



City of Fontana Planning Commission Minutes

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

Tuesday, March 5, 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, March 5, 2024. Chair Fort called the meeting to order at 6:03 p.m.

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

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Fontana Police Department Chaplain Greg Peck, the Pledge of Allegiance was led by Secretary Thrasher.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of February 20th, 2024.

ACTION: A Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a unanimous vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: None

Abstain: None

PH-A 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). (Continued from February 20, 2024).

Chair Fort opened Public Hearing.

Alexia De La Torre, Assistant Planner, presented the staff report and recommended that the Planning Commission open the public hearing, take testimony from any interested parties, and continue this item to the April 16, 2024, Regular Planning Commission Meeting.

No one spoke in favor or opposition of this item.

No written correspondence was received.

RECOMMENDATION:

Based on the information in this staff report, staff recommends that the Planning Commission:

- 1. Open the public hearing, take testimony from anyone wishing to speak; and,**
- 2. Adopt a motion continuing the item to the April 16, 2024, Planning Commission meeting.**

ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 5-0 to continue Public Hearing Item “A” to the April 16, 2024, Regular Planning Commission Meeting.

The motion carried by the following vote:

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

PH-B Master Case No. 24-019, Municipal Code Amendment No. 24-001 - A request to amend Chapter 30 (Zoning and Development Code) of the Fontana Municipal Code to remove language referring to the Development Advisory Board (DAB), modify incorrect section references within the Tentative Parcel Map and Tentative Tract Map sections, modify development standards related to lot dimensions and common open size within the Form Based Code zoning district, add language regarding public open space options within the Form Based Code zoning district, modify the language of the Accessory Dwelling Units and Junior Accessory Dwelling Units section of the code consistent with state law, and remove certain references from the permitted uses table in the industrial zoning districts (M-1 and M-2), pursuant to a categorical exemption.

Chair Fort opened Public Hearing.

Alexia De La Torre, Assistant Planner presented the staff report and recommended that the Planning Commission open the public hearing, take testimony from any interested parties, and continue this item to the March 19, 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 19, 2024, Regular Planning Commission Meeting.

- 1. Open the public hearing, take testimony from anyone wishing to speak; and,**
- 2. Adopt a motion continuing the item to the March 19, 2024, Planning Commission meeting.**

ACTION: Motion was made by Commissioner Quintana and seconded by Vice Chair Sanchez and passed by a vote of 5-0 to continue Public Hearing Item “B” to the March 19, 2024, Regular Planning Commission Meeting.

The motion carried by the following vote:

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

PH-C Master Case No. 22-007, Administrative Site Plan No. 22-003 for two (2) multi-tenant buildings totaling approximately 10,349 square feet, pursuant to a previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Northgate shopping center (MCN No. 20-016) project and directing staff to file a Notice of Determination.

Chair Fort opened Public Hearing.

Alexia De La Torre, Assistant Planner presented the staff report.

The commission and staff discussed the number of tenants and total parking spaces for the project. Additionally, the commission requested clarification on the availability of street parking along Sierra Avenue.

Another discussion ensued regarding alcohol consumption outside the patio area and the hours of operation for potential tenants.

The applicant, Tom Hunt, and Matt Ryreck, on behalf of Sierra San Bernardino Partners, LLC., stated that they read and agreed to the Conditions of Approval; thanked city staff, and commented on the mix of tenants that will be part of the project.

The commission and applicant also discussed the Spanish architecture design of the project and the type of local artist/entertainment that will be occupy the stage.

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. 2024-013, and,

- 1. Find that the project has been reviewed under a previously approved Mitigated Negative Declaration 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 none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination; and,**
- 2. Approve Administrative Site Plan No. 22-003.**

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 5-0 to adopt Resolution PC No. 2024-013; and approve Master Case No. 22-007, Administrative Site Plan No. 22-003.

The motion carried by the following vote:

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

PH-D Master Case No. 23-059: Tentative Parcel Map No. 23-010 (TPM No. 20744) and Design Review No. 23-013 - A request for the consolidation of two (2) lots into one (1) to develop two (2) industrial commerce center buildings totaling approximately 699,433 square feet on an approximate 29.4-acre site pursuant to the certification of the Supplemental Environmental Impact Report (SEIR), Mitigation Monitoring and Reporting Program, CEQA Findings, and Statement of Overriding Consideration.

Chair Fort opened Public Hearing.

Rina Leung, Senior Planner presented the staff report.

The commission and staff discussed nighttime renderings and elevations of the project.

Additionally, the commission requested clarification on the repaving of Jurupa, Cherry, and Redwood Avenues.

Senior Planning Leung, noted the memorandum that was distributed to the commission, requesting to revise various conditions of approval, and provided clarification on conditions of approval that are no longer needed and therefore will be removed/ stricken off.

The applicant, Scott Morris, on behalf of Hillwood, stated that he read and agreed to the Conditions of Approval; commented on the partnership with the city and briefly spoke on the design of the project.

The City Clerk's Department received two (2) written correspondences in opposition of this item and one (1) in favor.

The following individuals spoke in favor:

- Zach Strasters
- David Martinez
- Junior Torres
- John Sisley
- Jason Ellis

- Cyrus Sapien
- Jose Garcia
- Ronnie Barrera
- Eddie Campos
- Joshua Campos

The Public Hearing was closed.

Chair Fort thanked all individuals who came out to participate in tonight's meeting.

RECOMMENDATION:

1. **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. 2024-014, and,**
 - a. **Certify the Supplemental Environmental Impact Report (SEIR), adopt a Statement of Overriding Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination.**
2. **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. 2024-015; and,**
 - a. **Approve Tentative Parcel Map No. 23-010 (TPM No. 20744); and,**
 - b. **Approve Design Review Project No. 23-013.**

ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 5-0 to approve adopt Resolution PC No. 2024-014 and Resolution PC No. 2024-015; and approve Master Case No. 23-059: Tentative Parcel Map No. 23-010 (TPM No. 20744) and Design Review No. 23-013

The motion carried by the following vote:

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

NEW BUSINESS:

NB-A Annual Planning Commission Reorganization: Chair, Vice Chair, Secretary (Continued from February 20, 2024).

Secretary Sanchez nominated Commissioner Fort for the position of Chair.

ACTION: Motion was made by Vice Chair Sanchez, seconded by Commissioner Sangha, and passed by a vote of 5-0 to appoint Chair Fort as Chair (AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, Commissioners Sangha, and Quintana; NOES: None; ABSENT: None; ABSTAIN: None).

Commissioner Quintana nominated Vice Chair Sanchez for the position of Vice Chair.

ACTION: Motion was made by Commissioner Quintana, seconded by Commissioner Thrasher, and passed by a vote of 5-0 to appoint Vice Chair Sanchez as Vice Chair (AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, Commissioners Sangha, and Quintana; NOES: None; ABSENT: None; ABSTAIN: None).

Secretary Sanchez nominated Commissioner Quintana for the position of Secretary.

ACTION: Motion was made by Vice Chair Sanchez, seconded by Commissioner Sangha, and passed by a vote of 5-0 to appoint Commissioner Quintana as Secretary (AYES: Chair Fort, Vice Chair Sanchez, Secretary Thrasher, Commissioners Sangha, and Quintana; NOES: None; ABSENT: None; ABSTAIN: None).

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sangha expressed his excitement for the approval of tonight's Northgate Food Market project and thanked everyone for the opportunity to serve.

Commissioner Thrasher thanked city staff for running tonight's meeting; commended Planning staff for providing needed information and thanked everyone for the opportunity to serve another year.

Secretary Quintana congratulated Chair Fort and Vice Chair Sanchez on their reappointment as Chair and Vice Chair; commented on the approval of the Northgate Food Market project; thanked the public for their involvement/participation in tonight's meeting and closed his comments by thanking everyone for the opportunity to serve.

Vice Chair Sanchez expressed his excitement for the involvement of the city's youth at tonight's meeting, the approval of the Northgate Food Market project, and the redevelopment of Downtown Fontana. Lastly, Vice Chair thanked everyone for the honor and opportunity to serve another year on the Planning Commission.

Chair Fort echoed previously mentioned comments relating to public participation; congratulated Vice Chair Sanchez and Secretary Quintana on their appointments; thanked city staff for providing the necessary information to help make informed decisions; briefly commented on the city's growth and increase in economics and closed her comments by encouraging the public to go out and vote.

ADJOURNMENT:

Chair Fort adjourned the meeting at 7:08 p.m. to the next Regular Planning Commission Meeting on Tuesday, March 19, 2024, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



Susana Gallardo
Specialist to the Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 19th DAY OF MARCH 2024.**



Cathline Fort
Chairperson

Certificate Of Completion

Envelope Id: F7715ACC1F9B43B3916FD932F1BF321E
Subject: Complete with DocuSign: PC Minutes of 03-05-2024.pdf
Source Envelope:
Document Pages: 8
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Envelope Originator:
Maria Torres
8353 Sierra Avenue
Fontana, CA 92335
mtorres@fontanaca.gov
IP Address: 192.146.186.123

Record Tracking

Status: Original
4/4/2024 | 09:17 AM
Holder: Maria Torres
mtorres@fontanaca.gov

Location: DocuSign

Signer Events

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

Signature

Susana Gallardo

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

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Viewed: 4/9/2024 | 07:51 AM
Signed: 4/9/2024 | 07:51 AM

Electronic Record and Signature Disclosure:
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Cathline Fort
cathlinefort@verizon.net
Security Level: Email, Account Authentication
(None)

Cathline Fort

Signature Adoption: Drawn on Device
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Signed using mobile

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Signed: 4/16/2024 | 05:41 PM

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In Person Signer Events

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

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Not Offered via DocuSign

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Kathy Kasinger
Kkasinger@fontana.org
Records Coordinator
Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
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Timestamps

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Security Checked

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4/16/2024 | 05:41 PM
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4/16/2024 | 05:41 PM

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Required hardware and software

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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