



City of Fontana
Planning Commission
Minutes

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

Tuesday April 18, 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, April 18th, 2023. Chair Fort called the meeting to order at 6:02 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 Chair Fort, 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 April 4th, 2023.

- B. Master Case Nos. 23-022, -023, -024, -025, -026 and Appeal (APL) Nos. 22-003, -005, -007, -009 and -011 - Appeal of the Director of Planning's decision approving Administrative Site Plan No. 22-013, for the request to modify an existing Southern California Edison (SCE) transmission tower with new wireless telecommunications equipment consisting of twelve (12) panel antennas, fifteen (15) radio remote units (RRUs) and ground mounted within a new lease area of approximately 200 square feet.**

Adopt a Resolution PC No. 2023-015 denying Appeal Nos. 22-003, -005, -007, -009 and -011, thereby upholding the decision of the Director of Planning approving Administrative Site Plan No. 22-013, a request to modify an existing Southern California Edison transmission tower with wireless telecommunications equipment consisting of twelve (12) panel antenna, fifteen (15) radio remote units (RRUs) and ground mounted equipment within a new lease area of approximately 200 square feet that was reviewed at the April 4, 2023 Planning Commission Hearing.

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

The motion carried by the following vote:

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

Abstain: None

PH-A Master Case No. 22-089: Tentative Parcel Map No. 20560 (Tentative Parcel Map No. 22-046) and Design Review No. 22-046. A proposal for a tentative parcel map to consolidate two parcels into one and site and architectural review for the construction of an industrial commerce center building totaling approximately 100,256 square feet on 4.89 adjusted gross acres.

Chair Fort opened Public Hearing

No one spoke in favor or opposition of this item.

Chair Fort requested that this item be continued to the next Planning Commission Meeting scheduled for Tuesday, May 2, 2023.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a vote of 5-0 to continue this item to the next Planning Commission Meeting scheduled for Tuesday, May 2, 2023.

The motion carried by the following vote:

AYES: Sanchez, Thrasher, Fort, Sangha and Quintana; **NOES:** None; **ABSTAIN:** None.

ABSENT: None

PH-B Master Case No. 22-108; Conditional Use Permit No. 22-027 - A request for approval to upgrade an existing Alcohol Beverage Control (ABC) License Type 41 (On-Sale Beer & Wine- Eating Place) to an ABC License Type 47 (On-Sale General-Eating Place) for an existing restaurant El Sinaloense Tacos and Beer.

Chair Fort opened Public Hearing.

Mai Thao, Assistant Planner, presented the staff report.

The Commission and staff briefly discussed the difference between the existing Alcohol Beverage Control (ABC) License Type 41 and License Type 47.

The applicant Eliseo Haro stated that he read and agreed to the Conditions of Approval.

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. 2023-016; and:

- 1. Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and direct staff to file a notice of Exemption; and,**
- 2. Approve Conditional Use Permit No. 22-027**

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. 2023-016 and approve Conditional Use Permit No. 22-027.

The motion carried by the following vote:

AYES: Sanchez, Sangha, Fort, Thrasher and Quintana; NOES: None; ABSTAIN: None.

ABSENT: None

PH-C Master Case No. 21-090: General Plan Amendment No. 21-004, Zone Change No. 21-006, Tentative Parcel Map No. 20523 (TPM No. 21-018), Design Review No. 21-034, and Development Agreement No. 22-006 - for the development of a 199,999 square foot Industrial Commerce Building.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report.

The Commission and staff discussed the Existing and Proposed General Plan Land Use and Zoning of the project.

Another discussion took place regarding the availability of the residential units and if they would be listed as available to other developers.

The applicant, Jason Karengold, on behalf of Shea Properties stated that he read and agreed to the Conditions of Approval; commented on the traffic route along Sierra Avenue and spoke briefly regarding job creation a what this project would bring to the city.

The commission and applicant discussed potential clients/tenants for the project; net fiscal differentiation; queuing of trucks and signage along Duncan Canyon Road.

The following individuals spoke in favor:

- Danielle Holley
- Thomas Ruiz
- Eddie Campos
- Matt Slowik
- Artina McIntosh

No one spoke in opposition of this item.

The Public Hearing was closed.

Additionally, the commission and staff discussed the queuing and the availability to queue on property site.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-017, and forward a recommendation to the City Council to:

1. Adopt a resolution to certify the Environmental Impact Report (EIR), 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. Adopt an ordinance approving Zone Change No. 21-006; and,
3. Adopt an ordinance approving Development Agreement No. 22-006; and,
4. Adopt a resolution approving Tentative Parcel Map No. 20523 (TPM No. 21-018); and,
5. Adopt a resolution approving Design Review No. 21-034, subject to the attached Findings and Conditions of Approval.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Secretary Thrasher and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-017 and approve Master Case No. 21-090; General Plan Amendment No. 21-004; Zone Change No. 21-006; Tentative Parcel Map No. 20523 (TPM No. 21-018); Design Review No. 21-034, and Development Agreement No. 22-006.

The motion carried by the following vote:

AYES: Sanchez, Thrasher, Fort, Sangha and Quintana; **NOES:** None; **ABSTAIN:** None.

ABSENT: None

PH-D Master Case No. 21-099: General Plan Amendment No. 21-005, Zoning Change No. 21-007, Tentative Parcel Map No. 20608 (TPM No. 21-022), Design Review No. 21-039, and Development Agreement No. 22-007 - for the development of two (2) industrial commerce center buildings totaling approximately 385,043 square feet on a site of approximately 19.0 gross acres.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report.

The Commission and staff discussed trucks not being allowed to use Duncan Canyon Road; signage will be place on street light, property, and along Duncan Canyon Road.

The applicant David Pittman stated that he read and agreed to the Conditions of Approval.

The Commission and applicant discussed potential tenants for the project and the applicant's decision to use Labor Union; queuing of trucks as it related to the projects entrance.

The following individuals spoke in favor:

- Amanda Morales
- Luis Echeverria
- Matt Slowik
- Juan Olmedo

No one spoke in opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-018, and forward a recommendation to the City Council to:

- 1. Adopt a resolution to certify the EIR, 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; and,**
- 2. Adopt a resolution approving General Plan Amendment No. 21-005; and,**
- 3. Adopt an ordinance approving Zone Change No. 21-007; and,**
- 4. Adopt an ordinance approving Development Agreement No. 22-007; and,**
- 5. Adopt a resolution approving Tentative Parcel Map No. 20608 (TPM No. 21-022); and,**
- 6. Adopt a resolution approving Design Review No. 21-039.**

ACTION: Motion was made by Secretary Thrasher and seconded by Commissioner Sangha and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-018 and approve General Plan Amendment No. 21-005; Zone Change No. 21-007;

Development Agreement No. 22-007; Tentative Parcel Map No. 20608 (TPM No. 21-022); and Design Review No. 21-039.

The motion carried by the following vote:

AYES: Thrasher, Sangha, Fort, Sanchez, and Quintana; NOES: None; ABSTAIN: None.

ABSENT: None

PH-E Master Case No. 22-075: Tentative Parcel Map No. 20653 (Tentative Parcel Map No. 22-014) and Design Review No. 22-038. A proposal for a tentative parcel map to combine two parcels into one and the site and architectural review and approval to construct an industrial commerce center building totaling approximately 165,000 square feet on approximately 7.37 acres.

Chair Fort opened Public Hearing.

Candida Neal, Contract Planner presented the staff report.

The Commission and staff discussed the concrete stamping of the project.

The applicant, Benjamin Horning, stated that he read and agreed to the Conditions of Approval.

The following individuals spoke in favor:

- Matt Slowik

No one spoke in 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. 2023-019; and:

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program to the Southwest Industrial Specific Plan Program Environmental Impact Report (SCH NO. 2009091089) and direct staff to file a Notice of Determination; and,**
- 2. Approve Tentative Parcel Map No. 20653 (Tentative Parcel Map No. 22-014).**
- 3. Approve Design Review No. 22-038.**

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Quintana and passed by a vote of 5-0 to; adopt Resolution PC No. 2023-019 and approve Master Case No. 22-075: Tentative Parcel Map No. 20653 (Tentative Parcel Map No. 22-014) and Design Review No. 22-038 with proposed amendments to the Resolution.

The motion carried by the following vote:

AYES: Sanchez, Quintana, Fort, Sangha and Thrasher; **NOES:** None; **ABSTAIN:** None.

ABSENT: None

PH-F Draft Environmental Impact Report (DEIR) Review for Master Case No. 22-053: General Plan Amendment (GPA) No. 22-004, Zone Change Application (ZCA) No. 22-005, Specific Plan Amendment (SPA) No. 22-002 and Development Agreement (DA) No. 23-005, Design Review (DRP) No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 22-009 (Building No. 1), Design Review No. 22-061 (Building No. 2), Tentative Parcel Map (TPM) No. 22-030 (Building No. 2), Design Review No. 22-062 (Building No. 3), Tentative Parcel Map (TPM) No. 22-031 (Building No. 3)- a request to receive comments on the DEIR, State Clearinghouse No. 2022110389 for the development of three (3) industrial commerce buildings totaling approximately 540,849 square feet within three project sites totaling 24.4 acres.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report and noted for the record that he had not yet received any comments from the public regarding the draft Environmental Impact Report.

The Commission and Environmental Consultant, Tracy Zinn discussed the cumulative effects analysis of the Environmental Impact Report.

No one spoke in favor or opposition of this item

The Public Hearing was closed.

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) Open the public hearing on the Draft EIR prepared for the Sierra Business Center to receive comments from the public; and, 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments received on the Final EIR.

The commission directed staff to accept comments from the public.

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

None.

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

Commissioner Sangha thanked both the IT Department and Planning staff for setting up the meeting and for providing the needed information to make necessary decisions; thanked everyone for the opportunity to serve.

Secretary Thrasher echoed comments that were previously mentioned by fellow commissioners and briefly commented on the different designs of the projects.

Commissioner Quintana thanked the IT Department and Planning staff for putting on tonight's meeting; thanked the Chamber of Commerce and the Carpenters Union for their support and for attending tonight's meeting.

Vice Chair Sanchez echoed comments that were previously mentioned by fellow commissioners; briefly commented on the projects that were presented and thanked the stakeholders; closed his comments by congratulating his son on his wedding and announcing that his daughter is expecting a grandchild.

Chair Fort echoed comments that were previously mentioned by fellow commissioners; expressed her appreciation towards the public for coming out and speaking at tonight's meeting.

ADJOURNMENT:

By consensus, the meeting adjourned at 7:42 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 2, 2023, 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 2nd DAY OF MAY 2023.**

Cathline Fort
Chairperson