



City of Fontana
Planning Commission
Minutes

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

Tuesday, December 6, 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, December 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 Gordon, the Pledge of Allegiance was led by Secretary Sanchez.

PRESENTATIONS: Chair Fort presented Commissioner Gordon with a Proclamation; congratulated and thanked him for his service to the Planning Commission.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

None.

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

Approve the Regular Planning Commission Meeting Minutes of November 15, 2022.

ACTION: A Motion was made by Commissioner Gordon 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:

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

Absent: None

PUBLIC HEARINGS:

PH-A Master Case No. 21-054, Conditional Use Permit No. 21-008 and Administrative Site Plan No. 21-028 - A request to develop a truck tire repair facility comprised of a 3,431 square foot building with two (2) service bays and an office on a lot totaling approximately 1.078 acres.

Chair Fort opened Public Hearing.

George Velarde, Assistant Planner presented the staff report.

The commission and staff discussed the different types of services that would be offered by the truck tire repair facility. Another discussion took place regarding the applicant's business description which included wheel alignment, wheel replacement, and tire replacement.

The applicant, Partap Singh, stated that he read and agreed to the Conditions of Approval.

The commission and the applicant briefly discussed the types of services that would be offered at the project location.

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. 2022-053; and,

1. Find that the project is Categorically Exempt 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 Conditional Use Permit No. 21-008; and
3. Approve Administrative Site Plan No. 21-028.

ACTION: Motion was made by Commissioner Thrasher, seconded by Secretary Sanchez, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2022-053 and approve Master Case No. 21-054, Conditional Use Permit No. 21-008 and Administrative Site Plan No. 21-028.

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

PH-B Master Case No. 22-025, Tentative Parcel Map No. 20529 (Tentative Parcel Map No. 22-003) and Design Review No. 22-017. A proposal for a tentative parcel map to combine two parcels into one and for site and architectural review for the construction of an industrial commerce center building totaling approximately 87,590 square feet on approximately 4.03 adjusted gross acres.

Chair Fort opened Public Hearing.

DiTanyon Johnson, Principal Planner presented the staff report.

The commission and staff briefly discussed the projects' exits and staff stated that there would be no proposed medium along the Rose exit. The commission also recommended adding glazing and more wood features to make the project more attractive.

The applicant, Michael Powers, on behalf of LDC Industrial Realty, stated that he read and agreed to the Conditions of Approval.

The commission and applicant discussed modifications to the color scheme of the project. The applicant proposed to potentially add more of the blue color and incorporate some of the reveals to add more symmetry to the two existing corners of the project.

A brief discussion took place regarding the location of the project's monument sign. The commission and applicant also discussed future charging stations for diesel/electronic vehicles. The applicant commented that they were currently conducting studies for possible future implementation of charging stations.

Additionally, another discussion took place regarding the projects use of up lighting and downlighting. The commission recommended a condition of approval for the additional up lighting. The applicant confirmed that they would be incorporating more up lighting on the corner of Banana Avenue and Rose Avenue.

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. 2022-054; and,

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program to the Southwest Industrial Specific Plan Program Environmental Impact Report (SCH NO. 2009091089) and direct staff to file a Notice of Determination;**
- 2. Approve Tentative Parcel Map No. 20529 (Tentative Parcel Map No. 22-003); and**
- 3. Approve Design Review Project No. 22-017.**

ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2022-054 and approve Master Case No. 22-025, Tentative Parcel Map No. 20529 (Tentative Parcel Map No. 22-003) and Design Review No. 22-017 with a modification noted to the conditions of approval.

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

PH-C Master Case No. 22-074; Design Review Project No. 22-031 - A request for approval to develop a 72-unit apartment complex consisting of 3 three-story buildings on a site totaling 2.3 acres.

Chair Fort opened Public Hearing.

Nicole Campbell, Assistant Planner presented the staff report.

Staff stated that one comment letter was received.

The architect, Doug Andresen, on behalf of Andresen Architecture, stated that he read and agreed to the Conditions of Approval.

The commission and the applicant briefly discussed the proposed amount of electric charging stations and parking spaces of the project.

Secretary Sanchez thanked the applicant for bringing the project to the city and commended him on the architectural design.

The following individuals spoke in opposition:

- Emma Atilano
- Rose Santana

The commission and staff discussed the projects parking and staff provided the commission with the amount of parking spaces and parking ratios. Staff also commented that the project did meet the required parking spaces.

A brief discussion took place regarding the issuance of parking permits.

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. 2022-055; 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 Design Review No. 22-031.

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-

055 and approve Master Case No. 22-074; Design Review Project No. 22-031.

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

PH-D Master Case No. 22-117, Conditional Use Permit No. 22-029, a request to establish a Type 21 California Alcohol Beverage Control (ABC) license (Off Sale, General) for a Grocery Outlet.

Chair Fort opened Public Hearing.

Alexia De LaTorre, Assistant Planner presented the staff report.

The applicant, Patrick Barber, on behalf of Grocery Outlet, 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. 2022-056; 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. 22-029.**

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 5-0 to adopt Resolution PC No. 2022-056 and approve Master Case No. 22-117, Conditional Use Permit No. 22-029.

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

PH-E Master Case (MCN) No. 21-090 (Shea Properties) - Design Review (DR) No. 21-034, Tentative Parcel Map (TPM) No. 21-018, General Plan Amendment (GPA) No. 21-004, and Zone Change (ZCA) No. 21-006. Master Case No. 21-099 (Acacia Real Estate Development) - Design Review 21-039, Tentative Parcel Map No. 21-022, General Plan Amendment No. 21-005, and Zone Change No. 21-007, to receive comments on the Draft Environmental Impact Report (DEIR) State Clearinghouse No. 2022030544 for the development of three (3) industrial commerce buildings totaling approximately 585,042 square feet within two project sites totaling 30.1 acres.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

Request was made to receive comments on the Draft Environmental Impact Report (DEIR) for the Sierra Business Center Project.

The last day for public comments is January 3, 2023.

The commission and staff discussed both existing and the proposed general plan land use maps.

The commission and staff briefly discussed the housing shortage. Staff commented that this is not an environmental topic and that this was not a discussion of the merits of the project. The applicant is aware of the need to replace housing, staff also mentioned different mechanics including an ordinance which was recently passed.

A separate discussion took place regarding the amount of traffic along Sierra and the project site. Staff commented that Sierra is a truck route and improvements would eventually be made along Sierra Avenue. The commission and staff also discussed truck routes near the project site.

Staff stated that a final Environmental Impact Report would be available, and all comments received from the Planning Commission and the public would be addressed. Additionally, the commission asked if there would be an anticipated buildout for the on/off ramps located on Sierra Avenue. Staff commented that there would be no future expansion of Sierra near the 210 freeway.

The Public Hearing was closed.

Additionally, the commission and staff reviewed a vicinity map of the project site. Staff noted homes north of Duncan Canyon Road and on the Rialto side and commented that residents located within a 660 feet buffer of the project were sent notices.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft EIR prepared for the Sierra Business Center to receive comments from the public;

and, 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments received on the Final EIR.

Planning Commission comments regarding traffic, truck routes, and nearby residential areas will be addressed in the DEIR.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Patty Nevins, Director of Planning, stated that the notice of preparation for the Downtown Plan has been released and that it is available on the city's website; thanked Commissioner Gordon for his contributions to the Planning Commission.

COMMISSION COMMENTS:

A. Public Communication Commission Comments:

Commissioner Thrasher thanked Commissioner Gordon for his time and service as a Planning Commissioner; thanked the Planning staff for providing information that is accurate and complete.

Secretary Sanchez thanked and congratulated Commissioner Gordon for being an asset to the Planning Commission and wished him the best on his future endeavors.

Vice Chair Sangha thanked staff for their staff reports and the IT department for setting up tonight's meeting; expressed his excitement on the future mix of developments that are coming to the city and thanked Commissioner Gordon for his insight and perspectives and for everything that he has learned from him. Vice Chair closed his comments by thanking the public and wished everyone a safe and happy holiday.

Chair Fort thanked city staff for providing and preparing reports that help the commission make informed decisions, thanked Commissioner Gordon for his impact and contributions to the Planning Commission. Chair Fort added that it was a pleasure to serve on the commission with Commissioner Gordon.

Commissioner Gordon commented that he would miss his fellow commissioners, city clerk and city staff; thanked everyone who gave him the opportunity to serve and expressed his excitement towards the Downtown and Ventana projects. In addition, Commissioner Gordon thanked those members of the public that reached out to him to provide information or suggestions and public input, IT staff, and Mayor Warren for the opportunity to serve on two commissions. Commissioner Gordon closed his comments by thanking his wife for all the sacrifices that she has made.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:23 p.m. to the next Regular Planning

Commission Meeting on Tuesday, December 20, 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 20th DAY OF DECEMBER 20, 2022.**

Cathline Fort

Cathline Fort
Chairperson

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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
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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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