



City of Fontana  
Planning Commission  
Minutes

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

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**Tuesday, January 17, 2023      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, January 17, 2023. Chair Fort called the meeting to order at 6:02 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 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 December 20<sup>th</sup>, 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 No. 20-083: Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031 - for the development of commercial retail center to include a banquet hall, dual branded hotel, restaurant/retail building, and a drive-through restaurant on an approximately 8.9 adjusted gross acre site.**

Vice Chair Sangha recused himself due to personally knowing the developer of the project.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report and commented that staff received one comment letter.

The commission and staff discussed the Alcoholic Beverage Control license, variance, and linear feet stacking of the project. Another discussion took place regarding IN-N-OUT's preliminary design of overflow stacking and staff mentioned that the applicant had various methods to control the flow and circulation of traffic. The commission also suggested revising the preliminary design by removing a current planter and adding additional landscape.

Additionally, the commission and staff discussed the color scheme of IN-N-OUT's building and the possibility of changing the color of the stonework.

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

The applicant briefly gave a description of the project and mentioned that they were still looking for one more tenant to fill the restaurant site.

Secretary Sanchez thanked the applicant for bringing the project to the city.

The commission and Jeff Bryant, IN-N-OUT's project manager discussed the parking and stacking of the project and proposed several contingency plans. The commission and Mr. Bryant also discussed the overflow of traffic, typical and anticipated stacks and how to achieve traffic circulation in order to stay within property limits. Mr. Bryant also proposed several ways to clear traffic stacks and manage traffic flow.

Lastly, there was a second discussion regarding the possibility of changing the color of the building's stonework to a tan color.

The following individuals spoke in opposition:

- Pastor Zach
- John Sicily
- Frankie Jimenez
- Louie Lopez
- Kelilah Federman

The following individuals spoke in favor:

- George Bratton
- Andrea De Leon

The commission directed staff to share comments regarding the technical studies and the Mitigated Negative Declaration. Staff indicated that they were comfortable that the document was adequate.

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. 2023-001; and,**

1. **Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,**
2. **Approve Tentative Parcel Map No. 20464 (TPM No. 20-021); and,**
3. **Approve Variance No. 22-001; and,**
4. **Approve Conditional Use Permit No. 20-025; and,**
5. **Approve Conditional Use Permit No. 22-019; and,**
6. **Approve Conditional Use Permit No. 22-028; and ,**
7. **Approve Design Review No. 20-031.**

**ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed by a vote of 3-0-1 to adopt Resolution PC No. 2023-001 and**

**approve Master Case No. 20-083: Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031**

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

- 1. Approve Tentative Parcel Map No. 20464 (TPM No. 20-021); and,**
- 2. Approve Variance No. 22-001; and,**
- 3. Approve Conditional Use Permit No. 20-025; and,**
- 4. Approve Conditional Use Permit No. 22-019; and,**
- 5. Approve Conditional Use Permit No. 22-028; and ,**
- 6. Approve Design Review No. 20-031.**

**AYES: Sanchez, Thrasher, Fort; NOES: None; ABSTAIN: Sangha; ABSENT: None**

Vice Chair Sangha returned to the dais.

**PH-B Master Case No. 21-056; Variance No. 22-002; Conditional Use Permit No. 22-023; Administrative Site Plan No. 21-030 - A request to construct a hydrogen fueling station and associated improvements at an existing Circle K site on approximately .48 acres.**

Chair Fort opened Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

Chair Fort commented on the removal of condition number 28.

The commission and staff briefly discussed the scope of the project and staff confirmed that no resurfacing or branding would be made to the convenience store.

Commissioner Sanchez suggested a fresh coat of paint for the existing building and staff commented that new landscaping would be added to the project.

Commissioner Sangha asked for clarification regarding the property owner and the two separate leases on the property.

The applicant, Ben Steckler, on behalf of Fielder Group, stated that he read and agreed to the Conditions of Approval.

The commission and applicant discussed the possibility of contacting the property owner and request permission to add new paint work to the existing building.

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. 2023-002; and,**

- 1. Determine that the project is Categorically Exempt pursuant to Section 15332 Class 32 (Infill Development Projects), or in the alternative, Section 15301 Class 1 (Existing Facilities) or Section 15303 Class 3 New Construction or Conversion of Small Structures of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for implementing the CEQA, and direct staff to file a Notice of Exemption; and,**
- 2. Approve Variance No. 22-002; and,**
- 3. Approve Conditional Use Permit No. 22-023; and,**
- 4. Approve Administrative Site Plan No. 21-030.**

**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. 2023-002 and approve Master Case No. 21-056, Variance No. 22-002, Conditional Use Permit No. 22-023; and Administrative Site Plan No. 21-030 with a modification noted to the conditions of approval.**

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

**AYES: Sanchez, Sangha, Thrasher, Fort; NOES: None; ABSTAIN: None; ABSENT: None**

**PH-C Master Case No. 17-049R1 and Design Review No. 22-003 - a request for approval to develop a seven-lot subdivision, Tract Map No. 17440, including seven new single-family dwellings on a site of approximate 1.3 adjusted gross acres.**

Chair Fort opened Public Hearing.

Jon Dille, Associate Planner presented the staff report.

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

The commission thanked the applicant for bringing this project to the city and complimented the applicant on the projects design.

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. 2023-003; and,**

- 1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development), 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 Design Review No. 22-003.**

**ACTION: Motion was made by Vice Chair Sangha, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 to adopt Resolution PC No. 2023-003 and approve Master Case No. 17-049R1 and Design Review No. 22-003.**

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

**AYES: Sangha, Thrasher, Sanchez, Fort; NOES: None; ABSTAIN: None; ABSENT: None**

**PH-D Master Case No. 22-032 and Design Review No. 22-018 - A proposal to construct an industrial commerce center building totaling approximately 319,956 square feet on approximately 13.8 acres.**

Chair Fort opened Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

Staff commented that one comment letter was received in opposition of the project and that a second comment letter was received retracting the original comment.

Secretary Sanchez commented on the project's up-lighting and the project's modern look.

The applicant, Jonah Chodosh, stated that he read and agreed to the Conditions of Approval.

The following individuals spoke in favor:

- Leo Padilla
- Jeffrey Scott
- Rafael Legido
- Mario Gonzales
- Jayson Baiz
- Thomas Ruiz

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 2023 - 004: 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 Design Review No. 22-018.

**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. 2023-004 and approve Master Case No. 22-032 and Design Review No. 22-018.

The motion carried by the following vote:

**AYES:** Thrasher, Sangha, Sanchez, Fort; **NOES:** None; **ABSTAIN:** None; **ABSENT:** None

**PH-E Master Case Number (MCN) 22-052: General Plan Amendment (GPA) No. 22-003, Zoning Code (District Map) Amendment (ZCA) No. 22-004, Zoning Code Amendment (ZCA) No. 22-012 and Design Review (DRP) No. 22-028 - A request to amend the general plan land use designation and zoning designation from Multi-Family Residential and Multi-Family High Density Residential to Multi-Family Medium/High Density Residential in order to construct a multi-family residential development comprised of 88 units and five accessory dwelling units, on-site amenities, parking, landscaping and other on-site and off-site improvements on a 3.64 acre site located on the west side of Sierra Avenue between Ramona Avenue and San Jacinto Avenue.**

Chair Fort opened Public Hearing.

Rina Leung, Senior Planner presented the staff report.

The applicant, Ray Allard, on behalf of Allard Engineering, stated that he read and agreed to the Conditions of Approval.

The commission commended the applicant on a great project. The commission and applicant also discussed the square footage of the accessory dwelling units.

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. 2023-005, and forward a recommendation to the City Council to:

1. **Adopt the Initial Study/Mitigated Negative Declaration/Monitoring and Reporting Program and, pursuant to Sections 15162 through 15164, and Section 15183 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. **Adopt a resolution approving General Plan Amendment No. 22-003; and,**
3. **Adopt an ordinance approving Zoning Code (District Map) Amendment No. 22-004; and,**
4. **Adopt an ordinance approving Zoning Code Amendment No. 22-012; and,**
5. **Adopt a resolution approving Design Review No. 22-028.**

**ACTION:** Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed unanimously by a vote of 4-0 adopt Resolution PC No. 2023-005 and approve Master Case No. 22-052, General Plan Amendment (GPA) No. 22-003, Zoning Code (District Map) Amendment (ZCA) No. 22-004, Zoning Code Amendment (ZCA) No. 22-012 and Design Review (DRP) No. 22-028.

The motion carried by the following vote:

**AYES:** Sanchez, Thrasher, Sangha, Fort; **NOES:** None; **ABSTAIN:** None; **ABSENT:** None

#### **DIRECTOR COMMUNICATIONS:**

##### **A. Director Communications:**

None.

#### **COMMISSION COMMENTS:**

##### **A. Public Communication Commission Comments:**

Commissioner Thrasher thanked city staff for all their work in putting on tonight's meeting.

Secretary Sanchez thanked all city staff and conveyed his appreciation for their hard work; expressed his excitement on all the new projects that are coming to Fontana. Commented on the growth of the city and how excited he is to be on the Planning Commission. Secretary Sanchez closed his comments by thanking all the Police Officers for keeping the community safe.

Vice Chair Sangha thanked staff for their staff reports; commented on all the great developments that were approved at tonight's meeting and expressed his excitement on all future projects coming to the city. Closed his comments by thanking the public for allowing him to serve on the commission.



Chair Fort commented on the different mix of projects that were presented before the commission at tonight's meeting; thanked law enforcement officers and first responders for keeping the community safe. Commented on all the speaker's participation at tonight's meeting and expressed her privilege and honor to serve with great staff; closed her comments by thanking the public for their interest, those who serve the city and for being city residents.

**ADJOURNMENT:**

By consensus, the meeting adjourned at 8:00 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 7, 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 7<sup>th</sup> DAY OF FEBRUARY 2023.**

*Cathline Fort*

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Cathline Fort  
Chairperson

**Certificate Of Completion**

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Cathline Fort  
cathlinefort@verizon.net  
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## Timestamps

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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"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

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