



**City of Fontana  
Planning Commission  
Minutes**

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

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**Tuesday, December 20, 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, December 20, 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:** None

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation by Chair Fort, the Pledge of Allegiance was led by Vice Chair Sangha.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of December 6, 2022.

**ACTION: A Motion was made by Vice Chair Sangha and seconded by Secretary Sanchez and passed unanimously by a vote of 4-0 to approve the Consent Calendar.**

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

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

**Absent:** None

**PUBLIC HEARINGS:**

**PH-A Master Case (MCN) No. 21-064 and Design Review Project (DRP) No. 21-025; A request for site and architectural review and approval for the development of an industrial commerce center consisting of two buildings totaling approximately 352,453 square feet on two parcels totaling approximately 18.54 acres.**

Chair Fort opened Public Hearing.

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

The commission and staff discussed the projects Conditions of Approval number 54 and the location of the pedestrian railroad crossing.

The applicant, Clark Neuhoff, on behalf of Alere Property Group, 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 contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC No. 2022-057 and 2022-058 to:**

- 1. Adopt a resolution to certify the Environmental Impact Report (EIR), a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and,**

**2. Approve Design Review (DRP) No. 21-025.**

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to adopt Resolution PC No. 2022-057 and 2022-058 and approve Master Case No. 21-064 and Design Review No. 21-025, with a modification noted to the conditions of approval.

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

**PH-B Master Case No. 21-103, Tentative Parcel Map No. 20499 (TPM No. 21-023), and Design Review No. 21-041 – for the development of a new commerce building totaling 341,838 square feet within 13.4-acre site.**

Chair Fort opened Public Hearing.

Jon S. Dille, Associate Planner, presented the staff report.

The applicant, Scott Mulkay, on behalf of QR Birtcher, 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 No. PC 2022-059; and,**

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map No. 20499 (TPM No. 21-023); and,
3. Approve Design Review No. 21-041.

**ACTION:** Motion was made by Commissioner Thrasher, seconded by Secretary Sanchez, and passed unanimously by a vote of 4-0 to adopt Resolution PC No. 2022-059 and approve Master Case No. 21-103, Tentative Parcel Map No. 20499 (Tentative Parcel Map No. 21-023), and Design Review No. 21-041.

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

**PH-C Master Case No. 22-020: Tentative Tract Map No. 18631 (TTM No. 22-001) - a proposal to subdivide one parcel totaling approximately 1.76 adjusted gross acres for condominium purpose; Conditional Use Permit No. 22-021 - a proposal to establish high density residential development within the Northgate Specific Plan, Neighborhood Commercial Zoning District; and Design Review No. 22-014 - a proposal to construct a new 30-unit condominium complex.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

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

The applicant thanked the Commission and city staff for considering this project and for having the best interest for the community.

Secretary Sanchez thanked the applicant for investing in the city.

No one spoke in favor or opposition of this item

The Public Hearing was closed.

**RECOMMENDATION:**

**Based on the information contained within this staff report and subject to the attached findings, and conditions of approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022 – 060; and,**

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill Development Projects) of the California Environmental Quality Act and Section No. 3-22 (Categorical Exemptions) 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. 18631 (TTM No. 22-001), Conditional Use Permit No. 22-021, and Design Review No. 22-014.**

**ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt Resolution PC No. 2022-060 and approve Master Case No. 22-020 and Tentative Parcel Map No. 18631 (TTM No. 22-001).**

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

**PH-D Master Case No. 22-057: Tentative Parcel Map No. 20585 (TPM No. 22-011) and Design Review No. 22-030 - for the development a new industrial commerce center of approximately 97,474 square feet within a 4.4 adjusted gross acres site.**

Chair Fort opened Public Hearing.

Jon S. Dille, Associate Planner, presented the staff report.

One comment letter was received.

The commission and staff discussed the up lighting and security lighting of the project. Staff commented that up lighting would be added to the building and along landscaping areas.

Commission and staff also discussed the traffic flow near the project and the entrances and exits along Durian Ave and Banana.

The applicant, Vijay Pandurangadu, on behalf of MBK Industrial, 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 No. PC 2022 – 061; and,**

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the California Environmental Quality Act and Section No. 3-22 (Categorical Exemption) of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,
2. Approve Tentative Parcel Map No. 20585 (TPM No. 22-011); and,
3. Approve Design Review No. 22-030.

**ACTION: Motion was made by Commissioner Thrasher, seconded by Vice Chair Sangha, and passed unanimously by a vote of 4-0 to adopt Resolution PC No. 2022-**

**061 and approve Master Case No. 22-057, Tentative Parcel Map No. 20585 (TPM No. 22-011) and Design Review No. 22-030.**

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

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

**PH-E Master Case No. 22-077: Tentative Parcel Map No. 20679 (TPM 22-015); Design Review Project No. 22-038 - A request to consolidate seven (7) parcels into one (1) and construct a 201 attached multi-family housing project with parking, amenities and landscaping on approximately seven (7) acres of land.**

Chair Fort opened Public Hearing.

Alejandro Rico, Associate Planner presented the staff report.

One comment letter was received.

The applicant, Tim Nguyen, on behalf of Frontier Communities, stated that he read and agreed to the Conditions of Approval. In addition, the applicant commented that it was a pleasure working with city staff and that he was glad to do business with the city.

The commission and applicant briefly discussed the applicants' similar projects in other cities.

The following individuals spoke in opposition:

- Delshawn McClellon
- Carlos Mojarrro

The Commission and staff discussed traffic impact along Ivy Avenue and Locust. Staff commented on the traffic analysis that was completed by the Engineering Division and mentioned that the current infrastructure should be adequate in terms of addressing traffic.

Another discussion took place between the Commission and Engineering Manager, David Hammer regarding speed limit, speed humps and other devices or narrowing of the roads at specific locations to reduce traffic speed. Commission also commented that the street in question was outside the projects site.

Patty Nevins, Director of Planning, suggested city staff would address the speaker's traffic and speeding concerns.

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. 2022-062; 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 Tentative Parcel Map No. 20679 (TPM No. 22-015); and,**
- 3. Approve Design Review Project No. 22-038.**

**ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 adopt Resolution PC No. 2022-062 and approve Master Case No. 22-077, Tentative Parcel Map No. 20679 (TPM No. 22-015) and Design Review No. 22-038 and to direct staff to reach out to the speakers related to the speeding issue.**

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

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

Patty Nevins, Director of Planning, thanked the Commission; commented that it was a pleasure working with them and wished them happy holidays.

**COMMISSION COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Thrasher thanked staff for a great year and wished everyone a happy holiday.

Secretary Sanchez thanked all city staff and conveyed his appreciation for their hard work; wished everyone a Merry Christmas and a Happy New Year.

Vice Chair Sangha thanked staff for their staff reports and the IT department for setting up tonight's meeting; commented on ending the year with great developments and closed his comments by thanking the public for allowing him to serve on the Commission and wished everyone a Merry Christmas and Happy New Year.

Chair Fort thanked city staff for bringing projects forward and thanked the public speakers for their attendance at tonight's meeting and for speaking and sharing their comments and concerns with the Commission. Chair Fort closed the meeting by wishing everyone

happy holidays and Merry Christmas.

**ADJOURNMENT:**

By consensus, the meeting adjourned at 7:09 p.m. to the next Regular Planning Commission Meeting on Tuesday, January 17, 2023, 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  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 17<sup>th</sup> DAY OF JANUARY 2023.**

*Cathline Fort*

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Cathline Fort  
Chairperson

**Certificate Of Completion**

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 8353 Sierra Avenue  
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 1/18/2023 | 11:04 AM  
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**Signer Events**

Susana Gallardo  
 sgallardo@fontana.org  
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**Signature***Susana Gallardo*

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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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Kkasinger@fontana.org

Records Coordinator

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