

City of Fontana
Planning Commission
Minutes

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

Tuesday, November 1, 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, November 1, 2022. Chair Fort called the meeting to order at 6:01 p.m.

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

Absent: Commissioner Gordon

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

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

ACTION: A Motion was made by Commissioner Thrasher and seconded by Chair Fort and passed unanimously by a vote of 4-0-1.

The motion carried by the following vote:

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

Absent: Commissioner Gordon

2. Approve the Regular Planning Commission Meeting Minutes of October 18, 2022.

ACTION: A Motion was made by Commissioner Thrasher and seconded by Commissioner Sanchez and passed unanimously by a vote of 4-0-1.

The motion carried by the following vote:

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

Absent: Commissioner Gordon

PUBLIC HEARINGS:

PH-A Master Case No. 20-094 and Design Review No. 20-034, a request for architectural and site plan approval of a 106 multi-family affordable unit complex with various amenities on a site of approximately 4.8 adjusted gross acres.

Chair Fort opened Public Hearing

Salvador Quintanilla, Senior Planner presented the staff report.

One comment letter was received.

The commission and staff briefly discussed affordable housing, the average medium income, and rental ranges of the project. The commission and staff also discussed city incentives for Builders and modifications to the intersection of Sierra Avenue and Underwood Drive.

Additionally, another discussion took place regarding the mitigated negative declaration for the overlapping phase and issues; staff stated that the environmental consultant had reviewed the cumulative impact, and this would not have a negative impact on the project.

The applicant, Bryce Lockard, on behalf of Related California, stated that he read and agreed to the Conditions of Approval.

Commissioner Sanchez congratulated the applicant on the affordable housing project.

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. 2022-050 and,

- 1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring, and Reporting Program, (MMRP) and direct staff to file a Notice of Determination; and**
- 2. Approve Design Review No. 20-034.**

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Sangha, and passed by a vote of 4-0-1 to adopt Resolution PC No. 2022-050 and approve Master Case No. 20-094 and Design Review No. 20-034, a request for architectural and site plan approval of a 106 multi-family affordable unit complex with various amenities on a site of approximately 4.8 adjusted gross acres with modifications as identified on the memo presented on the dais.

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

PH-B Master Case No. 22-094, Conditional Use Permit No. 22-026, a request for a Type 21 Alcoholic Beverage Control (ABC) license (Off-Sale, General) and a Type 86 license (Instructional Tasting) for the Northgate Market.

Chair Fort opened Public Hearing.

Alexia De La Torre, Assistant Planner presented the staff report.

Applicant, Steve Rawlings, on behalf of Northgate Gonzalez LLC, stated that he read and agreed to the Conditions of Approval.

The commission and applicant briefly commented on the progress of the project and the estimated date of the grand opening.

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. 2022-051; 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. 22-026.**

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed by a vote of 4-0-1 to adopt Resolution PC No. 2022-051 and approve Master Case No. 22-094, Conditional Use Permit No. 22-026, a request for a Type 21 Alcoholic Beverage Control (ABC) license (Off-Sale, General) and a Type 86 license (Instructional Tasting) for the Northgate Market.

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

DIRECTOR COMMUNICATIONS:

- A. Director Communications: None**

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

Commissioner Thrasher thanked city staff for their hard work.

Secretary Sanchez thanked all law enforcement for everything that they do and for keeping our city safe.

Vice Chair Sangha thanked the Innovation and Technology staff for setting up the planning meeting tonight and thanked city staff for their staff reports; expressed his excitement on the Affordable Housing project that is coming to the city and thanked fellow Commissioners for holding things down during his recent absence.

Chair Fort acknowledged and thanked the Planning Department team; commented that October was National Planning month and mentioned their recent recognition at the last City Council Meeting.

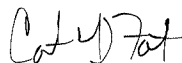
ADJOURNMENT:

By consensus, the meeting adjourned at 6:32 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 15, 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 15th DAY OF NOVEMBER 2022.**



Cathline Fort
Chairperson

Certificate Of Completion

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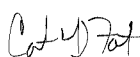
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Cathline Fort
cathlinefort@verizon.net
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Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	•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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