



City of Fontana Planning Commission Minutes

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

Tuesday, October 18, 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, October 18, 2022. Chair Fort called the meeting to order at 6:25 p.m.

Present: Chair Fort, Commissioners Gordon and Thrasher

Absent: Vice Chair Sangha and Secretary Sanchez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Commissioner Gordon, the Pledge of Allegiance was led by Commissioner Thrasher.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 4, 2022.

ACTION: Item A was pulled from the Consent Calendar.

PUBLIC HEARINGS:

PH-A Master Case No. 20-023; Conditional Use Permit (CUP) No. 22-006 and Design Review Sign (DRS) No. 22-009 - A request to construct and operate a new, double-sided electronic billboard totaling approximately 32'-8" in height on the site of an existing retail center (APN: 0190-011-06).

Chair Fort opened Public Hearing

Cecily Session-Goins, Associate Planner presented the staff report and noted a memo on the dais to add a condition to the Conditions of Approval.

Commission and staff briefly discussed the existing bus stop that is currently at the site and its interference with the new sign. Commission and staff also discussed the similarity of the sign design in comparison to the sign that is being replaced. Additionally, there was a discussion that took place regarding the total maximum height of the sign design and the replacement of two trees that are on site.

The applicant, Brian Smith, on behalf Lamar Advertising, 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 this staff report staff and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2022-045, and;

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA, and direct staff to file a Notice of Exemption;**
- 2. Approve Conditional Use Permit No. 22-006; and,**
- 3. Approve Design Review Sign No. 22-009.**

ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 3-0-2 to adopt Resolution PC No. 2022-045 and approve Master Case No. 20-023; Conditional Use Permit (CUP) No. 22-006 and Design Review Sign (DRS) No. 22-009 - A request to construct and operate a new, double-sided electronic billboard totaling approximately 32'-8" in height on the site of an existing retail center with a modification noted to the conditions of approval.

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

PH-B Master Case No. 22-024; Conditional Use Permit No. 22-007 and Design Review Sign No. 22-010 - A request to construct and operate a new, double-sided electronic billboard totaling approximately 30'-8" in height.

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner presented the staff report and noted a memo on the dais to add a condition to the Conditions of Approval.

The commission and staff discussed the ultimate design windspeed and the existing requirements for the sign and the relocation of the two existing trees that are currently on site.

The applicant, Brian Smith, on behalf Lamar Advertising, stated that he read and agreed to the Conditions of Approval.

The commission and applicant briefly discussed the number of static phases and the number of signs that are being replaced.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in this staff report staff and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2022-046 and;

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA, and direct staff to file a Notice of Exemption;**
- 2. Approve Conditional Use Permit No. 22-007; and,**
- 3. Approve Design Review Sign No. 22-010.**

ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 3-0-2 to adopt Resolution PC No. 2022-046 and approve Master Case No. 22-024; Conditional Use Permit No. 22-007 and Design Review Sign No. 22-010 - A request to construct and operate a new, double-sided electronic billboard totaling approximately 30'-8" in height with a modification noted to the conditions of approval.

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

PH-C Master Case No. 22-026; Conditional Use Permit (CUP) No. 22-008 and Design Review Signs No. 22-013 - A request to construct and operate a new, double-sided electronic sign totaling approximately 40'-8" in height on a vacant City-owned parcel approximately .31 acres in size.

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner presented the staff report and noted a memo on the dais to add two conditions to the Conditions of Approval.

The commission and staff discussed the future use of the city owned property and the location of the sign.

The applicant, Brian Smith, on behalf Lamar Advertising, stated that he read and agreed to the Conditions of Approval.

The Applicant commented on the location of the sign and confirmed its location within the private property line.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in this staff report staff and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2022-047 and;

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA, and direct staff to file a Notice of Exemption;**
- 2. Approve Conditional Use Permit No. 22-008; and,**
- 3. Approve Design Review Sign No. 22-013.**

ACTION: Motion was made by Commissioner Thrasher, seconded by Commissioner Gordon, and passed unanimously by a vote of 3-0-2 to adopt Resolution PC No. 2022-047 and approve Master Case No. 22-026; Conditional Use Permit (CUP) No. 22-008 and Design Review Signs No. 22-013 - A request to construct and operate a new, double-sided electronic sign totaling approximately 40'-8" in height on a vacant City-owned parcel approximately .31 acres in size with modifications noted to the conditions of approval.

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

PH-D Master Case No. 22-060, Conditional Use Permit No. 22-016, a request for a Type 41 ABC license (On-Sale Beer and Wine - Public Eating Place) for an existing restaurant (Star Crab).

Chair Fort opened Public Hearing

Mai Thao, Assistant Planner presented the staff report and commented.

The commission and staff discussed if the current location had any alcohol related issues, complaints, or violations. The commission and staff also discussed public convenience and necessity findings.

Chair Fort inquired about the over concentration of licensing and the ABC requirements; she suggested a workshop to review public convenience and necessity findings.

Patty Nevins, Director of Planning suggested researching and bringing back a memo with the information at a later time.

The applicant, Youngdon Kim, stated that he read and agreed to the Conditions of Approval.

Commissioner Gordon thanked the applicant for bringing their business to the city.

The commission and applicant discussed the business hours of operations and other current business locations.

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. 2022-048; and

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.21 of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Conditional Use Permit No. 22-016 subject to the attached Findings and Conditions of Approval.

ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 3-0-2 to adopt Resolution PC No. 2022-048 and approve Master Case No. 22-060, Conditional Use Permit No. 22-016, a request for a Type 41 ABC license (On-Sale Beer and Wine - Public Eating Place) for an existing restaurant (Star Crab).

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

PH-E Master Case No. 22-088 and Design Review No. 22-045, a request for site and architectural approval of Planning Area No. 1, Phase B of the Ventana Specific Plan which includes 262 multi-family units on approximately 9.0 acres.

Chair Fort opened Public Hearing

Alexia De La Torre, Assistant Planner presented the staff report and noted a memo on the dais to modify some conditions to the Conditions of Approval.

The applicant, Stephen King, on behalf of Frontier Enterprises, stated that he read and agreed to the Conditions of Approval.

The commission and applicant discussed the anticipated opening of the project.

Commissioner Gordon commented on the positive feedback that he has received regarding the project and thanked the applicant for bringing the project to the city.

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. 2022-049; and,

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-099R1, General Plan Amendment No. 21-006, and Specific Plan Amendment No. 22-001) and direct staff to file the Notice of Determination; and,
2. Approve Design Review No. 22-045.

ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 3-0-2 to adopt Resolution PC No. 2022-049 and approve Master Case No. 22-088 and Design Review No. 22-045, a request for site and architectural approval of Planning Area No. 1, Phase B of the Ventana Specific Plan which includes 262 multi-family units on approximately 9.0 acres with modifications as identified on the memo presented on the dais.

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

DIRECTOR COMMUNICATIONS:

A. Director Communications: None

COMMISSION COMMENTS:

A. Public Communication Commission Comments:

Commissioner Thrasher thanked staff for their work.

Commissioner Gordon thanked staff and the applicants for bringing their business to the city; commented that he is glad to see the Ventana Project moving forward.

Chair Fort agreed with the comments that were previously stated and thanked staff for providing the information that is needed to make an informed decision.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:25 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 1, 2022, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo

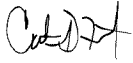
Susana Gallardo
Administrative Assistant

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 1st DAY OF NOVEMBER 2022.

Planning Commission

Minutes

October 18, 2022



Cathline Fort
Chairperson

Certificate Of Completion

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Fontana, CA 92335
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Susana Gallardo
sgallardo@fontana.org
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Cathline Fort
cathlinefort@verizon.net
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Cathline Fort

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mtorres@fontana.org
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(None)

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Kathy Kasinger

Kkasinger@fontana.org

Records Coordinator

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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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