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City of Fontana

Planning Commission

Minutes

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

Tuesday, March 15, 2022 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 15, 2022. Vice Chair Sangha called the meeting to order at 6:03 p.m.

Present: Chair Fort (arrived at 6:11 p.m.), Vice Chair Sangha, Secretary Sanchez, and Commissioners Gordon and Thrasher

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

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CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of March 1, 2022.

ACTION: A Motion was made by Commissioner Gordon, seconded by Secretary Sanchez, and passed unanimously by a vote of 4-0 (Chair Fort not present for this item) to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Vice Chair Sangha, Secretary Sanchez, and Commissioners Gordon and Thrasher

PUBLIC HEARINGS:

PH-A Master Case No. 20-086; Conditional Use Permit 20-028 and Administrative Site Plan No. 20-030 - A request to review and approve a Conditional Use Permit for a proposal to establish and operate a Registered Vehicle Storage facility on approximately 1.9 adjusted gross acres; and an Administrative Site Plan for a proposal to construct a registered vehicle storage facility that includes a 2,155 square foot building, 33 truck and trailer parking spaces, and 6 auto parking spaces on approximately 1.9 adjusted gross acres.

Vice Chair Sangha opened the Public Hearing Item.

George Velarde, Assistant Planner presented the staff report.

The commission and staff discussed and clarified truck repair and service usage for this project.

The applicant, Doug Andresen, further clarified the truck repair services that will be offered at the project site. In addition, he acknowledged that he had read and agreed to the Conditions of Approval.

No one spoke in favor or in opposition of this project.

The Public Hearing was closed.

RECOMMENDATION:
Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022-006; and,

1. Determine that the proposed project is exempt pursuant to Section 15332 Class 32,

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(In-fill Development) of the California Environmental Quality Act (CEQA) and Section 3.22 of the 2019 Local Guidelines for implementing CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Conditional Use Permit No. 20-028; and,

3. Approve Administrative Site Plan No. 20-030.

ACTION: Motion was made by Secretary Sanchez, seconded by Commissioner Gordon, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:

The motion carried by the following vote:

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

PH-B Master Case No. 22-003; Conditional Use Permit No. 22-001 - a proposal for a Type 41 ABC License for on-sale beer and wine at "Epic Wings", a casual restaurant specializing in fast-food items.

Chair Fort opened the Public Hearing Item.

George Velarde, Assistant Planner presented the staff report.

The commission and staff discussed the drive-thru and confirmed tenant; in addition, a discussion ensued regarding the utilization of the ABC license for this project site.

The commission and staff discussed other similar types of businesses within the city and discussed if the applicant had any other similar type of business in the city. A discussion also took place regarding police service calls to these type of businesses in other neighboring cities.

The applicant, Javier Gomez, representing Triple G Corporation, stated that he had read and agreed to the Conditions of Approval. The commission and the applicant further discussed how the alcoholic beverages would be served at this location. In addition, the commission and the applicant discussed service calls to the location due to alcohol consumption and cooperation from the applicant to minimize those calls. Additionally, the commission and the applicant discussed hours of operation, as it pertains to a family restaurant.

There were no public communications for this item.

The Public Hearing was closed.

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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. 2022-007; and,

1. Determine that the project is Categorial Exempt pursuant to Section No. 15301 (Existing Facilities) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for implementing the California Environmental Quality Act (CEQA); and,

2. Approve Conditional Use Permit No. 22-001, a request for the sale of beer and wine to be consumed on-site for a restaurant.

ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:

The motion carried by the following vote:

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

PH-C Master Case No. 21-084, Tentative Parcel Map No. 20447 (TPM No. 21-017), and Design Review No. 21-030 - a proposal for site and architectural review to construct an approximately 137,000 square foot industrial commerce center building on approximately 6.6 gross acres.

Chair Fort opened the Public Hearing Item.

Jon Dille, Associate Planner presented the staff report.

The commission and staff discussed night renderings for the project.

The applicant, DJ Arellano, stated that he had read and agreed to the Conditions of Approval. He thanked Associate Planner Jon Dille for working with them on this project.

The following individual spoke in opposition:

Elizabeth Sena

The following individual spoke in favor:

Ralph Velador

The Public Hearing was closed.
The commission and staff discussed wall size, additional air pollution, trips per day, as it

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pertains to traffic, project notification to residents within 660 feet from the project site, and the community benefit agreement.

Commissioner Gordon stated that he had a conversation with a member of the public, who is employed at one of the warehouses, and that this person gave him positive feedback, as it pertains to employment and other benefits of working locally.

Secretary Sanchez commented that he supports local jobs.

The commission and staff further commented on the notification for the project and the project findings.

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. 2022- 008: and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program, (MMRP) to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination;

2. Approve Tentative Parcel Map No. 20447 (TPM No. 21-017) and Approve Design Review No. 21-030.

ACTION: Motion was made by Secretary Sanchez, seconded by Vice Chair Sangha, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:

The motion carried by the following vote:

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

PH-D Master Case No. 20-082: Specific Plan Amendment No. 21-003 - Comprehensive update to Southwest Industrial Park Specific Plan (SWIP) Specific Plan; and change of land use designation of certain properties within the SWIP from their current designation of Jurupa North Research and Development District (JND) to Slover West Industrial District (SWD) generally located south of Santa Ana Avenue, between Mulberry Avenue and Cherry Avenue, and north of Kaiser High School.

Chair Fort opened the Public Hearing Item.

Rina Leung, Senior Planner presented the staff report.
The commission and staff discussed caretaker housing, overall SWIP boundaries and

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changes withing the districts, and truck docks off of Jurupa Avenue.

In addition, the commission and staff discussed industrial permitted uses within SWIP and pitched roofs over the pumped canopies.

The following individual spoke in opposition:

Elizabeth Sena
Janet Bernabe

The Public Hearing was closed.

The commission and staff discussed when SWIP was originally adopted and the intention behind the SWIP updated.

The commission and staff discussed the continuation of this item from the February Planning Commission meeting.

The commission further clarified that this update is to ensure that the changes are codified within the city's code.

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. 2022-009; and forward a recommendation to the City Council to;

1. **Determine that the project has been reviewed under a previous certified Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2009091089), pursuant to Sections 15162 through 15164, and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file the Notice of Determination; and,**

2. **Approve Specific Plan Amendment (AMD) No. 21-003 to amend the Southwest Industrial Park Specific Plan (SWIP) Specific Plan as shown in Attachment No. 1 (Planning Commission Resolution) as referenced herein.**

ACTION: Motion was made by Commissioner Gordon, seconded by Commissioner Thrasher, and passed unanimously by a vote of 5-0 to adopt the Resolution presented. The motion carried by the following vote:

The motion carried by the following vote:

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

UNFINISHED BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

No communications were received.

COMMISSION COMMENTS:

A. Public Communication Remarks:

Commissioner Gordon thanked everyone who spoke at tonight's meeting, and he also thanked the commissioners for the conversations that took place at the meeting. In addition, he thanked the staff and wished everyone a good evening.

Secretary Sanchez commented on understanding why the residents may be confused regarding some of the information for certain projects, and he stated that he understands and appreciates them attending the meetings and sharing their comments with the commission, as this creates a check and balances; and he encourages all residents to come out and voice their concerns. He thanked, Deputy City Manager Phil Burum for clarifying the intent behind the SWIP updated. He also spoke to the improvements that have occurred to the South Area of Fontana over the years. He also mentioned that his daughter is getting married on Memorial Day Weekend and wished everyone a good night.

Vice Chair Sangha thanked the staff and the Information Technology staff for assisting in tonight's meeting. He stated that that he is excited about all the great projects that are coming into the city. He also stated that the update to SWIP was needed, as that area is a necessity to the city, and he understands that the information can be confusing at times, especially within the districts. He understands the importance to the language update to ensure that the commission and the public better understand what the allowed uses are within the SWIP designations. He thanked everyone for the opportunity to serve and thanked everyone for watching from home and wished everyone a good night.

Chair Fort thanked Vice Chair Sangha for covering the beginning of the meeting, as she was stuck in traffic. She also stated that she concurs with what her follow commissioners have already stated.

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WORKSHOP:

A. None

ADJOURNMENT:

By consensus, the meeting adjourned at 7:12 p.m. to a Joint City Council and Planning Commission Workshop on Tuesday, March 22, 2022 at 5:00 p.m. in the Grover W. Taylor Council Chambers, then to the next Regular Planning Commission Meeting on Tuesday, April 5, 2022 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:
Maria Torres
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Maria Torres
Administrative Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 5TH DAY OF APRIL 2022.

Cathline Fort
Chairperson

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