



City of Fontana Planning Commission Minutes

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

Tuesday June 6, 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, June 6, 2023. Vice Chair Sanchez called the meeting to order at 6:01 p.m.

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

Absent: Chair Fort

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Secretary Thrasher, 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 May 16, 2023.

ACTION: A Motion was made by Commissioner Sangha and seconded by Secretary Thrasher and passed by a vote of 3-1-1 to approve the Consent Calendar.

The motion carried by the following vote:

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

Abstain: Commissioner Quintana

Absent: Chair Fort

PUBLIC HEARINGS:

PH-A Draft Environmental Report (DEIR) for Master Case No. 21-038, Tentative Parcel Map No. 20456 (TPM No. 21-007), and Design Review No. 21-013 - a request to receive comments of the DEIR, State Clearinghouse No. 2021120059 for the development of a new industrial commerce center building totaling approximately 623,460 square feet within a 29.8-acre site.

Vice Chair opened Public Hearing

Jon Dille, Associate Planner presented the staff 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 Duke Warehouse at Cypress and Slover to receive comments from the public; 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments that are received within the Final EIR.

ACTION: Motion was made by Secretary Thrasher, seconded by Commissioner Sangha and passed by a vote of 4-0-1 to approve Public Hearing Item- PH-A and direct staff to incorporate any comments into the Final EIR.

The motion carried by the following vote:

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

Absent: Chair Fort

PH-B. Master Case No. 22-064, Tentative Tract Map No. 20646 (TTM No. 22-002) and Design Review No. 22-034 - A request to establish a condominium map and to construct a 10-unit multi-family condominium complex with associated improvements on approximately 0.39 adjusted gross acres.

Vice Chair Sanchez opened Public Hearing.

Mai Thao, Assistant Planner presented the staff report and answered questions of the commission.

The commission and staff briefly discussed the project's guest, street, and offsite parking.

The applicant, Flory Smith on behalf of Andresen Architecture, and representing Javier Hernandez stated that she read and agreed to the Conditions of Approval. Ms. Smith spoke regarding improvements around the area of the project and commented on the modern Santa Barbara Style Architecture of the condominiums.

The commission asked the applicant for clarification on whether a Homeowners Association had been assigned to maintain the property.

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. 2023-024; 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 Tentative Tract Map No. 20646 (TTM No. 22-002); and,**
- 3. Approve Design Review No. 22-034.**

ACTION: Motion was made Secretary Thrasher, seconded by Commissioner Quintana and passed by a vote of 4-0-1 to adopt Resolution PC No. 2023-024; and approve Tentative Tract Map No. 20646 (TTM No. 22-002); and Design Review No. 22-034.

The motion carried by the following vote:

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

Absent: Chair Fort

PH-C. Draft Environmental Impact Report (DEIR) review for Master Case No. 22-118: General Plan Amendment (GPA) No. 22-010 and Zoning Code Amendment (ZCA) No. 22-010 - a request to receive comments on the DEIR, State Clearinghouse No. 2022110624 for the General Plan and Zoning Code update to implement a new focused area identified as the Downtown Core. The intent of the Downtown Core amendments is to allow higher density residential and mixed use development and facilitate the development of the Downtown as a walkable area and destination, including the ultimate creation of a pedestrian plaza in the Downtown.

Vice Chair Sanchez opened Public Hearing.

Alejandro Rico, Associate Planner presented the staff report and answered questions of the commission.

The commission and staff discussed the area land use and examples of mixed-use zoning projects.

Another discussion took place regarding changes to the Downtown area during Phase 1 and Phase 2 of the project. Additionally, the commission and staff discussed a tentative timeline for the beginning of Phase 2.

No one spoke in opposition of this item.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft EIR prepared for the Downtown Core project and receive comments from the public; 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments received in the Final EIR.

The commission directed staff to incorporate any comments received into the Final EIR.

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; thanked fellow commissioners for the opportunity to work together; thanked all developers for investing their time and bringing new projects to Fontana.

Secretary Thrasher echoed comments that were previously stated by fellow Commissioner Sangha and thanked city staff for providing information that helps him make decisions.

Commissioner Quintana thanked city staff and the IT Department for their assistance with tonight's meeting.

Vice Chair Sanchez hoped everyone had a great Memorial Day weekend; thanked the residents of Fontana for listening to the Planning Commission; and closed by thanking developers that bring new projects to the city.

ADJOURNMENT:

Vice Chair Sanchez adjourned the meeting at 6:29 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 20, 2023, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



Susana Gallardo
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 20th DAY OF JUNE 2023.**



Idilio Sanchez
Vice Chairperson

Certificate Of Completion

Envelope Id: 433E5F66FF83438BA91382E30B59E371

Status: Completed

Subject: Complete with DocuSign: PC Minutes of 06-06-2023.pdf

Source Envelope:

Document Pages: 5

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Maria Torres

AutoNav: Enabled

8353 Sierra Avenue

Enveloped Stamping: Enabled

Fontana, CA 92335

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

mtorres@fontana.org

IP Address: 192.146.186.123

Record Tracking

Status: Original

Holder: Maria Torres

Location: DocuSign

6/22/2023 | 09:00 AM

mtorres@fontana.org

Signer Events**Signature****Timestamp**

Susana Gallardo

sgallardo@fontana.org

Security Level: Email, Account Authentication
(None)

Sent: 6/22/2023 | 09:01 AM

Viewed: 6/26/2023 | 07:08 AM

Signed: 6/26/2023 | 07:09 AM

Signature Adoption: Pre-selected Style

Using IP Address: 192.146.186.96

Electronic Record and Signature Disclosure:

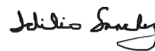
Accepted: 6/26/2023 | 07:08 AM

ID: df4763ae-1ca6-4a00-9e08-616a4a29d4b6

Idilio Sanchez

idilio.ms@abscollision.co

PRESIDENT

Security Level: Email, Account Authentication
(None)

Sent: 6/26/2023 | 07:09 AM

Viewed: 6/28/2023 | 12:31 PM

Signed: 6/28/2023 | 12:31 PM

Signature Adoption: Drawn on Device

Using IP Address: 162.233.247.103

Electronic Record and Signature Disclosure:

Accepted: 8/8/2017 | 03:02 PM

ID: c08a4011-f4e8-46b0-a1cb-9233fcd1d37

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: 6/28/2023 | 12:31 PM

Resent: 6/28/2023 | 12:31 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Kathy Kasinger Kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	COPIED	Sent: 6/28/2023 12:31 PM Viewed: 6/29/2023 03:25 PM
Electronic Record and Signature Disclosure: Accepted: 6/26/2023 12:01 PM ID: 313ff663-c622-41d0-ac8d-292f7d782a66		

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/22/2023 09:01 AM
Certified Delivered	Security Checked	6/28/2023 12:31 PM
Signing Complete	Security Checked	6/28/2023 12:31 PM
Completed	Security Checked	6/28/2023 12:31 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: cteveda@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 cteveda@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 cteveda@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 cteveda@fontana.org and in the body of such request you must state your e-mail, full name, US 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">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** 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.