



City of Fontana Planning Commission Minutes

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

Tuesday, December 5, 2023	6:00 P.M.	Grover W. Taylor Council Chambers
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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, December 5, 2023. Vice Chair Sanchez called the meeting to order at 6:02 p.m.

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

Absent: Chair Fort and Commissioner Quintana

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Fontana Police Department Chaplain Daniel Vasquez, 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 November 21, 2023.

ACTION: A Motion was made by Commissioner Sangha and seconded by Secretary Thrasher and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: Chair Fort and Commissioner Quintana

PUBLIC HEARINGS:

PH-A Master Case No. 22-063: Conditional Use Permit No. 23-002 and Design Review No. 22-033 - A request for the Planning Commission to review and approve an expansion to a non-conforming use and site along with the architectural review for a new 1,268 square foot office building; removal of approximately 16,454 square feet of storage building area, adding a new three (3) story 109,566 square foot self-storage building along with other pertinent improvements, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Vice Chair Sanchez opened Public Hearing.

Jon Dille, Associate Planner presented the staff report and requested that the Commission continue the public hearing to the January 16th, 2024, meeting.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.

Vice Chair Sanchez reopened the public hearing and motioned to continue the item to the January 16th, 2024, meeting.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the January 16, 2024 Planning Commission meeting.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a vote of 3-0 to continue Master Case No. 22-063:

Conditional Use Permit No. 23-002 and Design Review No. 22-033 to the January 16th, 2024, Planning Commission meeting.**The motion carried by the following vote:**

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

Absent: Chair Fort and Commissioner Quintana

PH-B Master Case No. (MCN) 23-086 and Conditional Use Permit No. CUP 23-023 (See also Master Case No. (MCN) 19-090-R1 and Conditional Use Permit (CUP) No. 19-032-R1)- A request to modify conditions of approval for an Alcoholic Beverage Control (ABC) license to allow the sale of distilled spirits and wine smaller than 375ml and the sale of beer/malt beverages in single size containers of 40 oz. or less for the existing Marelias Market and Liquor convenient store, pursuant to CEQA Guidelines Section No. 15301 (Existing Facilities).

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 details of the (14) fourteen calls of service received for this location.

The commission also asked for clarification on the type of items that the applicant is requesting to sell.

The applicant, Hannah Farraj, on behalf of her husband Firas Farraj, stated that she read and agreed to the Conditions of Approval. Mrs. Farraj thanked the Planning Commission for allowing her to speak and commented on how she acquired her business and, on her intentions, to serve the community.

Mrs. Farraj also commented on complaints that she received from customers and on the hardships that she is currently facing as a result of not being allowed to sell smaller/single serving size items at her business.

Lastly, Mrs. Farraj requested that the Planning Commission grant her a 2-year condition of sale of distilled spirits single shots and wine smaller than 375ml and the sale of beer/malt beverages in single size containers of 40 oz. or less.

Vice Chair Sanchez asked the applicant if she was aware of the conditions/permits prior to obtaining ownership of the business.

The following individuals spoke in support of the applicant's request:

- Domonique Jones
- Sue Hweamel
- Malon Norris

The City Clerk's Department received sixteen (16) written correspondences in support of the applicant's request.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in this staff report, and providing the Planning Commission makes the required findings, staff recommends that the Planning Commission:

1. **Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a notice of Exemption; and,**
2. **Deny Conditional Use Permit No. 19-032-R1 subject to the attached findings.**

ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 3-0 to approve Master Case No. (MCN) 23-086 and Conditional Use Permit No. CUP 23-023 (See also Master Case No. (MCN) 19-090-R1 and Conditional Use Permit (CUP) No. 19-032-R1), thereby denying the requested modification to the conditions of approval for an Alcoholic Beverage Control (ABC) license to allow the sale of distilled spirits and wine smaller than 375ml and the sale of beer/malt beverages in single size containers of 40 oz. or less for the existing Marelias Market and Liquor convenient store subject to the findings in the Resolution provided.

The motion carried by the following vote:

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

Absent: Chair Fort and Commissioner Quintana

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

DiTanyon Johnson, Senior Planner provided the Planning Commission 2023 recap. A

short video was played highlighting some of projects that the Planning Commission approved over the last year.

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

Commissioner Sangha thanked Planning staff for providing their staff reports and the Innovation and Technology Department for setting up tonight's meeting. Commissioner Sangha thanked the community for the opportunity to serve and wished the public happy holidays.

Commissioner Thrasher echoed comments that were previously mentioned by fellow Commissioner Sangha; thanked the Innovation and Technology Department for their assistance in tonight's meeting; expressed his gratitude to be able to serve another year on the Planning Commission.

Vice Chair Sanchez thanked Senior Planner Johnson for providing the Planning Commission 2023 Recap and closed his comments by thanking the Innovation and Technology Department staff for all their work.

ADJOURNMENT:

Vice Chair Sanchez adjourned the meeting at 6:44 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 19, 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 16th DAY OF JANUARY 2024.**

Idilio Sanchez

Idilio Sanchez
Vice Chairperson

Certificate Of Completion

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Subject: Complete with DocuSign: PC Minutes of 12-05-2023.pdf
Source Envelope:
Document Pages: 5
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Envelope Originator:
Maria Torres
8353 Sierra Avenue
Fontana, CA 92335
mtorres@fontanaca.gov
IP Address: 192.146.186.123

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Status: Original
1/31/2024 | 10:18 AM

Holder: Maria Torres
mtorres@fontanaca.gov

Location: DocuSign

Signer Events

Susana Gallardo
sgallardo@fontana.org
Security Level: Email, Account Authentication (None)

Susana Gallardo

Signature Adoption: Pre-selected Style
Using IP Address: 192.146.186.96

Sent: 1/31/2024 | 10:19 AM
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Signed: 2/5/2024 | 07:11 AM

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Accepted: 2/5/2024 | 07:10 AM

ID: 668dcb01-c4b7-4215-87bb-c6944af63833

Idilio Sanchez
idilio.ms@abscollision.co
PRESIDENT
Security Level: Email, Account Authentication (None)

Idilio Sanchez

Signature Adoption: Drawn on Device
Using IP Address: 162.233.247.103

Sent: 2/5/2024 | 07:11 AM
Viewed: 2/6/2024 | 12:30 PM
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Accepted: 8/8/2017 | 03:02 PM

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

In Person Signer Events

Editor Delivery Events

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Intermediary Delivery Events

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Carbon Copy Events

Maria Torres
mtorres@fontanaca.gov
Security Level: Email, Account Authentication (None)

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Resent: 2/6/2024 | 12:30 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: 2/6/2024 12:30 PM Viewed: 2/6/2024 01:29 PM
Electronic Record and Signature Disclosure: Accepted: 6/26/2023 12:01 PM ID: 313ff663-c622-41d0-ac8d-292f7d782a66		

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	1/31/2024 10:19 AM
Certified Delivered	Security Checked	2/6/2024 12:30 PM
Signing Complete	Security Checked	2/6/2024 12:30 PM
Completed	Security Checked	2/6/2024 12:30 PM

Payment Events	Status	Timestamps
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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:	•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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