLANNER:**  
**Alejandro Rico, Associate Planner**

Chair Fort opened Public Hearing Item PH-E.

Associate Planner Alejandro Rico provided the staff report.

There were no written communications received.

The Commission and staff discussed parking ratio, parking plan, garages and parking spaces.

Representing Lennar Homes of California, Candyce Burnett acknowledged that she had read and agreed to the Conditions of Approval.

There were no public communications received for this item.

The Public Hearing was closed.

**ACTION: Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt Public Hearing Item PH-E.**

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

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

**DIRECTOR COMMUNICATIONS:**

There were no Director communications.

**COMMISSION COMMENTS:**

Commissioner Gordon thanked Planning and Information Technology departments staff for their hard work and support of the commission. In addition, he thanked Planning Department staff for their staff reports and for providing detailed information that allows the commission to make decisions. In relation to development agreement community benefit fee, he stated he would like to be educated on commercial versus residential aspects.

Commissioner Thrasher stated that he is excited about the proposed apartment development on Foothill Boulevard and thanked the Planning and Information Technology departments staff.

Vice Chair Sangha thanked the Information Technology department staff and Planning staff for the staff reports and presentations. He stated that he is excited about all the new development and great projects that are coming into the city. He thanked everyone for the opportunity to serve and wished everyone a good night.

Chair Fort echoed her fellow commissioners' comments and stated she agreed with what had already been stated. She requested the meeting be adjourned in memory of the victims of the Fourth of July Highland Park shooting.

**ADJOURNMENT:**

By consensus, the Planning Commission meeting adjourned at 7:45 p.m. in memory of the victims of the Fourth of July Highland Park Shooting to the next Regular Planning Commission Meeting on Tuesday, July 19, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

*Maria Torres*

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Evelyne C. Ssenkoloto  
Senior Administrative Analyst

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE  
19TH DAY OF JULY 2022.**

*Cathline Fort*  
Cathline Fort  
Chairperson

**Certificate Of Completion**

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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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