



**City of Fontana
Planning Commission
Minutes**

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

Tuesday, March 19, 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 19, 2024. Chair Fort called the meeting to order at 6:05 p.m.

Present: Chair Fort, Secretary Quintana, Commissioners Sangha, and Thrasher

Absent: Vice Chair Sanchez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Fontana Police Department Chaplain Bianca Pescina, the Pledge of Allegiance was led by Commissioner Sangha.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of March 5th, 2024.

ACTION: A Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: Vice Chair Sanchez

PUBLIC HEARINGS:

Chair Fort requested that Public Hearing Item "A" be moved to the end of public hearings and that the meeting start with Public Hearing Item "F".

PH-F Master Case No. 23-096 and Conditional Use Permit (CUP) No. 23-024: A request to approve an Alcohol Beverage Control (ABC) License Type 21 (Off-Sale, General) for an existing service station with convenience store, Conserv Fuel, pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15301.

Chair Fort opened the Public Hearing.

Mai Thao, Assistant Planner presented the staff report and noted that the Planning Department received (2) written correspondence regarding this item.

The Commission requested clarification on the meaning of "distilled spirits".

The applicant Brett Engstrom, on behalf of Moller Retail Inc., 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. 2024-016, and;

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. Approve Conditional Use Permit No. 23-024,

ACTION: Motion was made by Commissioner Sangha and seconded by Commissioner Thrasher and passed by a vote of 4-0 to approve Public Hearing Item "F"; adopt Resolution PC No. 2024-016; approve Master Case No. 23-096 and Conditional Use Permit (CUP) No. 23-024.

The motion carried by the following vote:

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

PH-B Master Case No. 21-038: Tentative Parcel Map No. 21-007 (TPM No. 20456) and Design Review No. 21-013 - A request to consolidate 22 parcels into one (1) parcel to facilitate the development of a new industrial commerce center building totaling 623,460 square feet with approximately 14,000 square feet of office/mezzanine space on an approximately 29.8 acres site, pursuant to the certification of the Final Environmental Impact Report (FEIR), Mitigation Monitoring and Reporting Program, CEQA Findings, and Statement of Overriding Consideration.

Chair Fort opened the Public Hearing.

Jon Dille, Associate Planner, presented the staff report and noted the memorandum that was distributed to the commission, requesting to revise various conditions of approval that are no longer needed and therefore are recommended to be removed.

The commission and staff discussed the removal of conditions of approval related to the storm drainage and the project's retaining/screening wall and color of window framing.

The applicant Myra Ramirez, on behalf of Duke Realty/ Prologis, stated that she had read and agreed to the Conditions of Approval.

The City Clerk's Department received three (3) written correspondences in opposition of this item.

The following individuals spoke in opposition:

- Wanyae Mc Donald
- Salvador Rincon

- Zach Strasters
- Robert Lujan
- Andrew Graf
- Godfrey Wachira
- Forrest Peck
- Jason Ellis
- Elizabeth Sena
- Joaquin Castillejos

The following individuals spoke in favor:

- Juan Serrato
- Jonathan Daily
- Amanda Morales
- Eddie Campos
- Jon Shardlow

The Public Hearing was closed.

The commission and staff discussed traffic and the commission requested clarification on any existing city requirements that would mandate the developers to utilize union labor.

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 No. PC 2024-017, and,**
 - a. **Certify the Final Environmental Impact Report (FEIR), 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. 2024-018; and,**
 - a. **Approve Tentative Parcel Map No. 21-007 (TPM No. 20456); and,**
 - b. **Approve Design Review No. 21-013.**

ACTION: Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item "B"; adopt Resolution PC No. 2024-017 and 018; Master Case No. 21-038: Tentative Parcel Map No. 21-007 (TPM No. 20456) and Design Review No. 21-013 with amended conditions of approval.

The motion carried by the following vote:

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

PH-C Master Case No. (MCN) 22-115; General Plan Amendment (GPA) No. 22-009, Zoning District Map Amendment (ZCA) No. 22-009, Tentative Parcel Map No. 22-029 (TPM No. 20834), Design Review (DRP) No. 22-054, and Development Agreement (AGR) No. 23-096 - A request to amend the General Plan land use designation from Community Commercial (C-C) to Light Industrial (I-L), and a Zoning District Map Amendment to amend the zoning designation from Community Commercial (C-1) to Light Industrial (M-1) for approximately 0.9 acres, a Tentative Parcel Map to consolidate twenty-one (21) parcels comprised of approximately 15.8 acres into one parcel, Design Review for the site and architectural review for the development of an industrial commerce building totaling approximately 355,995 square feet within a project site comprised of approximately 15.8 acres, and a Development Agreement to include the payment of a public benefit fee, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Chair Fort opened the Public Hearing.

Irene Romero, Associate Planner, presented the staff report.

The Commission and staff discussed the location of the project's employee parking and truck entrances.

Another discussion took place regarding homes near the project site and truck traffic restrictions on Slover and Boyle Avenues.

Lastly, the commission and staff discussed the public benefit fee associated with the project.

City Attorney, Steven Deithcer, noted the memorandum that was provided to the commission and recommended staff amend the current modification to condition of approval #44 by including additional verbiage.

The applicant George Garcia, on behalf of Ownership, stated that he read and agreed to the Conditions of Approval and to the amended modification to condition of approval #44.

The applicant spoke regarding his efforts to reach out to property owners on Oleander Avenue and intentions to use local labor and workforce unions for the construction of the project.

The City Clerk's Department received four (4) written correspondences in opposition of this item.

The following individuals spoke in opposition:

- Elizabeth Sena
- Joaquin Castillejos
- Miguel Munoz

The following individuals spoke in favor:

- Jeffrey Scott
- Jessie Suazo
- Thomas Ruiz
- Brian Ochoa

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-019, and forward a recommendation to the City Council to:

1. **Adopt a resolution approving 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. 22-009; and,**
3. **Adopt an ordinance approving Zone District Map Amendment (ZCA) No. 22-009; and,**
4. **Adopt a resolution approving Tentative Parcel Map No. 22-029 (TPM No. 20834); and,**
5. **Adopt a resolution approving Design Review No. 22-054; and,**
6. **Adopt an ordinance approving Development Agreement (AGR) No. 23-096.**

ACTION: Motion was made by Secretary Quintana and seconded by Commissioner Thrasher and passed by a vote of 4-0 to approve Public Hearing Item "C" and adopt Resolution PC No. 2024-019 approve Master Case No. (MCN) 22-115; General Plan Amendment (GPA) No. 22-009, Zoning District Map Amendment (ZCA) No. 22-009, Tentative Parcel Map No. 22-029 (TPM No. 20834), Design Review (DRP) No. 22-054, and Development Agreement (AGR) No. 23-096.

The motion carried by the following vote:

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

PH-D Master Case No. 22-143; Tentative Parcel Map (TPM 20710) No. 23-012, Design Review (DRP) No. 22-064, Development Agreement (AGR) No. 24-002, and Final Subsequent Environmental Impact Report for the development of an industrial warehouse building totaling approximately 881,826 square feet on approximately 40.01 acres.

Chair Fort opened the Public Hearing.

Rina Leung, Senior Planner, presented the staff report.

The applicant Myra Ramirez, on behalf of Prologis, stated that she had read and agreed to the Conditions of Approval.

The applicant and traffic engineer spoke about mitigation measures and average daily truck trips.

The City Clerk's Department received four (4) written correspondences, which includes (3) three written correspondences in opposition and (1) one responses memorandum prepared by the environmental consultant for this item.

The following individuals spoke in opposition:

- Zach Strasters
- Salvador Rincon
- David Martinez
- Andrew Graf
- Elijah Silva
- Godfrey Wachira
- Robert Lujan
- Elizabeth Sena
- Joaquin Castillejos

The following individuals spoke in favor:

- Jon Shardlow
- Amanda Morales
- Al Sanchez
- Rafael Legido
- Alex Zamora
- Forrest Peck

The Public Hearing was closed.

Additionally, the commission and staff discussed traffic study and traffic mitigation. The Environmental Consultant also commented on the truck trips generated by the project.

Lastly, the commission and staff discussed state requirements and the responsibilities of the developers when addressing solar.

RECOMMENDATION:

1. Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-020; and,
 - a. Certify the FSEIR, 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 contained in this staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2024-021; and,
 - a. Approve Tentative Parcel Map No. 23-012 (TPM No. 20710); and,
 - b. Approve Design Review No. 22-064; and,
3. Adopt Resolution No. PC 2024-022 and forward a recommendation to the City Council to adopt an ordinance approving Development Agreement (AGR) No. 24-002.

ACTION: Motion was made by Commissioner Sangha and seconded by Secretary Quintana and passed by a vote of 4-0 to approve Public Hearing Item "D" and adopt Resolution PC No. 2024-020, 21, and 22; approve Master Case No. 22-143; Tentative Parcel Map (TPM 20710) No. 23-012, Design Review (DRP) No. 22-064, Development Agreement (AGR) No. 24-002; and Final Subsequent Environmental Impact Report.

The motion carried by the following vote:

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

PH-E Master Case No. 23-013: General Plan Amendment (GPA) No. 23-001, Zoning District Map Amendment (ZCA) No. 23-002, Specific Plan Amendment (SPA) No. 23-001, Tentative Parcel Map 20795 (TPM) No. 23-003, Administrative Site Plan Review (ASP) No. 23-006 and Development Agreement No. (AGR) 23-001 - A request to amend the General Plan land use designation from Residential Planned Community (R-PC) to General Industrial (I-G), a Zoning District Map amendment to amend the zoning designation from Residential Planned Community (R-PC) to Specific Plan (SP), a Specific Plan Amendment to include the project site in the Southwest Industrial Park Specific Plan (SWIP), a Tentative Parcel Map for the consolidation

of two (2) parcels into one (1) parcel, and an Administrative Site Plan for the site and architectural review to construct a 33,585 square foot industrial commercial center building within a project site comprised of approximately 1.6 acres, and a Development Agreement including provision for a public benefit fee, pursuant to a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The project will include site improvements of parking, landscaping, and other associated on-site and off-site improvements on approximately 1.6-acre site. The applicant has also prepared a development agreement.

Chair Fort opened the Public Hearing.

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

The Commission and staff discussed the exterior colors of the project.

The applicant, Chase Partners, was not present at the Planning Commission meeting. Associate Planner, Session-Goins, accepted and agreed with the conditions of approval on their behalf.

No written correspondence was received.

The following individuals spoke in opposition:

- Joaquin Castillejos
- Elizabeth Sena
- Angel Esparza
- Sarah Randall

The Public Hearing was closed.

Additionally, the commission and staff discussed the project's area zone change and truck route of the project.

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. 2024-023, and forward a recommendation to the City Council to:

1. Adopt a resolution approving the 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.23-001; and,
3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No.

23-002; and,

4. Adopt an ordinance approving Specific Plan Amendment (SPA) No. 23-001; and,
5. Adopt a resolution approving Tentative Parcel Map No. 20795 (TPM No. 23-003); and,
6. Adopt a resolution approving Administrative Site Plan Review (ASP) No. 23-006; and,
7. Adopt an ordinance approving the Development Agreement (AGR) No. 23-001.

ACTION: Motion was made by Commissioner Thrasher and seconded by Secretary Quintana and passed by a vote of 4-0 to approve Public Hearing Item "E"; adopt Resolution PC No. 2024-023; approve Master Case No. 23-013: General Plan Amendment (GPA) No. 23-001, Zoning District Map Amendment (ZCA) No. 23-002, Specific Plan Amendment (SPA) No. 23-001, Tentative Parcel Map 20795 (TPM) No. 23-003, Administrative Site Plan Review (ASP) No. 23-006 and Development Agreement No. (AGR) 23-001.

The motion carried by the following vote:

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

PH-A Master Case No. 24-019 and Municipal Code Amendment No. 24-001; Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code), pursuant to a categorical exemption in accordance with CEQA Guidelines section 15060(c) and 15061(B)(3). (Continued from March 5, 2024).

Chair Fort opened the Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The following individual spoke neither in opposition nor favor:

- Michael Townsend

The Public Hearing was closed.

RECOMMENDATION:

Based on information on the staff report staff recommends that the Planning Commission adopt Resolution No. 2024-024; and,

1. Determine that this Ordinance is categorically exempted pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that

CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

- 2. Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 24-001 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Commissioner Thrasher and seconded by Commissioner Sangha and passed by a vote of 4-0 to approve Public Hearing Item "A" and adopt Resolution PC No. 2024-024; and approve Master Case No. 24-019 and Municipal Code Amendment No. 24-001.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sangha thanked Planning staff for their staff reports; conveyed his excitement on all the new developments that were approved tonight and thanked everyone for the opportunity to serve.

Commissioner Thrasher echoed comments that were previously mentioned by fellow Commissioner Sangha and expressed his gratitude to be able to serve on the Planning Commission.

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

Chair Fort expressed her appreciation to the members of the public for attending tonight's meeting and for providing feedback; thanked staff for providing the necessary information that helps make informed decisions.

ADJOURNMENT:

Chair Fort adjourned the meeting at 9:01 p.m. to the next Regular Planning Commission

Meeting on Tuesday, April 2, 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 2nd DAY OF APRIL 2024.**



Ricardo Quintana
Secretary

Certificate Of Completion

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Susana Gallardo
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Susana Gallardo

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Ricardo Quintana
 r_quintana24@yahoo.com
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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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