



**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

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

Idilio Sanchez
Vice Chairperson

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Susana Gallardo



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Idilio Sanchez



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

idilio.ms@abscollision.co

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

PRESIDENT

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Security Level: Email, Account Authentication
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Using IP Address: 162.233.247.103**Electronic Record and Signature Disclosure:**

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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
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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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