



City of Fontana
Planning Commission
Minutes

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

Tuesday July 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, July 18, 2023. Vice Chair Sanchez 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 Chaplain Bianca Pescina, the Pledge of Allegiance was led by Commissioner Thrasher.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of June 20, 2023.

ACTION: A Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a vote of 4-0 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

PUBLIC HEARINGS:

PH-A Master Case No. 22-101; Design Review Project No. 22-050 - A request, pursuant to an Addendum to the SWIP PEIR, to construct an approximately 158,144 square foot industrial commerce center building on a parcel of approximately 6.46-acres. This project includes an Addendum to the Program Environmental Impact Report (EIR) that was prepared and certified by the City in 2012 for the Southwest Industrial Park Specific Plan.

Chair Fort opened Public Hearing

Irene Romero, Associate Planner, presented the staff report.

The applicant, Kevin Rice, on behalf of Herdman Architecture and Design, stated that he read and agreed to the Conditions of Approval.

The commission commended the applicant for the project's design and thanked him for bringing the project to the city.

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. 2023-027; 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. 22-050.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 4-0 to adopt Resolution PC No. 2023-27; and approve Master Case No. 22-101; Design Review Project No. 22-050 - A request, pursuant to an Addendum to the SWIP PEIR, to construct an approximately 158,144 square foot industrial commerce center building on a parcel of approximately 6.46-acres. This project includes an Addendum to the Program Environmental Impact Report (EIR) that was prepared and certified by the City in 2012 for the Southwest Industrial Park Specific Plan.

The motion carried by the following vote:

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

Absent: Commissioner Quintana

PH-B. Master Case No. 22-118: General Plan Amendment (GPA) No. 22-010 and Zoning Code Amendment (ZCA) No. 22-010 - a request for General Plan and Zoning Code amendments update to implement policies and regulations for new Downtown Core land uses. The General Plan amendments would include modifications to Chapter 9, Community Mobility and Circulation to provide for a future pedestrian plaza, and Chapter 14, Downtown Area Plan and Chapter 15, Land Use, Zoning, and Urban Design to establish a new land use category, Walkable Mixed-Use 3 with associated goals and policies. Amendments to the Zoning and Development Code would establish new Form-Based Code land use districts and associated development regulations within a new Downtown Core area. The intent of the Downtown Core is to allow higher density residential and mixed-use development, increase walkability in the area, and facilitate the development of the Downtown as a destination, including the ultimate creation of a pedestrian plaza in the Downtown.

Chair Fort opened Public Hearing.

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

The commission requested clarification on wayfinding signs and how they relate to the Form Based Code. The commission and staff also discussed the amount of public parking structures that would be near the project.

Another discussion took place regarding parameters and maximum height of the walkable mixed use 3 category. Staff briefly discussed how the city would implement height regulations.

The following individuals spoke in opposition:

Pedro Molina

Wendy Duncan

Diane Campagna

Chair Fort directed city staff to address some of the concerns that were made by tonight's speakers.

Associate Planner Rico answered questions regarding the Zoning Code and General Plan Updates and how the updates would affect property owners, metered parking, and the closure of Sierra Avenue and its reduction to two lanes.

Director Patty Nevins notified the public of a future Council Workshop which would include this item and asked the public to reach out to Associate Planner Rico for additional information.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution PC No. 2023 -028, and forward a recommendation to the City Council to:

- 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 by Secretary Thrasher and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to approve Master Case No. 22-118: General Plan Amendment (GPA) No. 22-010 and Zoning Code Amendment (ZCA) No. 22-010 - a request for General Plan and Zoning Code amendments update to implement policies and regulations for new Downtown Core land uses. The General Plan amendments would include modifications to Chapter 9, Community Mobility and Circulation to provide for a future pedestrian plaza, and Chapter 14, Downtown

Area Plan and Chapter 15, Land Use, Zoning, and Urban Design to establish a new land use category, Walkable Mixed-Use 3 with associated goals and policies. Amendments to the Zoning and Development Code would establish new Form-Based Code land use districts and associated development regulations within a new Downtown Core area. The intent of the Downtown Core is to allow higher density residential and mixed-use development, increase walkability in the area, and facilitate the development of the Downtown as a destination, including the ultimate creation of a pedestrian plaza in the Downtown.

The motion carried by the following vote:

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

Absent: Commissioner Quintana

PH-C. Master Case No. 23-062 and Appeal No. 23-015 - Appeal of the Director of Planning's decision approving Administrative Site Plan No. 22-028 and Minor Use Permit No. 22-007, a request to install a new wireless telecommunications facility consisting of a 75' mono-palm with 14 antennas, supporting equipment, and an equipment enclosure of 347 square feet total.

Chair Fort opened the Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

The original applicant, Bret Smirl, on behalf of Coastal Business Group, representing AT & T Wireless commented that the appellants questions were addressed.

The appellant, Nicholas Constant, requested that the Planning Commission grant his appeal and commented on his filing of Notice of Trespass which he submitted to the Planning Commission. The appellant further commented that projects to the north and south are utilizing his property to access, store, and dump construction materials. Mr. Constant also stated that AT&T was not completely forthright when addressing his questions.

The following individual spoke in opposition:

Nicholas Constant

City Attorney, Stephen Deitsch, noted that staff received one written correspondence regarding this item.

Chair Fort noted that concerns relating to potential trespassing and easement not on record would be matters that would be addressed separately.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings, staff recommends that the Planning Commission:

1. Deny Appeal No. 23-015, thereby upholding the decision of the Director of Planning, for Administrative Site Plan No. 22-028 and Minor Use Permit No. 22-007, for the request to install a new wireless telecommunications facility consisting of a 75' mono-palm with 14 antennas, supporting equipment, and an equipment enclosure of 347 square feet total.
2. Direct staff to prepare, execute, and file a CEQA Notice of Determination and a Notice of Exemption with the County Clerk, as appropriate, within five (5) working days of the Commission's final action on Administrative Site Plan No. 22-028 and Minor Use Permit No. 22-007.

ACTION: Motion was made Secretary Thrasher and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to Deny Appeal No. 23-015, thereby upholding the decision of the Director of Planning, Master Case No. 23-062 and Appeal No. 23-015 - Appeal of the Director of Planning's decision approving Administrative Site Plan No. 22-028 and Minor Use Permit No. 22-007, a request to install a new wireless telecommunications facility consisting of a 75' mono-palm with 14 antennas, supporting equipment, and an equipment enclosure of 347 square feet total.

The motion carried by the following vote:

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

Absent: Commissioner Quintana

DIRECTOR COMMUNICATIONS:**A. Director Communications:**

Planning Director Nevins welcomed and introduced City Attorney Stephen Deitsch as the new attorney for the Planning Commission

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

Commissioner Sangha welcomed City Attorney Deitsch to the Planning Commission and thanked the public for the opportunity to serve.

Secretary Thrasher echoed comments that were previously stated by fellow Commissioner Sangha and thanked city staff for answering questions and providing clarification on all projects.

Vice Chair Sanchez welcomed City Attorney Deitsch and expressed his appreciation for his support, experience, and knowledge; thanked the community for the ability to serve and wished the public a good night.

Chair Fort echoed comments that were previously stated by fellow commissioners; thanked city staff for the information that was received and thanked the members of the public for coming out and participating and sharing their concerns at tonight's meeting.

ADJOURNMENT:

Chair Fort adjourned the meeting at 7:03 p.m. to the next Regular Planning Commission Meeting on Tuesday, August 1, 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 15th DAY OF AUGUST 2023.**



Cathline Fort
Chairperson

Certificate Of Completion

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Maria Torres
8353 Sierra Avenue
Fontana, CA 92335
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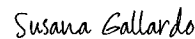
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Holder: Maria Torres
mtorres@fontanaca.gov

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Signer Events

Susana Gallardo
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Security Level: Email, Account Authentication
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Signature

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Cathline Fort
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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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