

**MINUTES OF THE CITY OF FONTANA  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 4, 2014  
Grover W. Taylor Council Chambers**

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**CALL TO ORDER:**

**A. 6:00 P.M. Call To Order/Roll Call**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, February 4, 2014, in the Grover W. Taylor Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Garcia called the meeting to order at 6:04 p.m.

Present: Chairperson Garcia, Vice-Chairperson Cothran, Commissioners Armendarez, Meyer and Slowik Absent: None.

Also Present: Community Development Director James Troyer, AICP; Attorney Alison P. Gomer; Senior Planner Orlando Hernandez; Associate Planner DiTanyon Johnson; Senior Engineer Kathy Raasch; Senior Planner Stephanie Hall; Supervising Building Inspector, James Caro; City Clerk Tonia Lewis and Planning Commission Secretary Ysela Aguirre

**A. Invocation/Pledge of Allegiance**

Following the Invocation given by Commissioner Armendarez, the Pledge of Allegiance was led by Commissioner Slowik.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications**

None

**CONSENT CALENDAR:**

**A. Approval of Minutes**

Approve Minutes of January 21, 2014

A motion was made by Commissioner Meyer and seconded by Commissioner Armendarez to approve the minutes of the January 21, 2014. Motion passed by a vote of 5-0.

Chairperson Garcia acknowledged Council Member Sandoval in the audience.

## **PUBLIC HEARINGS:**

### **A. Master Case No. 13-062, Administrative Site Plan No. 13-036, Conditional Use Permit No. 13-021 - New Automobile Sales and Repair Facility**

Project Planner, Orlando Hernandez, provided the staff report.

No communication was received by staff.

Condition No. 11 will be revised as presented at the dais to reflect impact fees assessed in an industrial zoning designation.

The Public Hearing was opened.

Discussion was held on the hours of operation; they will be 8:00 a.m. to 7:00 p.m.

Discussion was held on set back on Valley Blvd.; no variance is needed.

Discussion was held on the surface in the display area; it will be asphalt.

Discussion was held on the tubular fencing and block wall; the block wall will be next to the chain link fence on the adjacent property.

Discussion was held the undergrounding of utilities. City Code allows for this project to be exempt from underground utilities. The Planning Commission can provide direction to staff to have this project reviewed, but it would be an issue of fairness to other projects.

Speaking for the applicant, Joe Hassan, would like his project approved as soon as possible.

Applicant read, understood and agreed to the conditions of approval.

Discussion was held on the applicant's intent for the use of the two separate buildings; building A will be for office and repairs and Building B will have three bays for a future parts department.

Discussion was held on the telephone poles on Redwood Avenue; they will remain in place and do not have to be moved.

No member of the audience spoke in favor or opposition to this item.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Cothran and seconded by

Commissioner Slowik to: 1) Determine that this project is Categorically Exempt pursuant to CEQA review per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act, and direct staff to file the Notice of Exemption; 2) Approve Conditional Use Permit No. 13-021; and, 3) Approve Administrative Site Plan No. 13-036 with correction to Condition No. 4 regarding the hours of operation and revision to Condition No. 11 regarding impact fees assessed in an industrial zoning designation. Motion passed by a vote of 5-0.

**B. Minor Use Permit No. 13-002, Administrative Site Plan No. 13-005, Variance No. 13-003 for Mosque on Hemlock Avenue**

Project Planner, DiTanyon Johnson, provided the staff report.

Staff received several telephone calls that they were able to respond to.

Discussion was held on improvement on the west side of Hemlock Avenue. Applicant is willing to work with adjacent property owner.

Discussion was held on this project qualifying for the existing facility exemption under General Code No. 15332 as stated in the report. Attorney Gomer spoke on this project meeting several criteria under General Code No. 15332.

Chairperson Garcia acknowledged Council Member Wibert in the audience.

Discussion was held on the project meeting the current parking standard requirements.

Discussion was held on this project only requiring a minor use permit.

Discussion held on the capacity of the project.

Chairperson Garcia acknowledged Council Member Tahan in the audience.

The Public Hearing was opened.

Speaking for the applicant, Belal Elbostany, spoke on converting of a single family residence to a mosque, the occupancy of 227 based on the existing square footage, and more parking is being provided than is required.

Discussion was held on the number of members in the congregation and the number and days of services.

Discussion was held on the width of the street.

Discussion was held on the project not connecting to a sewer line. Condition No. 20 addresses this issue.

Discussion was held on the project using propane; there will be a new fire hydrant on the east side of the property.

Discussion was held on the project windows.

Discussion was held on the PA system; it will only be an indoor system.

Discussion was held on traffic on Highland; there is adequate paving and this project will not affect westbound traffic. Occupancy and growth will be monitored to avoid having congestion on Hemlock.

Discussion was held on the slope of this and adjacent properties.

Applicant read, understood and agreed to the conditions of approval including the corrected conditions.

Abdel Wahed Hassaan spoke in favor of the project.

Faiz Shah spoke in favor of the project.

Benjamin Badal spoke in favor of the project.

Timothy and Mary Wassil spoke in favor of the project.

Mustafa Eshanzada spoke in favor of the project.

Islam Mansour spoke in favor of the project.

Dennis Devereaux spoke on traffic concerns due to the project and suggested a light or stop sign at the intersection.

Jawad Khan spoke in favor of the project.

The Public Hearing was closed.

Discussion was held on the use of foam; the existing structure will not have foam, only the façade will have foam.

Discussion was held on traffic control on the intersection of Hemlock and Highland Avenues.

Discussion was held on the possibility of removing some green space and adding more parking. Applicant will work with staff on this item.

Discussion was held on the Fire Department not requiring sprinklers; per Building and Fire Codes, sprinklers are not required due to the creation of the firewall.

The Applicant worked with the Building Department and the Fire Department regarding the use of sprinklers; the existing structure will not support sprinklers.

Discussion was held on the following Planning Commission concerns:

- Sprinklers: The Planning Commission is strongly considering adding a condition regarding the addition of sprinklers. Applicant would like this project finalized tonight.
- Additional Parking: Applicant will work with staff to possibly provide additional parking within development code requirements.
- Septic Tank: There is an existing condition and the Applicant is okay with increasing the capacity of septic tank if needed.
- Signal or Stop Sign at the Intersection: Based on traffic counts, none is planned at this time; once the mosque is opened, it will be reviewed again.

**ACTION:** Motion was made by Commissioner Meyer and seconded by Commissioner Cothran to: 1) Determine that the project is Categorically Exempt pursuant to Section No.15301, Class No. 1 (Existing Facilities), of the California Environmental Quality Act; and, 2) Approve Minor Use Permit No. 13-002, Administrative Site Plan No. 13-005, and Variance No. 13-003 with the addition of a condition regarding parking. Motion passed by a vote of 5-0.

A recess was called at 8:29 p.m.

The meeting reconvened at 8:41 p.m.

## **OTHER COMMISSION BUSINESS:**

None

## **EXECUTIVE DIRECTOR COMMUNICATIONS:**

### **A. Director Communications**

Upcoming Cases scheduled for City Council and Planning Commission.

An update of future City Council agenda items for the February 11, 2014, and February 25, 2014, meetings for the Planning Commission's information. An update of future Planning Commission agenda items for the February 18, 2014, and March 4, 2014, meetings for the Planning Commission's information.

The Planning Commission reviewed an update of future City Council Agenda items for the February 11, 2014, and February 25, 2014, meetings for the Planning Commission's information; and an update of future Planning Commission items for the February 18, 2014, and March 4, 2014, meetings for the Planning Commission's information.

### **B. Chapter 5 (Housing Element) of the General Plan (5th Cycle 2014-2021)**

Director Troyer reviewed the Chapter 5 (Housing Element) of the General Plan

(5th Cycle 2014-2021) that will be presented to the City Council on February 11, 2014, for approval and submission to the State of California, Department of Housing and Community Development.

Commissioner Meyer commended Stephanie Hall for her tremendous job on the report.

Commissioner Slowik commended Stephanie Hall for her work on the report.

Senior Planner Stephanie Hall stated that City of Colton is challenging the methodology of the allocation of low, very low and extremely low housing.

### **C. Planning Commission Elections**

Elections will be held at the next regular Planning Commission meeting and new officers will take their positions at the first Planning Commission meeting in March.

### **COMMISSION COMMENTS:**

Commissioner Slowik thanked Mayor Warren for reappointing him to the Planning Commission.

Commissioner Slowik attended the Water of Life worship service and ground breaking; the State of the City Address and highlighted the interchange projects at Citrus, Cherry and Duncan Canyon; the Goal Setting Meeting; and the Quarterly Meeting at the Heritage Community Center.

Commissioner Slowik congratulated the new police officers and will be attending their swearing in tomorrow night.

Commissioner Slowik congratulated Mayor Warren on being awarded a Leadership Award.

Commissioner Slowik spoke on the CIF Championship ring donation request from the Jurupa Hills Spartans Football Team, anyone interested in donating is asked to please call Coach McMillan 909.714.5084 or email to [mcmie@fusd.net](mailto:mcmie@fusd.net).

Commissioner Slowik congratulated the CIF Champion Jurupa Hills Spartans.

Commissioner Slowik encouraged parents to involve their teens in the Stand Up Speak Up Job Fair at the Jack Bulik Teen Center on Saturday, February 15, 2014.

Commissioner Slowik requested that tonight's Planning Commission meeting be adjourned in memory of Ray Coche Sr., Ricardo Sandoval and Phil Ottermann.

Commissioner Armendarez requested a workshop on parking elements,

specifically church parking standards.

Director Troyer also noted that there will be a workshop on project open space for residential developments.

Commissioner Armendarez wished everyone a good night.

Commissioner Cothran is concerned with parking at churches.

Commissioner Cothran requested a workshop on the use of foam.

Commissioner Cothran wished everyone a good evening.

Commissioner Meyer thanked Mayor Warren and City Council Members for his reappointment.

Commissioner Meyer congratulated Commissioner Slowik and Commissioner Cothran for being reappointed to the Planning Commission.

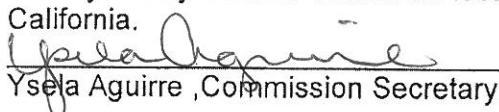
Commissioner Meyer thanked staff for providing so much leadership and setting the standards for the City.

City Clerk Lewis attended the employee service recognition breakfast and we have admirable people working here; highly educated and hardworking and we need to recognize their efforts.

Chairperson Garcia congratulated his fellow Commissioners for their reappointment.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned in memory of Ray Coche Sr., Ricardo Sandoval and Phil Otterman at 9:05 p.m. to the next Regular Planning Commission meeting on Tuesday, February 18, 2014, at 6:00 p.m. in the Grover W. Taylor City Council Chambers located at 8353 Sierra Avenue, Fontana, California.

  
Ysela Aguirre, Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 18TH DAY OF FEBRUARY, 2014.

  
Peter Garcia, Chairperson