



## 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, August 16, 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, August 16, 2022. Chair Fort called the meeting to order at 6:03 p.m.

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

**Absent:** None

#### **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 19, 2022.

**ACTION: A Motion was made by Commissioner Gordon and seconded by Secretary Sanchez and passed unanimously by a vote of 5-0 to approve the Consent Calendar.**

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

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

**Absent:** None

**PUBLIC HEARINGS:**

**PH-A Master Case No. 21-029R1 and Design Review No. 21-009R1 - Revision of a previously approved design review approval including the replacement of the three-story condominium units with two-story condominium units, addition of one unit to Building No. 16, provision of three (3) additional parking spaces to the proposed site plan, and adjustment of certain buildings, all for development of a 72-unit multi-family condominium project along with associated improvements on a 3.76-acre site.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

The commission and staff discussed the changes and the amended conditions of the project.

The applicant, Mohammad Monshizadeh, on behalf of MCO Development, Inc., stated that he read and agreed to the Conditions of Approval.

The commission and the applicant discussed revisions such as minimizing the footprints of the units which, allowed for additional landscaping. The applicant mentioned several other enhanced revisions to the project such as landscape, barbeques, and amenities.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

**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. 2022-031; 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 Design Review Project No. 21-009R1.**

**ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 5-0 to adopt Public Hearing – PH-A.**

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

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

**Absent:** None

**PH-B Master Case No. 21-093; Tentative Tract Map No. 20397 (TTM No. 21-004) and Design Review No. 21-036 - A request to establish a condominium map and to construct a 22-unit multi-family condo complex with associated improvements on approximately 1.1 adjusted gross acres.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

The commission and staff briefly discussed the projects' entrances and exits along Foothill Boulevard and Banana Avenue.

The applicant, Mohammad Monshizadeh, on behalf of MCO Development, Inc., stated that he read and agreed to the Conditions of Approval.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

**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. 2022-032; 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 No. 20397 (TTM No. 21-004); and**
- 3. Approve Design Review Project No. 21-036.**

**ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt Public Hearing Item – PH-B.**

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

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

**Absent:** None

**PH-C Master Case No. 19-087: Tentative Parcel Map 19-013 (TPM No. 20151), Conditional Use Permit (CUP) No. 19-030, Conditional Use Permit (CUP) No. 22-025, and Administrative Site Plan (ASP) No. 19-056: A request to construct and operate a Dutch Bros drive-through coffee shop and a Chipotle drive-through, fast food restaurant along with a multiple tenant commercial use comprise of a total of approximately 5,822 square feet. The applicant is proposing to subdivide the site comprised of 1.51 acres into two (2) lots.**

Chair Fort opened Public Hearing.

Rina Leung, Senior Planner presented the staff report.

The commission and staff discussed stacking levels of the projects; in addition, a discussion ensued regarding traffic control measures and the comparison of stacking levels to other business in the city. The commission briefly discussed the exits of the projects and asked staff for clarification on the operations of the drive-thru.

Staff also commented on the routing of traffic and that traffic would be controlled by the staff monitoring the site, and signage.

The Commission and staff discussed a possible future implementation of a full-service drive-thru to the project versus mobile orders; staff recommended adding a condition of approval. A discussion also took place regarding the exit points of the projects and potential concerns or hazards for pedestrians or drivers exiting and entering the facility; staff clarified on the use of lower landscaping and multiple entry and exiting points throughout the project. In addition, a discussion took place regarding the usage of exit only signage.

The Commission and staff discussed the possibility of bringing back the item to the commission, if the drive thru converts from an order only to a regular drive-thru. Staff

answered questions regarding monuments signs and potential occupants of building T1 and T2.

The applicant, Jeffrey Gill, on behalf of IGI Property, stated that he read and agreed to the Conditions of Approval.

The applicant commented on the use of the parking for the project, traffic control measures and exit only signage. The commission and applicant also discussed potential occupants for the vacant buildings and the timing or opening of the project.

Commissioner Gordon thanked the Applicant for bringing the project to the city.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

Patty Nevins, Director of Planning and the Commission discussed suggestions on how to proceed should there be a need to convert the mobile only drive-thru to a regular menu board. A discussion also took place regarding Condition of Approval No. 14; Director Patty Nevins commented that currently staff would work with the business if problems arise, and the code does provide for a Conditional Use Permit to come back to the commission should there be additional issues or concerns.

#### **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. 2022-033; and**

- 1. Find that the project is Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3-18 (Infill Projects) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;**
- 2. Approve Tentative Parcel Map 19-013 (TPM No. 20151), Conditional Use Permit No. 19-030, Conditional Use Permit No. 22-025, and Administrative Site Plan No. 19-056 with the modification to Condition No. 8 of the Conditional Use Permit No. 22-025 and Administrative Site Plan No. 19-056 to require that any changes to the drive-thru operation of Chipotle be approved by the Director of Planning. Also, Condition No. 20 of the Administrative Site Plan was added to require additional traffic circulation improvements along the northeastern drive aisle.**

**ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt Public Hearing Item – PH-C.**

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

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

**Absent:** None

**PH-D Master Case No. 21-072; Revision to Tentative Parcel Map No. 19156 (TPM No. 13-005 R1) and Design Review No. 21-027 - A proposal for site and architectural review and a revision to the Tentative Parcel Map to subdivide the site and the development of six (6) industrial commerce center buildings totaling approximately 3.43 million square feet along with other site improvements on a site of approximately 215 acres.**

Chair Fort opened Public Hearing.

Rina Leung, Senior Planner presented the staff report and commented that Twelve comment letters were received for this project.

The Commission and staff discussed freeway routes for directing traffic.

Consultant, Traffic Engineer Haseeb Qureshi, who prepared the traffic study documents, commented on truck routes and their consistency with the settlement agreement that was agreed upon with the County of San Bernardino. A brief discussion took place regarding specific locations for roadway improvements.

Chair Fort asked staff for clarification on types of roadway improvements.

Planning Commission adjourned meeting to a recess at 7:22 p.m.

Planning Commission reconvened meeting at 7:37 p.m.

The Commission and staff discussed several route requirements such as additional turn lanes, through lanes, and signal modifications along Cedar Avenue and Valley Boulevard, Cedar Avenue and Slover Avenue, and Cedar Avenue and Jurupa Avenue; Staff noted that this project would bring three new traffic signal lights on the intersections of Locust Avenue and 7<sup>th</sup> Street, Armstrong Road and & 7<sup>th</sup> Street, and Jurupa Avenue and Locust Avenue; no improvements would be made to the Cedar Bridge.

The Commission and staff also discussed the enforcement of truck routes by using signage and educating drivers. Additionally, there was a discussion regarding the number of expected trips, the volume of traffic and peak hour commute, and how the increase in vehicular traffic would impact local schools.

Consultant, Traffic Engineer Haseeb Qureshi spoke about the air quality study and the net reduction in air quality emissions as a result of this project; Commissioner Gordon noted that a new environmental impact report was not required.

The applicant, Steve Hollis, on behalf of IDI Logistics, stated that he read and agreed to the Conditions of Approval.

The applicant commented on several improvements to the project and the following through of street improvements; mentioned the widening of Jurupa Ave. and restoration of open space. The Applicant also commented on traffic concerns and traffic management plans with the city.

The Commission and Applicant briefly discussed employment opportunities, the widening of Jurupa Avenue, air quality issues, and the implementation of the city's air quality new ordinance.

The following individuals spoke in opposition:

- Jasmin Cunningham
- Ana Carlos
- Elizabeth Sena
- Israel Rodriguez
- Eneida Rodriguez
- Joaquin Castellejos
- Samantha Herrera
- Ben
- Jorge Perez
- Gary Grossion
- Ricardo Rodriguez

The following individual spoke in favor:

- Andrea De Leon

The Public Hearing was closed.

#### **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. 2022-034; and,**

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the West Valley Logistics Center Specific Plan Environmental Impact Report (SCH NO. 2012071058) and direct staff to file a Notice of Determination;**
- 2. Approve Revision to Tentative Parcel Map No. 19156 (TPM No. 13-005 R1); and**
- 3. Approve Design Review No. 21-027, and modified Condition of Approval No. 50**

**of Design Review No. 21-027, and Condition of Approval No. 16 of Tentative Parcel Map No. 13-005R1 to add “or as approved by the City Engineer”.**

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt Public Hearing – PH-D.

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

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

**Absent:** None

#### **DIRECTOR COMMUNICATIONS:**

**A. Director Communications: None**

#### **COMMISSION COMMENTS:**

**A. Public Communication Commission Comments:**

Secretary Sanchez commented on the ongoing project and all improvements that the project would bring to the community; he also spoke about the importance of offering jobs in the community.

Commissioner Gordon commented on the public’s discourse and interruptions of the meeting; agreed with Secretary Sanchez’s comments regarding the importance of offering jobs in the community. He also thanked staff for their hard work.

Vice Chair Sangha thanked the Information Technology Department for the setup of the commission meeting and staff for their reports. He also commented on the city’s success bringing a good variety of developments to the city; and the benefits the West Valley Logistics Center/IDI project will bring to the City of Bloomington.

Chair Fort agreed with the comments that were previously stated by her fellow commissioners. Chair Fort also commented on the Commissions responsibility to be responsible and make difficult decisions. Chair Fort thanked the public and developers for speaking out at tonight’s meeting and thanked the public for sharing their comments.

#### **ADJOURNMENT:**

By consensus, the meeting adjourned at 8:52 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 6, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



*Susana Gallardo*

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Susana Gallardo  
Administrative Assistant

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 6<sup>th</sup> DAY OF SEPTEMBER 2022.**

*Cathline Fort*

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Cathline Fort  
Chairperson