



## City of Fontana Planning Commission Minutes

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

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<b>Tuesday September 5, 2023</b>	<b>6:02 P.M.</b>	<b>Grover W. Taylor Council Chambers</b>
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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, September 5<sup>th</sup>, 2023. Chair Fort called the meeting to order at 6:02 p.m.

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

**Absent:** Secretary Thrasher

### **INVOCATION/PLEDGE OF ALLEGIANCE:**

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

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

### **PUBLIC COMMUNICATIONS:**

#### **A. Public Communications:**

None.

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

Approve the Regular Planning Commission Meeting Minutes of August 15, 2023.

**ACTION: A Motion was made by Commissioner Quintana and seconded by Commissioner Sangha 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, Commissioners Sangha and Quintana

**Absent:** Secretary Thrasher

**PH-A Master Case No. 16-061R1 and Tentative Tract Map No. 20078 (TTM No. 16-015) - a request to subdivide one (1) parcel of approximately 9.5 gross acres, into 20 lots for the development of single-family homes and five (5) letter lots (Lot "A," Lot "B," Lot "C," Lot "D," and Lot "E").**

Director of Planning, Patty Nevins, provided the staff report to the commission and recommended that the project be continued to an uncertain date, to allow plans to be updated and ensure no impacts to the Conditions of Approval.

Chair Fort opened Public Hearing.

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, take testimony from anyone wishing to speak, and close the public hearing; and,**
- 2. Adopt a motion continuing the item to an uncertain date.**

**ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 4-0 to continue Public Hearing Item "A" to a date uncertain.**

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

**AYES:** Chair Fort, Vice Chair Sanchez Commissioners Sangha and Quintana.

**ABSENT:** Secretary Thrasher

**PH-B. Master Case No. 22-128, Tentative Tract Map 22-008 (Tract No. 20580) and Design Review No. 22-059; A request for a determination that the Project has been reviewed under a previous Final EIR, pursuant to Section 15126 and 15183 of the CEQA Guidelines and section 8.10 of the City's 2019 Local CEQA Guidelines, and for the site and architectural review and approval for the construction of 48 detached single-family residences, including four (4) affordable residences, and a project recreation area.**

Chair Fort opened Public Hearing.

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

Staff and the commission discussed affordable housing guidelines and the architectural look of the 4 (four) affordable housing units included in this project.

Additional discussion took place regarding concessions, density, and site setbacks of the project.

The commission requested clarification on the how the (48) forty-eight residential units would contribute to the city's residential availability numbers.

The commission inquired whether this project was a gated project and if the amenities included in this project were available to the public. Staff advised that the project would not be gated, and that the amenities were private, noting that the pool area would be fenced.

The applicant, Matt Livingston, on behalf of RC homes, stated that he read and agreed to the Conditions of Approval and asked for clarification on Condition of Approval #13 of the tentative tract map and #19 of the design review.

Planning Director Nevins and Attorney Stephen Deitsch provided the commission and applicant clarification on the verbiage changes/revisions to the Conditions of Approval #13 and #19.

The commission requested clarification on how the Homeowner's Association would enforce or control the use of the private amenities by the surrounding homeowners since the project is not gated. The applicant noted that the pool area would be fenced and entry to the area would be controlled via locks.

Attorney Deitsch asked the applicant if he agreed with the revised Conditions of Approval. The applicant indicated that he was in agreement.

The commission and the applicant discussed the possibility of gating the project.

Project Engineer, Henry Pham, commented on gating a public street.

No one spoke in favor or opposition of this item.

Chair Fort noted that the city received several written correspondences and that all requests were forwarded to the commission for review.

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. 2023-030, and,**

**1. Find that the previously adopted Environmental Impact Report (State Clearinghouse No. 2016021099) approved on November 13, 2018, has adequately identified the impacts associated with the project, no further review is required pursuant to Section 15162 and 15183 of the California Environmental Quality Act and Section 8.10 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,**

**2. Approve Tentative Tract Map No. 22-008 (Tract No. 20580) and Design Review No. 22-059.**

**ACTION: Motion was made by Commissioner Quintana and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to adopt Resolution PC No. 2023-030 and Approve Tentative Tract Map No. 22-008; Design Review No. 22-059 with modifications noted to the conditions of approval.**

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

**AYES:** Chair Fort, Vice Chair Sanchez, Commissioners Sangha and Quintana.

**ABSENT:** Secretary Thrasher

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Sangha thanked Planning staff for their reports and IT for setting up tonight's meeting. Commissioner Sanga also thanked the public for the opportunity to serve on the Planning Commission.

Commissioner Quintana commented on his pleasure to serve on the Planning Commission; shared his excitement for this upcoming project and sent thoughts and prayers to his wife's grandfather.

Secretary Sanchez also expressed his thoughts and prayers to Commissioner Quintana's wife's grandfather; thanked the IT department for setting up tonight's meeting; wished the public a belated happy and safe Labor Day holiday. Secretary Sanchez closed his comments by letting the public know that it is an honor and pleasure to serve on the Planning commission.

Chair Fort briefly commented on the housing shortage and crisis in the state; expressed her excitement on adding more affordable housing to the city; thanked staff and public for the opportunity to serve.

**ADJOURNMENT:**

By consensus, the meeting adjourned by Chair Fort at 6:44 p.m. to the next Regular Planning Commission Meeting on Tuesday, September 19, 2023, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



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Susana Gallardo  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 19<sup>th</sup> DAY OF SEPTEMBER 2023.**



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Cathline Fort  
Chairperson

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Maria Torres

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8353 Sierra Avenue

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Fontana, CA 92335

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Susana Gallardo

sgallardo@fontana.org

Security Level: Email, Account Authentication  
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**Electronic Record and Signature Disclosure:**

Accepted: 10/16/2023 | 07:22 AM

ID: 3bbdd7ae-6995-47f0-9f51-293e0cdf8c58

Cathline Fort

cathlinefort@verizon.net

Security Level: Email, Account Authentication  
(None)

Sent: 10/16/2023 | 07:23 AM

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**Electronic Record and Signature Disclosure:**

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**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

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Sent: 10/19/2023 | 06:22 PM

Resent: 10/19/2023 | 06:22 PM

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Carbon Copy Events	Status	Timestamp
Kathy Kasinger Kkasinger@fontana.org Records Coordinator Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/19/2023   06:22 PM Viewed: 10/23/2023   10:38 AM
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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	10/9/2023   10:29 AM
Certified Delivered	Security Checked	10/19/2023   06:22 PM
Signing Complete	Security Checked	10/19/2023   06:22 PM
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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
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