



City of Fontana Planning Commission Minutes

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

Tuesday, July 19, 2022 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, July 19, 2022. Chair Fort called the meeting to order at 6:03 p.m.

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

Absent: 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:

None.

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

Approve the Regular Planning Commission Meeting Minutes of July 5, 2022.

ACTION: A Motion was made by Commissioner Gordon and seconded by Vice Chair Sangha and passed unanimously by a vote of 4-0-1 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: Commissioner Thrasher

PUBLIC HEARINGS:

PH-A Master Case No. 16-012R1; Design Review No. 16-025R1, Design Review No. 16-026R1 and Design Review No. 22-009 - A proposal to amend previously approved Design Review applications for site and architectural review of 129 detached cluster condominiums and 127 attached condominiums, and a request for site and architectural review and approval to construct 233 single-family dwellings on existing parcels as well as a 4,220 square foot recreation building.

Chair Fort opened Public Hearing

Alexia De La Torre, Assistant Planner and Cecily Session-Goins, Associate Planner presented the staff report.

The commission and staff discussed the amenities of the project.

The applicant Shannon Whittaker, on behalf of Landsea Homes, stated that she read and agreed to the Conditions of Approval.

The commission and the applicant discussed Recreational Vehicle (RV) parking on the north tract, Planning Area No. 1, and the use on the trail. A brief discussion took place regarding the branding of the project name and the meaning of Narra Hills. The commission and applicant also discussed the use of larger lots, average size of homes, parking, and garage spaces for Planning Area No. 1.

No one spoke in favor or opposition of this item.

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 No. PC 2022-029; and,

1. Determine that the project has been reviewed under the previous Environmental Impact Report for the Monarch Hills Development (Master Case No. 16-012, General Plan Amendment No. 16-001, Zoning Code Amendment No. 16-001, Zoning Code Amendment No. 16-002, Conditional use Permit, No. 16-011, Design Review No. 16-007 and Development Agreement No. 16-003) and direct staff to file the Notice of Determination; and

2. Approve Design Review No. 16-025R1; and,

3. Approve Design Review No. 16-026R1; and,

4. Approved Design Review No. 22-009.

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 4-0-1 to adopt Public Hearing – PH-A.

The motion carried by the following vote:

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

Absent: Commissioner Thrasher

PH-B Master Case No. 21-064 and Design Review Project No. 21-025 - A request for comments on the Draft Environmental Impact Report for the Fontana Corporate Center Project.

Chair Fort opened Public Hearing.

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

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

Staff stated that public comments for this project will be accepted until August 11, 2022.

Patty Nevins, Director of Planning clarified that comments for tonight would only be on the Environmental Impact Report.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1. Open the public hearing on the Draft EIR prepared for the Fontana Corporate**

- Center to receive comments from members of the public; and,
2. Review and provide Planning Commission comments on the Draft EIR; and,
 3. Direct staff to address comments received in the Final EIR.

ACTION: Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0-1 to adopt Public Hearing Item – PH-B.

The motion carried by the following vote:

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

Absent: Commissioner Thrasher

NEW BUSINESS:

NB-A Planning Commission Determination of General Plan Consistency.

Rina Leung, Senior Planner presented the staff report.

Staff and commission discussed the conservation of the open space area and restoration activities.

RECOMMENDATION:

Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property acquisition described herein as required under Government Code Section 65402(c) and adopt Resolution No. PC 2022-030 finding that the proposed acquisition is in conformance with the City's General Plan.

ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0-1 to adopt New Business – NB-A.

The motion carried by the following vote:

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

Absent: Commissioner Thrasher

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Patty Nevins, Director of Planning stated that no public hearing items were yet

established and that a notice of cancellation for the next meeting would most likely be sent out next week.

COMMISSION COMMENTS:**A. Public Communication Commission Comments:**

Commissioner Gordon thanked all city staff for their hard work.

Vice Chair Sangha thanked staff for their reports. He also expressed his excitement regarding the new Narra Hills project. He thanked everyone for watching at home and wished everyone a good night.

Secretary Sanchez expressed his excitement regarding the new Landsea Homes/ Narra Hills; mentioned he is honored to serve the City of Fontana and his community, and he wished everyone a good night.

Chair Fort echoed the comments that were previously stated and commented on how it has been an honor and pleasure to serve; mentioned how interesting the story was behind Narra Hills and how much thought was put into it.

ADJOURNMENT:

By consensus, the meeting adjourned at 6:48 p.m. to the next Regular Planning Commission Meeting on Tuesday, August 2, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



Susana Gallardo
Administrative Assistant

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 16th DAY OF AUGUST 2022.**



Cathline Fort
Chairperson

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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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