



City of Fontana
Planning Commission
Minutes

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

Tuesday, January 17, 2023 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, January 17, 2023. Chair Fort called the meeting to order at 6:02 p.m.

Present: Chair Fort, Vice Chair Sangha, Secretary Sanchez, and
Commissioner Thrasher

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Commissioner Thrasher, the Pledge of Allegiance was led by Secretary Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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

Approve the Regular Planning Commission Meeting Minutes of December 20th, 2022.

ACTION: A Motion was made by Vice Chair Sangha and seconded by Secretary Sanchez and passed unanimously by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Fort, Vice Chair Sangha, Secretary Sanchez, and Commissioner Thrasher

Absent: None

PUBLIC HEARINGS:

PH-A Master Case No. 20-083: Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031 - for the development of commercial retail center to include a banquet hall, dual branded hotel, restaurant/retail building, and a drive-through restaurant on an approximately 8.9 adjusted gross acre site.

Vice Chair Sangha recused himself due to personally knowing the developer of the project.

Chair Fort opened Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report and commented that staff received one comment letter.

The commission and staff discussed the Alcoholic Beverage Control license, variance, and linear feet stacking of the project. Another discussion took place regarding IN-N-OUT's preliminary design of overflow stacking and staff mentioned that the applicant had various methods to control the flow and circulation of traffic. The commission also suggested revising the preliminary design by removing a current planter and adding additional landscape.

Additionally, the commission and staff discussed the color scheme of IN-N-OUT's building and the possibility of changing the color of the stonework.

The applicant, Jinder Singh, stated that he read and agreed to the Conditions of Approval.

The applicant briefly gave a description of the project and mentioned that they were still looking for one more tenant to fill the restaurant site.

Secretary Sanchez thanked the applicant for bringing the project to the city.

The commission and Jeff Bryant, IN-N-OUT's project manager discussed the parking and stacking of the project and proposed several contingency plans. The commission and Mr. Bryant also discussed the overflow of traffic, typical and anticipated stacks and how to achieve traffic circulation in order to stay within property limits. Mr. Bryant also proposed several ways to clear traffic stacks and manage traffic flow.

Lastly, there was a second discussion regarding the possibility of changing the color of the building's stonework to a tan color.

The following individuals spoke in opposition:

- Pastor Zach
- John Sicily
- Frankie Jimenez
- Louie Lopez
- Kelilah Federman

The following individuals spoke in favor:

- George Bratton
- Andrea De Leon

The commission directed staff to share comments regarding the technical studies and the Mitigated Negative Declaration. Staff indicated that they were comfortable that the document was adequate.

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. 2023-001; and,

1. **Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,**
2. **Approve Tentative Parcel Map No. 20464 (TPM No. 20-021); and,**
3. **Approve Variance No. 22-001; and,**
4. **Approve Conditional Use Permit No. 20-025; and,**
5. **Approve Conditional Use Permit No. 22-019; and,**
6. **Approve Conditional Use Permit No. 22-028; and ,**
7. **Approve Design Review No. 20-031.**

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Thrasher, and passed by a vote of 3-0-1 to adopt Resolution PC No. 2023-001 and

approve Master Case No. 20-083: Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031

The motion carried by the following vote:

- 1. Approve Tentative Parcel Map No. 20464 (TPM No. 20-021); and,**
- 2. Approve Variance No. 22-001; and,**
- 3. Approve Conditional Use Permit No. 20-025; and,**
- 4. Approve Conditional Use Permit No. 22-019; and,**
- 5. Approve Conditional Use Permit No. 22-028; and ,**
- 6. Approve Design Review No. 20-031.**

AYES: Sanchez, Thrasher, Fort; NOES: None; ABSTAIN: Sangha; ABSENT: None

Vice Chair Sangha returned to the dais.

PH-B Master Case No. 21-056; Variance No. 22-002; Conditional Use Permit No. 22-023; Administrative Site Plan No. 21-030 - A request to construct a hydrogen fueling station and associated improvements at an existing Circle K site on approximately .48 acres.

Chair Fort opened Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

Chair Fort commented on the removal of condition number 28.

The commission and staff briefly discussed the scope of the project and staff confirmed that no resurfacing or branding would be made to the convenience store.

Commissioner Sanchez suggested a fresh coat of paint for the existing building and staff commented that new landscaping would be added to the project.

Commissioner Sangha asked for clarification regarding the property owner and the two separate leases on the property.

The applicant, Ben Steckler, on behalf of Fielder Group, stated that he read and agreed to the Conditions of Approval.

The commission and applicant discussed the possibility of contacting the property owner and request permission to add new paint work to the existing building.

No one spoke in favor or opposition of this item.

The Public Hearing was closed.