



**City of Fontana  
Planning Commission  
Minutes**

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

---

**Tuesday April 18, 2023      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, April 18<sup>th</sup>, 2023. Chair Fort called the meeting to order at 6:02 p.m.

**Present:** Chair Fort, Vice Chair Sanchez, Secretary Thrasher, Commissioners Sangha and Quintana

**Absent:** None

**INVOCATION/PLEDGE OF ALLEGIANCE:**

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

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of April 4<sup>th</sup>, 2023.

**B. Master Case Nos. 23-022, -023, -024, -025, -026 and Appeal (APL) Nos. 22-003, -005, -007, -009 and -011 - Appeal of the Director of Planning's decision approving Administrative Site Plan No. 22-013, for the request to modify an existing Southern California Edison (SCE) transmission tower with new wireless telecommunications equipment consisting of twelve (12) panel antennas, fifteen (15) radio remote units (RRUs) and ground mounted within a new lease area of approximately 200 square feet.**

Adopt a Resolution PC No. 2023-015 denying Appeal Nos. 22-003, -005, -007, -009 and -011, thereby upholding the decision of the Director of Planning approving Administrative Site Plan No. 22-013, a request to modify an existing Southern California Edison transmission tower with wireless telecommunications equipment consisting of twelve (12) panel antenna, fifteen (15) radio remote units (RRUs) and ground mounted equipment within a new lease area of approximately 200 square feet that was reviewed at the April 4, 2023 Planning Commission Hearing.

**ACTION: A Motion was made by Secretary Thrasher and seconded by Commissioner Quintana and passed by a vote of 5-0 to approve the Consent Calendar.**

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

**Aye:** Chair Fort, Vice Chair Sanchez, Secretary Thrasher, and Commissioners Sangha and Quintana.

**Abstain:** None

**PH-A Master Case No. 22-089: Tentative Parcel Map No. 20560 (Tentative Parcel Map No. 22-046) and Design Review No. 22-046. A proposal for a tentative parcel map to consolidate two parcels into one and site and architectural review for the construction of an industrial commerce center building totaling approximately 100,256 square feet on 4.89 adjusted gross acres.**

Chair Fort opened Public Hearing

No one spoke in favor or opposition of this item.

Chair Fort requested that this item be continued to the next Planning Commission Meeting scheduled for Tuesday, May 2, 2023.

**ACTION:** Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a vote of 5-0 to continue this item to the next Planning Commission Meeting scheduled for Tuesday, May 2, 2023.

The motion carried by the following vote:

**AYES:** Sanchez, Thrasher, Fort, Sangha and Quintana; **NOES:** None; **ABSTAIN:** None.

**ABSENT:** None

**PH-B Master Case No. 22-108; Conditional Use Permit No. 22-027 - A request for approval to upgrade an existing Alcohol Beverage Control (ABC) License Type 41 (On-Sale Beer & Wine- Eating Place) to an ABC License Type 47 (On-Sale General-Eating Place) for an existing restaurant El Sinaloense Tacos and Beer.**

Chair Fort opened Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

The Commission and staff briefly discussed the difference between the existing Alcohol Beverage Control (ABC) License Type 41 and License Type 47.

The applicant Eliseo Haro stated that he read and agreed to the Conditions of Approval.

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. 2023-016; and:**

1. Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and direct staff to file a notice of Exemption; and,
2. Approve Conditional Use Permit No. 22-027

**ACTION:** Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-016 and approve Conditional Use Permit No. 22-027.

The motion carried by the following vote:

**AYES: Sanchez, Sangha, Fort, Thrasher and Quintana; NOES: None; ABSTAIN: None.**

**ABSENT: None**

**PH-C Master Case No. 21-090: General Plan Amendment No. 21-004, Zone Change No. 21-006, Tentative Parcel Map No. 20523 (TPM No. 21-018), Design Review No. 21-034, and Development Agreement No. 22-006 - for the development of a 199,999 square foot Industrial Commerce Building.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The Commission and staff discussed the Existing and Proposed General Plan Land Use and Zoning of the project.

Another discussion took place regarding the availability of the residential units and if they would be listed as available to other developers.

The applicant, Jason Karengold, on behalf of Shea Properties stated that he read and agreed to the Conditions of Approval; commented on the traffic route along Sierra Avenue and spoke briefly regarding job creation a what this project would bring to the city.

The commission and applicant discussed potential clients/tenants for the project; net fiscal differentiation; queuing of trucks and signage along Duncan Canyon Road.

The following individuals spoke in favor:

- Danielle Holley
- Thomas Ruiz
- Eddie Campos
- Matt Slowik
- Artina McIntosh

No one spoke in opposition of this item.

The Public Hearing was closed.

Additionally, the commission and staff discussed the queuing and the availability to queue on property site.

**RECOMMENDATION:**

**Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-017, and forward a recommendation to the City Council to:**

- 1. Adopt a resolution to certify the Environmental Impact Report (EIR), adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination;**
- 2. Adopt an ordinance approving Zone Change No. 21-006; and,**
- 3. Adopt an ordinance approving Development Agreement No. 22-006; and,**
- 4. Adopt a resolution approving Tentative Parcel Map No. 20523 (TPM No. 21-018); and,**
- 5. Adopt a resolution approving Design Review No. 21-034, subject to the attached Findings and Conditions of Approval.**

**ACTION:** Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-017 and approve Master Case No. 21-090; General Plan Amendment No. 21-004; Zone Change No. 21-006; Tentative Parcel Map No. 20523 (TPM No. 21-018); Design Review No. 21-034, and Development Agreement No. 22-006.

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

**AYES:** Sanchez, Thrasher, Fort, Sangha and Quintana; **NOES:** None; **ABSTAIN:** None.

**ABSENT:** None

**PH-D Master Case No. 21-099: General Plan Amendment No. 21-005, Zoning Change No. 21-007, Tentative Parcel Map No. 20608 (TPM No. 21-022), Design Review No. 21-039, and Development Agreement No. 22-007 - for the development of two (2) industrial commerce center buildings totaling approximately 385,043 square feet on a site of approximately 19.0 gross acres.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

The Commission and staff discussed trucks not being allowed to use Duncan Canyon Road; signage will be place on street light, property, and along Duncan Canyon Road.

The applicant David Pittman stated that he read and agreed to the Conditions of Approval.

The Commission and applicant discussed potential tenants for the project and the applicant's decision to use Labor Union; queuing of trucks as it related to the projects entrance.

The following individuals spoke in favor:

- Amanda Morales
- Luis Echeverria
- Matt Slowik
- Juan Olmedo

No one spoke in 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 2023-018, and forward a recommendation to the City Council to:**

1. **Adopt a resolution to certify the EIR, adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; and,**
2. **Adopt a resolution approving General Plan Amendment No. 21-005; and,**
3. **Adopt an ordinance approving Zone Change No. 21-007; and,**
4. **Adopt an ordinance approving Development Agreement No. 22-007; and,**
5. **Adopt a resolution approving Tentative Parcel Map No. 20608 (TPM No. 21-022); and,**
6. **Adopt a resolution approving Design Review No. 21-039.**

**ACTION:** Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-018 and approve General Plan Amendment No. 21-005; Zone Change No. 21-007;

**Development Agreement No. 22-007; Tentative Parcel Map No. 20608 (TPM No. 21-022); and Design Review No. 21-039.**

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

**AYES: Thrasher, Sangha, Fort, Sanchez, and Quintana; NOES: None; ABSTAIN: None.**

**ABSENT: None**

**PH-E Master Case No. 22-075: Tentative Parcel Map No. 20653 (Tentative Parcel Map No. 22-014) and Design Review No. 22-038.** A proposal for a tentative parcel map to combine two parcels into one and the site and architectural review and approval to construct an industrial commerce center building totaling approximately 165,000 square feet on approximately 7.37 acres.

Chair Fort opened Public Hearing.

Candida Neal, Contract Planner presented the staff report.

The Commission and staff discussed the concrete stamping of the project.

The applicant, Benjamin Horning, stated that he read and agreed to the Conditions of Approval.

The following individuals spoke in favor:

- Matt Slowik

No one spoke in 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. 2023-019; 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; and,**
2. **Approve Tentative Parcel Map No. 20653 (Tentative Parcel Map No. 22-014).**
3. **Approve Design Review No. 22-038.**

**ACTION:** Motion was made by Vice Chair Sanchez and seconded by Commissioner Quintana and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-019 and approve Master Case No. 22-075: Tentative Parcel Map No. 20653 (Tentative Parcel Map No. 22-014) and Design Review No. 22-038 with proposed amendments to the Resolution.

The motion carried by the following vote:

**AYES:** Sanchez, Quintana, Fort, Sangha and Thrasher; **NOES:** None; **ABSTAIN:** None.

**ABSENT:** None

**PH-F Draft Environmental Impact Report (DEIR) Review for Master Case No. 22-053: General Plan Amendment (GPA) No. 22-004, Zone Change Application (ZCA) No. 22-005, Specific Plan Amendment (SPA) No. 22-002 and Development Agreement (DA) No. 23-005, Design Review (DRP) No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 22-009 (Building No. 1), Design Review No. 22-061 (Building No. 2), Tentative Parcel Map (TPM) No. 22-030 (Building No. 2), Design Review No. 22-062 (Building No. 3), Tentative Parcel Map (TPM) No. 22-031 (Building No. 3)- a request to receive comments on the DEIR, State Clearinghouse No. 2022110389 for the development of three (3) industrial commerce buildings totaling approximately 540,849 square feet within three project sites totaling 24.4 acres.**

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report and noted for the record that he had not yet received any comments from the public regarding the draft Environmental Impact Report.

The Commission and Environmental Consultant, Tracy Zinn discussed the cumulative effects analysis of the Environmental Impact Report.

No one spoke in favor or opposition of this item

The Public Hearing was closed.

**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.**

The commission directed staff to accept comments from the public.

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Sangha thanked both the IT Department and Planning staff for setting up the meeting and for providing the needed information to make necessary decisions; thanked everyone for the opportunity to serve.

Secretary Thrasher echoed comments that were previously mentioned by fellow commissioners and briefly commented on the different designs of the projects.

Commissioner Quintana thanked the IT Department and Planning staff for putting on tonight's meeting; thanked the Chamber of Commerce and the Carpenters Union for their support and for attending tonight's meeting.

Vice Chair Sanchez echoed comments that were previously mentioned by fellow commissioners; briefly commented on the projects that were presented and thanked the stakeholders; closed his comments by congratulating his son on his wedding and announcing that his daughter is expecting a grandchild.

Chair Fort echoed comments that were previously mentioned by fellow commissioners; expressed her appreciation towards the public for coming out and speaking at tonight's meeting.

**ADJOURNMENT:**

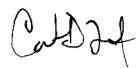
By consensus, the meeting adjourned at 7:42 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 2, 2023, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

*Susana Gallardo*

---

Susana Gallardo  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 2<sup>nd</sup> DAY OF MAY 2023.**



---

Cathline Fort  
Chairperson

**Certificate Of Completion**

Envelope Id: F47F8CE0E84E4C189F232B8C63A2DAFE  
 Subject: Complete with DocuSign: PC Minutes of 04-18-2023.pdf  
 Source Envelope:  
 Document Pages: 10  
 Certificate Pages: 5  
 AutoNav: Enabled  
 EnvelopeD Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:  
 Maria Torres  
 8353 Sierra Avenue  
 Fontana, CA 92335  
 mtorres@fontana.org  
 IP Address: 192.146.186.123

**Record Tracking**

Status: Original  
 6/1/2023 | 08:01 AM  
 Holder: Maria Torres  
 mtorres@fontana.org

Location: DocuSign

**Signer Events**

Susana Gallardo  
 sgallardo@fontana.org  
 Security Level: Email, Account Authentication  
 (None)

**Signature***Susana Gallardo*

Signature Adoption: Pre-selected Style  
 Using IP Address: 192.146.186.96

**Timestamp**

Sent: 6/1/2023 | 08:02 AM  
 Viewed: 6/1/2023 | 08:06 AM  
 Signed: 6/1/2023 | 08:06 AM

**Electronic Record and Signature Disclosure:**

Accepted: 6/1/2023 | 08:06 AM  
 ID: 43d507b7-75be-4123-8a15-d01d1969e055

Cathline Fort  
 cathlinefort@verizon.net  
 Security Level: Email, Account Authentication  
 (None)

*Cathline Fort*

Signature Adoption: Drawn on Device  
 Using IP Address: 75.83.120.169  
 Signed using mobile

Sent: 6/1/2023 | 08:06 AM  
 Viewed: 6/3/2023 | 10:27 PM  
 Signed: 6/3/2023 | 10:28 PM

**Electronic Record and Signature Disclosure:**

Accepted: 6/3/2023 | 10:27 PM  
 ID: 27650f70-02c9-42ce-9615-d23ed26b39f8

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

MARIA TORRES

mtorres@fontana.org

Security Level: Email, Account Authentication  
 (None)

**COPIED**

Sent: 6/3/2023 | 10:28 PM

Resent: 6/3/2023 | 10:28 PM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

**Carbon Copy Events**

Kathy Kasinger  
Kkasinger@fontana.org  
Records Coordinator  
Security Level: Email, Account Authentication  
(None)

**Status****COPIED****Timestamp**

Sent: 6/3/2023 | 10:28 PM  
Viewed: 6/5/2023 | 10:49 AM

**Electronic Record and Signature Disclosure:**

Accepted: 5/16/2023 | 05:38 PM  
ID: c327c353-c4d8-46fb-ac8c-154c727c936d

**Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent  
Certified Delivered  
Signing Complete  
Completed

Hashed/Encrypted  
Security Checked  
Security Checked  
Security Checked

6/1/2023 | 08:02 AM  
6/3/2023 | 10:27 PM  
6/3/2023 | 10:28 PM  
6/3/2023 | 10:28 PM

**Payment Events****Status****Timestamps****Electronic Record and Signature Disclosure**

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact City of Fontana:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: ctejeda@fontana.org

**To advise City of Fontana of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at ctejeda@fontana.org and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

**To request paper copies from City of Fontana**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to ctejeda@fontana.org and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with City of Fontana**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to ctejeda@fontana.org and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

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"><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>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Fontana as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Fontana during the course of my relationship with you.