



**City of Fontana
Planning Commission
Minutes**

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

Tuesday, February 20, 2024 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, February 20, 2024. Chair Fort called the meeting to order at 6:01 p.m.

Present: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, and Commissioner Quintana.

Absent: Commissioner Sangha

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 Vice Chair Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of February 6th, 2024.

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

The motion carried by the following vote:

Aye: Chair Fort, Vice Chair Sanchez, and Commissioner Quintana.

Absent: Commissioner Sangha

Abstain: Secretary Thrasher

PUBLIC HEARINGS:

PH-A Master Case No. 23-004: Tentative Parcel Map No. 23-001 (TPM No. 20741) and Design Review No. 23-002: a request for approval of a tentative parcel map to consolidate two (2) parcels into one parcel and approval of a new 275,560 square foot industrial commerce center building with approximately 6,000 square feet of office/mezzanine space.

Chair Fort opened Public Hearing.

Jon Dille, Associate Planner, presented the staff report and noted the memorandum that was distributed to the commission explaining the applicant's request to remove duplicate Conditions of Approval for Design Review (DRP) No. 23-002.

The commission asked for clarification on nighttime renderings and possible plans for uplighting or decorative lighting of the project.

A quick discussion took place regarding street improvements along Almond Avenue.

The applicant, Adam Schmid, on behalf of Brookfield Properties, stated that he read and agreed to the Conditions of Approval and addressed the commission's questions regarding lighting of the project.

No one spoke in favor or opposition of this item.

Patty Nevins, Director of Planning, noted a modification to Condition of Approval # 9.

The applicant stated that he agreed to the modifications to Condition of Approval # 9.

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. 2024-012, 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 the Tentative Parcel Map No. 23-001 (TPM No. 20741); and,**
- 3. Approve the Design Review No. (DRP) 23-002.**

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. 2024-012 and approve Master Case No. 23-004; Tentative Parcel Map No. 23-001 (TPM No. 20741); and Design Review No. 23-002 with the noted modifications to the conditions of approval.

The motion carried by the following vote:

AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, and Commissioner Quintana; NOES: None; ABSTAIN: None.

ABSENT: Commissioner Sangha

PH-B Master Case (MCN) No. 20-027R1: Conditional Use Permit (CUP) No. 95-019R4 - A request to modify conditions of approval for an existing Alcoholic Beverage Control (ABC) license to allow the sale of distilled spirits and wine smaller than 375 ml and the sale of beer/malt beverages in single size containers of 40 oz or less for the existing Circle K convenience store located at 16119 Foothill Boulevard, pursuant to CEQA Guidelines Section No. 15301 (Existing Facilities).

Chair Fort opened Public Hearing.

Director Nevins, recommended that the Planning Commission open the public hearing, take testimony from any interested parties, and continue this item to the March 5, 2024, Regular Planning Commission Meeting.

No one spoke in favor or opposition of this item.

No written correspondence was received.

RECOMMENDATION:

Staff recommends that the Planning Commission open the public hearing, take testimony from any interested parties, and continue this item to the March 5, 2024,

Regular Planning Commission Meeting.

ACTION: Motion was made by Secretary Thrasher and seconded by Vice Chair Sanchez and passed by a vote of 4-0 to continue Master Case No. 20-027R1; Conditional Use Permit No. 95-019R4 to the March 5, 2024, Regular Planning Commission Meeting.

The motion carried by the following vote:

AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, and Commissioner Quintana; **NOES:** None; **ABSTAIN:** None.

ABSENT: Commissioner Sangha

NEW BUSINESS:

NB-A Miscellaneous Project No. 24 - 001: Review of the 2023 General Plan Annual Progress Report.

Rina Leung, Senior Planner and Cecily Session-Goins, Associate Planner provided the staff report and answered questions of the commission.

The Commission and staff discussed the Housing Element, the differentiation between single family attached units, 2-4 unit per structure, and 5 plus unit per structure; the need for more affordable housing and ways the city can incentivize affordable housing.

Patty Nevins, Director of Planning, shared some of the city's accomplishments, such as City's Housing Department's ability to obtain state grants and their recent rehab of affordable housing near city hall. Director Nevins also commented on several projects that have been approved by the Planning Commission which have obtained concessions and provided for more affordable detached single-family homes that have not been permitted yet and thus cannot be included at this time.

RECOMMENDATION:

Based on the information in the staff report, staff recommends that the Planning Commission recommend that the City Council direct staff to send the 2023 General Plan Annual Progress Report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Quintana and passed by a vote of 4-0 to approve Miscellaneous Project No. 24 – 001- Review of the 2023 General Plan Annual Progress Report.

and recommend that the City Council direct staff to send the 2023 General Plan Annual Progress Report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

The motion carried by the following vote:

AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, and Commissioner Quintana; NOES: None; ABSTAIN: None.

ABSENT: Commissioner Sangha

NB-B Annual Planning Commission Reorganization: Chair, Vice Chair, Secretary

ACTION: Motion was made by Vice Chair Sanchez and seconded Secretary Thrasher and passed by a vote of 4-0 to continue the Annual Planning Commission Reorganization (Chair, Vice Chair, and Secretary) to the March 5, 2024, Regular Planning Commission Meeting.

The motion carried by the following vote:

AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, and Commissioner Quintana; NOES: None; ABSTAIN: None

ABSENT: Commissioner Sangha

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Thrasher thanked the IT department for running tonight's meeting; commented on the approval of tonight's project and expressed his excitement for more affordable housing that is coming to the city.

Commissioner Quintana thanked Planning staff for their staff reports; commented on his recent attendance to the State of the City event and thanked everyone for the opportunity to serve.

Vice Chair Sanchez echoed Commissioner Quintana's comments; spoke about his recent attendance to the State of the City even and thanked everyone for the opportunity to serve.

Chair Fort commented on the 2023 General Plan Annual Progress Report; reflected on the city's progress and thanked everyone for the opportunity to serve.

ADJOURNMENT:

Chair Fort adjourned the meeting at 6:40 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 5, 2024, 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 5th DAY OF MARCH 2024.**



Cathline Fort
Chairperson

Certificate Of Completion

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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:	<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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