



**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, September 6, 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, September 6, 2022. Chair Fort called the meeting to order at 6:01 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 Thrasher, 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 August 16, 2022.

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

**The motion carried by the following vote: AYES: Fort, Sangha, Sanchez, Gordon, and Thrasher; NOES: None; ABSTAIN: None**

**PUBLIC HEARINGS:**

**PH-A Master Case No. 22-036 and Design Review No. 22-019; A request for site and architectural review and approval for the construction of 249 single-family homes ranging in size from 1,905 square feet to 3,251 square feet in the Arboretum Specific Plan.**

Chair Fort opened Public Hearing

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

The applicant, Adrian Hermanson, on behalf of Lennar Homes of California, stated that he read and agreed to the Conditions of Approval.

The commission and the applicant briefly discussed the modern design of the project and the commission thanked the applicant for bringing their project to the city.

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 – 035; and,**

**1. Determine that the project has been reviewed under a previous Final Environmental Impact Report (State Clearing House No. (2006071109), pursuant to Section 15162 through 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 and direct staff to file the Notice of Determination; and,**

**2. Approve Design Review No. 22-019.**

**ACTION: Motion was made by Commissioner Gordon, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2022-035 and approve Master Case No. 22-036 and Design Review No. 22-019; A request for site and architectural review and approval for the construction of 249 single-family homes ranging in size from 1,905 square feet to 3,251 square feet in the Arboretum Specific Plan.**

**The motion carried by the following vote: AYES: Fort, Sangha, Sanchez, Gordon, and Thrasher; NOES: None; ABSTAIN: None**

**PH-B Master Case No. 21-017; Variance No. 21-002; Tentative Tract Map No. 20307 (TTM No. 21-001); Design Review No. 21-005 - A request for approval to subdivide an existing parcel comprised of approximately 2.03 acres into nine individual lots for single family development along with a variance to reduce the required lot depth for Lot Nos. 1, 2, 3, 7, 8, and 9, and to develop the proposed lots with nine single family homes.**

Chair Fort opened the Public Hearing.

Rina Leung, Senior Planner and Nicole Campbell, Assistant Planner presented the staff report.

The commission and staff discussed the project's variance and the justification that will decrease the projects lot depth. A discussion also took place regarding the rental and fencing plan of the Accessory Dwelling Units.

The Commission and staff also discussed the Accessory Dwelling Units parking requirements and proximity to mass transit; staff also commented on additional use of parking for the project.

The applicant Omar J. Marroquin stated that he read and agreed to the Conditions of Approval.

Matt Slowik spoke and expressed concerns as it relates to the height of the wall on the southeast portion of the site and requested a Condition of approval to extend the height of the wall.

The Public Hearing was closed.

The commission and staff discussed adding a condition to the project to increase the height of walls on lots 8 and 9 to the maximum allowed by the code.

The Applicant Omar J. Marroquin agreed to the conditions that were suggested by staff.

Chair Fort re-opened the Public Hearing.

The following individuals commented on the project:

Bridget Scott

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. 2022-036; and,**

1. Determine that the project is Categorically Exempt pursuant Section No. 15332, (Class No. 32, In-Fill) and Section No. 3-18 (In-Fill Projects of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption;
2. Approve Variance No. 21-002;
3. Approve Tentative Tract Map 20307 (TTM No. 21-001);
4. Approve Design Review No. 21-005.

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 22-036 and approve Master Case No. 21-017; Variance No. 21-002; Tentative Tract Map No. 20307 (TTM No. 21-001); Design Review No. 21-005 - A request for approval to subdivide an existing parcel comprised of approximately 2.03 acres into nine individual lots for single family development along with a variance to reduce the required lot depth for Lot Nos. 1, 2, 3, 7, 8, and 9, and to develop the proposed lots with nine single family homes. This project was approved with the following addition: Condition No. 10 of the Tentative Tract Map and Condition No. 17 of the Design Review: The applicant shall increase the height of the block wall on the southeastern portion of the site to the maximum height that is permitted pursuant Section 30-464 of the Zoning and Development code. The height of the block wall shall be depicted on a plan and include the elevations of the site and the adjacent property to be reviewed and approved by the Director of Planning prior to the issuance of building permits.

The motion carried by the following vote: AYES: Fort, Sangha, Sanchez, Gordon, and Thrasher; NOES: None; ABSTAIN: None

**DIRECTOR COMMUNICATIONS:**

- A. Director Communications: None

**COMMISSION COMMENTS:**

- A. Public Communication Commission Comments:

Commissioner staff thanked staff for their reports and welcomed new staff member, Associate Planner Nicole Campbell.

Secretary Sanchez echoed comments that were previously mentioned and thanked the homeowner for their comments; wished everyone a happy belated Labor Day weekend.

Commissioner Gordon also thanked staff for their reports and welcome Associate Panner, Nicole Campbell to the team. Commissioner Gordon also thanked fellow commissioners for their guidance and support.

Vice Chair Sangha thanked staff for their staff reports; stated that it was nice to see new developments coming to the city and wished everyone a good night.

Chair Fort commented on the Accessory Dwelling Units and their administrative approval; thanked staff for their efforts towards the project and echoed the comments that were shared previously by fellow commissioners.

**ADJOURNMENT:**

By consensus, the meeting adjourned at 6:44 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 20, 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 20<sup>th</sup> DAY OF SEPTEMBER 2022.**

*Cathline Fort*

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Cathline Fort  
Chairperson

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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/21/2022   09:38 AM
Certified Delivered	Security Checked	10/4/2022   10:42 PM
Signing Complete	Security Checked	10/4/2022   10:43 PM
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Browsers (for SENDERs):	Internet Explorer 6.0? or above
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