



**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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**Tuesday, February 6, 2024 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, February 6<sup>th</sup>, 2024. Chair Fort called the meeting to order at 6:03 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 Fontana Police Department Chaplain Victor Nolen, 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 January 16<sup>th</sup>, 2024.

**ACTION: A Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 3-0-1 to approve the Consent Calendar.**

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

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

**Absent:** Secretary Thrasher

**Abstain:** Chair Fort

**PH-A Master Case No. 22-137: Administrative Site Plan No. 22-050 - A request for site and architectural approval of a 14,663 square foot fire station, a 4,193 square foot training center and a 7,000 square foot training tower (six-stories) on an approximately 2.2-acre site located on the northeast corner of Cherry Avenue and South Highland Avenue, pursuant to a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program.**

Chair Fort opened Public Hearing.

Irene Romero, Associate Planner, presented the staff report and answered questions of the commission.

The Commission and staff discussed details pertaining to Phase 1 and 2 of the project and the location of the training tower.

Kimberly Young, City of Fontana Senior Civil Engineer, stated that she read and agreed to the Conditions of Approval and provided the commission with an estimated timeline on the groundbreaking for Phase 1 and 2. Senior Civil Engineer Young also spoke about future road improvements near the project site.

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. 2024-007, and,

1. Adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination; and,
2. Approve Administrative Site Plan No. 22-050.

**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. 2024-007 and approve Master Case No. 22-137; Administrative Site Plan No. 22-050.

The motion carried by the following vote:

**AYES:** Chair Fort, Vice Chair Sanchez, Commissioners Sangha, and Quintana; **NOES:** None; **ABSTAIN:** None.

**ABSENT:** Secretary Thrasher

**PH-B Master Case No. 23-008:** Tentative Tract Map No. 23-004 (TTM No. 220672), Variance No. 23-002, and Design Review No. 23- 003 - A request for subdivision, variance, and site and architectural approval of a 5-unit multi-family residential development on an approximately .41-acre site located on the west side of Acacia Avenue, between Randall Avenue and San Bernardino Avenue, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332).

Chair Fort opened Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

Owner, Jorge Corral, stated that he 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. 2024-008; 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. 20672 (TTM No. 23-004), Variance No. 23-002, and Design Review No. 23-003.**

**ACTION:** Motion was made by Vice Chair Sanchez and seconded by Commissioner Quintana and passed by a vote of 4-0 to; adopt Resolution PC No. 2024-008 and approve Master Case No. 23-008: Tentative Tract Map No. 23-004 (TTM No. 220672), Variance No. 23-002, and Design Review No. 23-003.

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

**AYES:** Chair Fort, Vice Chair Sanchez, Commissioners Sangha, and Quintana;  
**NOES:** None; **ABSTAIN:** None.

**ABSENT:** Secretary Thrasher

**PH-C Master Case No. 23-009: Design Review No. 23-004** - A request for site and architectural approval of a 9-unit multi-family development on an approximately .84-acre site located north of Arrow Boulevard on the east side of Tamarind Avenue, pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

Chair Fort opened Public Hearing.

Irene Romero, Associate Planner, presented the staff report.

The Commission expressed their opinion and desire to see more of a contemporary design and modern look of the project.

The commission and staff discussed direct access from the project site to the Pacific Electric Trail and the landscaping plan facing the trail along the fence.

The applicant, Ahmad Awad, on behalf of SA Golden Investments, Inc., stated that he read and agreed to the Conditions of Approval and briefly addressed the commission's concerns regarding the design/look of the project.

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. 2024-009; 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. 23-004.**

**ACTION: Motion was made by Commissioner Sangha and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to; adopt Resolution PC No. 2024-009 and approve Master Case No. 23-009: Design Review No. 23-004.**

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

**AYES: Chair Fort, Vice Chair Sanchez, Commissioners Sangha, and Quintana; NOES: None; ABSTAIN: None**

**ABSENT: Secretary Thrasher**

**PH-D Master Case No. 23-099: Tentative Parcel Map No. 23-013 (TPM No. 20467) and Design Review No. 23-020 - A request to consolidate seven parcels into one parcel and for site and architectural approval of an industrial commerce center building totaling approximately 384,817 square feet on approximately 16.3 acres located at 13906, 13946, 13996 and 14018 Jurupa Avenue and 11153, 11167, and 11161 Calabash Avenue, pursuant to an Addendum and Mitigation, Monitoring and Reporting Program (MMRP) to the Program Environmental Impact Report (PEIR) (SCH No. 2009091089) for the Southwest Industrial Park Specific Plan (SWIP).**

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report and noted a memo, with staff's request to add clarification language and to omit several conditions of approval.

The City Clerk's Department received three (2) written correspondences in opposition of this item.

The commission and staff discussed the Northeast Corner design of the project.

The applicant, Michael Sizemore, on behalf of CP Logistics Jurupa, LLC, stated that he read and agreed to the amended Conditions of Approval and briefly commented on the projects design and previous entitlement.

The following individuals spoke in favor:

- Joseph Quezada

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. 2024-010, 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 Tentative Parcel Map No. 20467 (TPM No. 23-013); and,**
3. **Approve Design Review No. 23-020.**

**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. 2024-010 and approve Master Case No. 23-099: Tentative Parcel Map No. 23-013 (TPM No. 20467) and Design Review No. 23-020 with amended conditions of approval.

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

**AYES:** Chair Fort, Vice Chair Sanchez, Commissioner Sangha, and Quintana;  
**NOES:** None; **ABSTAIN:** None

**ABSENT:** Secretary Thrasher

**PH-E Master Case No. 21-126-R1: Design Review No. 21-049-R1 and Conditional Use Permit No. 21-024-R1 - a request for revisions to a planned unit development and site and architectural approval of 132 residential units and associated improvements on approximately 10.3 acres, pursuant to a previously approved Addendum and Mitigation, Monitoring and Reporting Program (MMRP) to the Lytle Creek Apartments Environmental Impact Report (EIR) (SCH No. 2005021054).**

Chair Fort opened Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report.

The Commission commented on the proposed elevations of the project and expressed desire for a more modern design. Additionally, the commission requested confirmation on the number of units that was previously proposed.

The applicant, Rudy Provoost, on behalf of D.R. Horton, stated that he read and agreed to the Conditions of Approval and noted the commissions comments and desire for more contemporary project style.

The following individuals spoke in opposition:

- Roger Yarnall
- Nery Guerrero
- Jaime Rojas

The Public Hearing was closed.

The commission directed staff to address public concerns such as noise, traffic circulation, proposed plans near the project, installation of traffic signals and the widening of roads.

Javier Pfister, Senior Civil Engineer, provided the commission feedback and answered questions relating to traffic, road improvements and installation of new traffic signals near the project.

Cecily Session-Goins, Associate Planner, commented on the type of housing that is being proposed and spoke on the zoning history of the project.

The commission requested clarification on housing requirements and their impact on RHNA numbers.

Associate Planner, Session-Goins commented on the city's requirements to provide and create opportunities for all types of housing.

The commission and staff discussed the location and primary entrances of the project.

The commission and staff also discussed the flow of traffic along Lytle Creek Road. Senior Civil Engineer Pfister, provided the commission with the approved traffic study results.

Another discussion took place regarding the mitigating of traffic control along the entrance of the project and the commission recommended adding a traffic signal light on the corner of Lytle Creek Road and Sierra Lakes Parkway or possibly painting the curb red along Lytle Creek Road.

Planning Attorney, Steven Deithcer, provided clarification on possible proposed conditions of approval.

Planning Director, Patty Nevins noted the project's prepared and determined environmental documents; commented on developments near the property and pointed out the low-end density of the project. Director Nevins expressed her understanding for traffic concerns but noted that the commission is to consider the project's design and architecture, which were included in the request for a revision to the conditional use permit and design review, and that project density is not a part of the consideration. Director Nevins also commented that staff would be available to address any traffic concerns from the public.

Lastly, the commission and staff discussed things that would trigger a traffic study and staff provided contact information where residents could report traffic concerns or request a new traffic signal light.

**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. 2024-011 to,**

1. **Find that the project has been reviewed under a previously certified Final Environmental Impact Report (SCH NO. 2005021054) and previously adopted Addendum, pursuant to Section 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8/10 of Fontana's 2019 Local Guidelines for Implementing CEQA and that no further analysis is required, and direct staff to file a Notice of Determination; and,**
2. **Approve Conditional Use Permit No. 21-024-R1; and,**
3. **Approve Design Review No. 21-049-R.**

**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. 2024-011 and approve Master Case No. 21-126-R1: Design Review No. 21-049-R1 and Conditional Use Permit No. 21-024-R1 with modifications to conditions of approvals.

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

**AYES:** Chair Fort, Vice Chair Sanchez, Commissioners Sangha, and Quintana;  
**NOES:** None; **ABSTAIN:** None

**ABSENT:** Secretary Thrasher

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

None.

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

Commissioner Sangha thanked Planning staff for their staff reports; expressed his excitement for all the new developments that are coming to the city and thanked everyone for the opportunity to serve.

Commissioner Quintana thanked Planning staff for their staff reports and thanked everyone for the opportunity to serve.

Vice Chair Sanchez thanked Planning staff for their staff reports and thanked homeowners and developers for their comments and tonight's meeting.

Chair Fort thanked city staff for their staff reports and expressed her appreciation towards resident participation; thanked the developers for attending tonight's meeting and for bringing great projects to the city. Chair Fort also spoke on the city's vision towards moving to a more contemporary look .

**ADJOURNMENT:**

Chair Fort adjourned the meeting at 7:44 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 20, 2024, 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 20<sup>th</sup> DAY OF FEBRUARY 2024.**

*Cathline Fort*

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Cathline Fort  
Chairperson

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*Cathline Fort*

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Browsers (for SENDERs):	Internet Explorer 6.0? or above
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