



## 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 19, 2023</b> | <b>6:00 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 19, 2023. Vice Chair Sanchez called the meeting to order at 6:01 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 Ellen Miller, the Pledge of Allegiance was led by Vice Chair Sanchez.

### **PUBLIC COMMUNICATIONS:**

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

None.

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

Approve the Regular Planning Commission Meeting Minutes of September 5, 2023.

**ACTION: A Motion was made by Commissioner Sangha and seconded by Vice Chair Sanchez 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.

**Abstain:** None

**Absent:** Secretary Thrasher

**PUBLIC HEARINGS:**

**PH-A Master Case No. 21-086 and Design Review No. 21-031 - A request for approval to develop seven (7) new single-family dwellings located on seven (7) existing lots totaling approximate 2.1 adjusted gross acres pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.**

Chair Fort opened Public Hearing.

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

The Commission and staff discussed the possibility of future Accessory Dwelling Units.

The applicant, Florie Smith, on behalf of Andresen Architecture, stated that she read and agreed to the Conditions of Approval.

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. 2023-031; 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**

**Exemptions) of the 2019 Local Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,**

**2. Approve Design Review No. 21-031.**

**ACTION:** Motion was made by Commissioner Quintana and seconded by Commissioner Sangha and passed by a vote of 4-0 to adopt Resolution PC No. 2023-031; and, approve Master Case No. 21-086; and Design Review No. 21-031 - A request for approval to develop seven (7) new single-family dwellings located on seven (7) existing lots totaling approximate 2.1 adjusted gross acres pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

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

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

**Absent:** Secretary Thrasher

**PH-B Master Case No. 21-106, Tentative Tract Map 21-005 (Tract No. 20498) and Design Review No. 21-042; A request for the site and architectural review of forty-six (46) attached row houses with a tot lot and paseos, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.**

Chair Fort opened Public Hearing.

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

The commission questioned whether the project was gated and inquired about the project's overflow parking. Another discussion took place regarding the row house design and breakup between structures.

The commission and staff also discussed the tot lot area and surrounding paseo, including lighting along the project's playground and added a condition of approval requiring preparation of a tot lot lighting plan.

The applicant, Mohammad Ali Ghiassi, on behalf Calabash Fontana Holding LLC, stated that he read and agreed to the modifications on the conditions of approval.

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. 2023-032; 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. 21-005 (Tract No. 20498) and Design Review No. 21-042.**

**ACTION:** Motion was made Vice Chair Sanchez and seconded by Commissioner Quintana and passed by a vote of 4-0 to adopt Resolution PC No. 2023-032; and, approve Master Case No. 21-106, Tentative Tract Map 21-005 (Tract No. 20498) and Design Review No. 21-042; A request for the site and architectural review of forty-six (46) attached row houses with a tot lot and paseos, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332; project approved with an addition noted to the Conditions of Approval related to lighting of the tot lot.

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

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

**Absent:** Commissioner Thrasher

**PH-C Master Case No. (MCN) 22-040, General Plan Amendment (GPA) 22-001, and Zoning District Map Amendment (ZCA) No. 22-001 to, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, amend the General Plan land use designation from Single-Family Residential (R-SF) to Multi-Family Medium/High Density Residential (R-MFMH) and change the zoning from Single-Family Residential (R-1) to Multi-Family Medium/High Density Residential (R-4) on a site of approximately 6.4 acres. No development is proposed as part of this project.**

Chair Fort opened Public Hearing.

Alexia De La Torre, Assistant Planner presented the staff report and answered questions of the commission.

Assistant Planner De La Torre stated that city staff received various phone calls in opposition of the project and 4 (four) written communications and 2 (two) emails in opposition.

Staff noted that currently there is no physical development proposed for this project.

The commission and staff discussed the mitigated negative declaration and noted that once a project was submitted for approval the study would be amended to evaluate all new project factors.

Another discussion took place regarding sewer lines and how existing residents would be impacted by a potential project.

Lastly, the commission requested clarification on how a new development would affect existing residents' privacy.

The applicant, Jason Korengold, on behalf SP Acquisition LLC., stated that there were no conditions of approval to agree to.

The following individuals spoke in opposition:

- Diane Ohiosumua
- Manuel Jimenez
- Leticia De La Parra
- Duvangmaly Saithavy

Chair Fort closed the Public Hearing.

Chair Fort directed staff to provide clarification on noticing requirements.

**RECOMMENDATION:**

**Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-033, and forward a recommendation to the City Council to:**

- 1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and direct staff to file a Notice of Determination; and,**
- 2. Adopt a resolution approving General Plan Amendment (GPA) No. 22-001; and,**
- 3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 22-001.**

**ACTION: Motion was made Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Master Case No. (MCN) 22-040, General Plan Amendment (GPA) 22-001, and Zoning District Map Amendment (ZCA) No. 22-001 to, pursuant to a Mitigated Negative Declaration and Mitigation**

**Monitoring and Reporting Program, amend the General Plan land use designation from Single-Family Residential (R-SF) to Multi-Family Medium/High Density Residential (R-MFMH) and change the zoning from Single-Family Residential (R-1) to Multi-Family Medium/High Density Residential (R-4) on a site of approximately 6.4 acres. No development is proposed as part of this project.**

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

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

**Absent:** Commissioner Thrasher

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

None.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Quintana thanked city staff for their staff reports and the public for attending tonight's meeting. Commissioner Quintana closed his comments by stating that it is an honor to serve on the Planning Commission.

Commissioner Sangha thanked staff for providing the necessary material for tonight's meeting; expressed his excitement on new housing developments coming to the city and thanked the public for the opportunity to serve.

Vice Chair Sanchez thanked the Planning Department for their assistance; briefly commented on the Housing crisis and thanked the public for attending tonight's meeting and sharing their opinions.

Chair Fort thanked the Planning staff for preparing information for their review which helps make good decisions. Chair Fort also thanked the public for attending tonight's meeting and for sharing their opinions.

**ADJOURNMENT:**

Chair Fort adjourned the meeting at 6:08 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 3, 2023, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

*Susana Gallardo*

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Susana Gallardo  
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 3<sup>rd</sup> DAY OF OCTOBER 2023.**

*Cathline Fort*

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Cathline Fort  
Chairperson

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8353 Sierra Avenue

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Fontana, CA 92335

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mtorres@fontanaca.gov

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

Susana Gallardo



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sgallardo@fontana.org

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Cathline Fort



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| 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"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul> |

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