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**City of Fontana
Planning Commission
Minutes**

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

Tuesday June 20, 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, June 20, 2023. Chair Fort called the meeting to order at 6:01 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 Vice Chair Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of June 6, 2023.

ACTION: A Motion was made by Commissioner Quintana and seconded by Secretary Thrasher and passed by a vote of 4-0-1 to approve the Consent Calendar.

The motion carried by the following vote:

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

Abstain: Chair Fort

Absent: None

PUBLIC HEARINGS:

PH-A 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, Tentative Parcel Map (TPM) No. 22-009 (Building No. 1), Design Review (DRP) No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 22-030 (Building No. 2), Design Review No. 22-061 (Building No. 2), Tentative Parcel Map (TPM) No. 22-031 (Building No. 3), Design Review No. 22-062 (Building No. 3), and Final Environmental Impact Report for the development of three (3) industrial commerce buildings totaling approximately 540,849 square feet within a project area totaling 29.4 acres.

Vice Chair opened Public Hearing

Salvador Quintanilla, Senior Planner presented the staff report.

The applicant, David Pittman on behalf of Acacia Real Estate Group, Inc., stated that he read and agreed to the Conditions of Approval.

The following individuals spoke in opposition:

- Elizabeth Sena
- Joaquin Castillegos

The following individuals spoke in favor:

- Danielle Holley

- Amanda Morales
- Evan Webb
- Luis Cuevas

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 2023-025 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. 22-004; and,
3. Adopt an ordinance approving Specific Plan Amendment No. 22-002; and,
4. Adopt an ordinance approving Zone Change No. 22-005; and,
5. Adopt an ordinance approving Development Agreement No. 23-005; and,
6. Adopt a resolution approving Tentative Parcel Map (TPM) No. 20709, Design Review No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 20708, Design Review No. 22-061 (Building No. 2), and Tentative Parcel Map (TPM) No. 20707, Design Review No. 22-062 (Building No. 3) subject to the attached Findings and Conditions of Approval.

ACTION: Motion was made by Vice Chair Sanchez and seconded by Commissioner Thrasher and passed by a vote of 5-0 to adopt Resolution PC No. 2023-025; and approve 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, Tentative Parcel Map (TPM) No. 22-009 (Building No. 1), Design Review (DRP) No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 22-030 (Building No. 2), Design Review No. 22-061 (Building No. 2), Tentative Parcel Map (TPM) No. 22-031 (Building No. 3), Design Review No. 22-062 (Building No. 3).

The motion carried by the following vote:

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

Absent: None

PH-B. Master Case No. 22-084: General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), Design Review No. 22-043, and Administrative Site Plan No. 23-014 - A request for site and architectural review for the development of 255 condominium units (147 detached Cluster Homes units and 108 detached Stub Drive units) with various amenities, and a public park within a 58-acre overall project site. The project includes an Addendum to the previously certified EIR for the Southridge Village Specific Plan.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner presented the staff report and answered questions of the commission.

Vice Chair Sanchez and Commissioner Sangha noted for the record that they individually met with the applicant at the project site.

The commission and staff discussed existing parking and its connection along the trails of the project area.

Commissioner Quintana also stated for the record that he individually met with the applicant at the project site.

The applicant, Brian Avila on behalf of NH Southern LLC, stated that he read and agreed to the Conditions of Approval. Mr. Avila spoke regarding the parking lot located on old Live Oak, and the plans to grow the lot by 120 parking stalls.

The following individuals spoke in opposition:

- Elizabeth Sena
- Joaquin Castillegos
- Bobbi Jo Chavarria

The following individuals spoke in favor:

- Matt Slowik

A copy of written correspondence in opposition and in favor of this project was provided to the Planning Commission.

The Public Hearing was closed.

Another discussion took place between the commission and staff regarding temporary fencing and signage that would reference “private property”. The Commission also requested clarification on whether the public would have access to the existing trails.

The applicant spoke regarding trails on private property; and their intention to maintain trail access to the public from east to west and have the public still have access to the giant open space directly east of the project.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-026, and forward a recommendation to the City Council to:

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southridge Village Specific Plan EIR (State Clearinghouse [SCH] No. 81052210) and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment No. 22-008; and,
3. Adopt a resolution approving Specific Plan Amendment No. 22-004; and
4. Adopt a resolution approving Tentative Parcel Map No. 20565 (TPM No. 22-018) Tentative Tract Map No. 20568 (TTM No. 22-007), Design Review No. 22-043, and Administrative Site Plan No. 23-014, subject to the attached Findings and Conditions of Approval.

ACTION: Motion was made Vice Chair Sanchez and seconded by Commissioner Sangha and passed by a vote of 5-0 to adopt Resolution PC No. 2023-026; and approve Master Case No. 22-084: General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), Design Review No. 22-043, and Administrative Site Plan No. 23-014.

The motion carried by the following vote:

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

Absent: None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Patty Nevins, Director of Planning noted that the next Regular Planning Commission meeting would be cancelled due to the 4th of July holiday. Director Nevins also thanked

City Attorney, Jennifer Farrell for doing an incredible job on the Planning Commission.

Chair Fort expressed her appreciation towards City Attorney Farrell and thanked her for all the services that she has provided the Planning Commission.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Quintana thanked City Attorney Farrell for her service to the Planning Commission; showed appreciation towards residents and thanked them for coming out to speak at tonight's meeting.

Commissioner Sangha thanked both the IT Department and Planning staff for setting up the meeting; thanked City Attorney Farrell for her time and dedication to the Planning Commission and all developers for bringing new developments to Fontana.

Secretary Thrasher thanked City Attorney Farrell for helping the City of Fontana grow and city staff for providing information that helps him make his decision.

Vice Chair Sanchez thanked City Attorney Farrell for her service to the Planning Commission; commended staff for proving needed information to help him make his decision and closed by wishing the public a happy 4th of July holiday.

Chair Fort briefly commented on additional housing that is coming to the city; spoke about the importance in maintaining access to trails; expressed appreciation towards staff for providing the need information and thanked all the residents who came out to tonight's meeting to share their comments.

ADJOURNMENT:

Chair Fort adjourned the meeting at 7:12 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 18, 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 18th DAY OF JULY 2023.**

Cathline Fort
Chairperson