



City of Fontana Planning Commission Minutes

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

Tuesday, May 16, 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, May 16th, 2023. Chair Fort called the meeting to order at 6:02 p.m.

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

Absent: Commissioner Quintana

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Fontana Police Department Chaplain, Gregory Peck, the Pledge of Allegiance was led by Secretary Thrasher.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of May 2, 2023.

ACTION: A Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 4-0-1 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: Commissioner Quintana

PH-A 2023/2024-2029/2030 Preliminary Capital Improvement Program (CIP).

Chair Fort opened Public Hearing

William Castrillon, Resource Budget Officer presented the staff report and answered questions of the commission.

The commission requested information regarding the process for street improvements.

Jeffrey Kim, Engineering Manager answered questions by explaining how street repairs are determined, factors that are taken into consideration and who makes the repairs. Additionally, staff and the commission discussed priority one projects, other projects in progress and carry over funding.

Another discussion took place regarding traffic control and the impact that street improvements would bring; factors such as the time of day that the repairs would take place were also discussed.

Lastly, the commission and staff discussed the West Gate Specific Plan street improvements, cost, and project start date along Cherry Avenue.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in this staff analysis, and providing the Planning Commission makes the required findings, staff recommends that the Planning Commission adopt PC Resolution No. 2023-022, a resolution forwarding a

recommendation to the City Council to:

- 1. Determine that the project is categorically exempt pursuant to Sections No. 15378 (Project), 15061b.3 (Review of Exemption), 15304 (Minor Alterations to Land), and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA), and Section No. 3.22 of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;**
- 2. Find that the information and proposed projects identified in the 2023/2024-2029/2030 CIP are in conformance with the goals and policies of the General Plan 2015-2035; and,**
- 3. Adopt the Preliminary 2023/2024-2029/2030 CIP**

ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0-1 to adopt Resolution PC No. 2023-022 and Adopt the Preliminary 2023-2024-2029/2030 CIP.

The motion carried by the following vote:

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

ABSENT: Commissioner Quintana

PH-B. Master Case No. 18-107R2; Design Review No. 18-031R2 - a request for approval to modify the design of 94 of the 193 approved multi-family detached condominium units, otherwise known as the Fontana Victoria Residential Project on approximately 21.7 adjusted gross acres.

Chair Fort opened Public Hearing.

Jon Dille, Associate Planner presented the staff report and answered questions of the commission.

The commission requested clarification on the reasoning behind making changes to what was previously approved and discussed the site plan for the affected units.

The applicant, Jeff Mallone briefly commented on some of the proposed changes and revisions to the project; spoke about cost efficiency and how cost increases have impacted the community. Applicant Mallone also commented on the Homeowners Association meeting that took place for residents and shared feedback with the commission.

Additionally, the commission and applicant discussed the price point and maintaining affordability of the homes.

Another discussion took place regarding the commission's concerns as it relates to the changing of the design and the roof lines of the homes.

Lastly, the commission requested clarification on whether the applicant would be passing savings to the consumer by not raising the price of the homes.

Patty Nevins, Director of Planning shared some points and factors that affect development and background as to why staff supports the applicant's request.

The applicant, Jeff Mallone on behalf of Tri Point Homes stated that he read and agreed to the Conditions of Approval.

The following individual spoke in favor:

- Phillip Burum

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. 2023-023; and,

- 1. Find that the project has been reviewed under the previous Environmental Impact Report for the Westgate Specific Plan (Master Case No. 18-107, General Plan Amendment No. 18-007, Specific Plan Amendment No. 18-004, and Design Review No. 18-031) and direct staff to file the Notice of Determination; and,**
- 2. Approve Design Review No. 18-031R2**

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 4-0-1 to adopt Resolution PC No. 2023-023; and approve Master Case No. 18-107; Design Review No. 18-031R2.

The motion carried by the following vote:

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

ABSENT: Commissioner Quintana

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; commented on the difficult challenges that affect developers; thanked everyone for the opportunity to serve.

Secretary Thrasher echoed comments that were previously stated by fellow Commissioner Sangha; commented on keeping the city and economy growing and moving Fontana forward.

Vice Chair Sanchez thanked the IT Department and staff for providing the CIP presentation; spoke about the importance in keeping the city healthy by bringing the best projects forward; thanked the public for investing their money within the city; wished the public a safe Memorial Day holiday and closed his comments by expressing his excitement as he shared the news of him becoming a grandfather.

Chair Fort commented on the information that was provided and decisions that were made at tonight's meeting; commended the Planning Commission for asking questions, and for considering all that was shared before making a decision; closed her comments by thanking the public for the opportunity to serve.

ADJOURNMENT:

Chair Fort adjourned the meeting at 7:08 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 6, 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 6th DAY OF JUNE 2023.**



Cathline Fort
Chairperson

Certificate Of Completion

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Maria Torres

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Fontana, CA 92335

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Susana Gallardo

sgallardo@fontana.org

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Cathline Fort

cathlinefort@verizon.net

Security Level: Email, Account Authentication
(None)

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Maria Torres

mtorres@fontana.org

Security Level: Email, Account Authentication
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/7/2023 09:02 AM
Certified Delivered	Security Checked	6/20/2023 05:41 PM
Signing Complete	Security Checked	6/20/2023 05:42 PM
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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">•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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