

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 17, 2016  
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, May 17, 2016, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Vice Chairperson Meyer called the meeting to order at 6:02 p.m.

Present: Vice Chairperson Meyer, Secretary Quiroga, Commissioner Gongora, and Commissioner Sanchez.

Absent: Chairperson Garcia

Also Present: Attorney Victor Ponto; Planning Manager Zai AbuBakar; Senior Planner DiTanyon Johnson; Assistant Planner Dawn Rowe; Engineering Manager Noel Castillo; Public Works Managers Dan Chadwick and Dan West; Assistant Engineer Keith Tolliver; Resource Budget Officer Lynn Rogers; City Clerk Tonia Lewis, and Planning Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

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

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of May 3, 2016.

A motion was made by Commissioner Sanchez and seconded by Commissioner

Gongora to approve the Minutes of the May 3, 2016, Planning Commission Meeting. Motion passed by a vote of 4-0.

## **PUBLIC HEARINGS:**

- A. Master Case No. 16-007; Tentative Parcel Map No. 19722 (TPM No. 16-003) - A request to subdivide one (1) parcel of approximately 26,350 square feet into three (3) lots with an average lot size of 8,783 square feet.**

DiTanyon Johnson, Senior Planner, provided the staff report.

Staff received communication requesting property line information.

Discussion was held on the driveways at Palmetto and Ramona Avenues.

Discussion was held on the concrete slab that will be removed prior to subdividing the property.

Speaking for the applicant, David Shi.

Due to language barrier, staff notified the Planning Commission that the applicant's representatives were due to arrive shortly.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Gongora to move on to Public Hearing Item B in order to give the applicant's representatives an opportunity to arrive and speak on his behalf.

The Public Hearing was opened.

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

The Public Hearing was closed.

John Wang, Chief Engineer was in attendance for the applicant.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Gongora to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32 (Infill Development), of the California Environmental Quality Act; and 2) Approve Tentative Parcel Map No. 19722 with the condition that if there are any issues with the conditions of approval, staff will bring it back to the Planning Commission. Motion passed by a vote of 4-0.

- B. Tentative Tract Map No. 17760 (TTM No. 16-004) - A request from SA Golden Investments Inc., for review and approval of a major modification to a previously approved tentative tract map. The request is to subdivide approximately 5 adjusted gross acres into 30 single-family residential lots ranging in size from 5,195 square feet to 7,575 square feet, with an average lot size of 6,385 square feet.**

Dawn Rowe, Assistant Planner provided the staff report.

Staff directed the Planning Commissioners to information left at the dais regarding the previous versus current tract maps.

Commissioner Gongora recused himself from hearing this item, since he owns property within 500' of the project site.

Staff received one communication regarding this item.

Discussion was held on the project including curb, gutter, and sidewalks.

Discussion was held on the type of housing product that would be provided for this project. Commission was advised by staff that the Design Review for this product had not been submitted yet, however, the Tentative Tract Map is under the Walnut Village Specific Plan, and when the Design Review for the homes are submitted the Developer will have to adhere to the Development Standards of the Specific Plan as well as the Zoning and Development Code. Staff also advised Commission that the new homes will be comparable to the existing development in the area.

Speaking for the applicant, Saber Awad, spoke on having sidewalks on both sides, the houses will be average sizes – same as the rest of the neighborhood.

Secretary Quiroga thanked the applicant for investing in Fontana.

Discussion was held on the setback between property lines.

The Public Hearing was opened.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Quiroga and seconded by Commissioner Sanchez to 1) Determine that the project is Categorically Exempt pursuant to Section No. Section 15332; Class 32, (In-Fill Development) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Tentative Tract Map No. 16-004 (TTM 17760). Motion passed by a vote of 3-0-1 with Commissioner Gongora abstaining.

By consensus, the Planning Commission returned to hear Public Hearing Item A and took action on the project as described in the last paragraph of Item A.

**C. Master Case No. 16-008; Design Review No. 16-006; Tentative Parcel Map No. 19728 (TPM No. 16-004) - A Design Review request to construct an approximately 136,360 square foot warehouse distribution building and a Tentative Parcel Map request to merge two (2) parcels into one (1) parcel of approximately six (6) acres.**

DiTanyon Johnson, Senior Planner provided the staff report.

Discussion was held on a traffic signal.

Discussion was held on development fees being used for traffic signals where needed.

Discussion was held on the ingress and egress on Cherry Avenue.

Discussion was held on employee traffic and truck traffic.

Speaking for the applicant, Michael Sizemore, thanked the Planning Commission for being able to present his project tonight. The applicant addressed traffic concerns.

The Public Hearing was opened.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Secretary Quiroga to 1) Adopt the Initial Study/Negative Declaration and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 16-006 and Tentative Parcel Map No. 19728. Motion passed by a vote of 4-0.

**D. Preliminary Capital Improvement Program (CIP) 2016/2017-2022/2023 - A request to adopt a resolution recommending that the City Council adopt the Preliminary 2016/2017-2022/2023 Capital Improvement Program (CIP), and make a finding that the CIP is in conformance with the goals and policies of the City's 2003 General Plan.**

Lynn Rogers, Resource Budget Officer, provided the staff report.

Discussion was held on the improvements to the intersection of Etiwanda and Slover Avenue. Noel Castillo, Engineering Manager spoke on Etiwanda and Slover.

There is some commitment from the City of Ontario to move ahead with the shelf ready set of plans and moving to the next phase.

Discussion was held on the work on the amphitheater project. Dan West, Public Works Manager, spoke on the progress of the project.

The Public Hearing was opened.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Gongora and seconded by Commissioner Sanchez to adopt Resolution PC No. 2016-003, a resolution forwarding a recommendation to the City Council to: 1) Find that there will be no significant environmental impacts caused by this project, adopt a Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act, and direct staff to file a Notice

of Determination; 2) Find that the information and proposed projects identified in the 2016/2017-2022/2023 CIP are in conformance with the goals and policies of the 2003 General Plan; and, 3) Recommend that the City Council adopt the Preliminary 2016/2017-2022/2023 CIP. Motion passed by a vote of 4-0.

## **DIRECTOR COMMUNICATIONS:**

### **A. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for the Joint Planning Commission and City Council Workshop on June 28, 2016, meetings for the Planning Commission's information; and an update of future Planning Commission items for the June 7, 2016, and June 21, 2016 meetings for the Planning Commission's information.

Planning Manager AbuBakar notified the Planning Commissioners that the July 5, 2016, Planning Commission meeting is cancelled.

## **COMMISSION COMMENTS:**

### **A. Planning Commission Remarks:**

Commissioner Quiroga wished everyone a good evening.

Commissioner Sanchez thanked for the opportunity to get involved and being transparent.

Commissioner Sanchez invited everyone to the June 24, 2016, Chamber of Commerce Installation Dinner at Sierra Lakes. The theme is Roaring '20's.

Commissioner Gongora thanked the audience for hanging with us.

Commissioner Gongora wished everyone a good evening.

Commissioner Gongora thanked staff for working hard.

City Clerk Tonia Lewis thanked Jack Long and the Foundation of Hope for their assistance with the Rose Garden.

Vice Chairperson Meyer spoke on the Fontana Days events being held June 2 through 5, 2016.

Vice Chairperson Meyer congratulated the outstanding group of young men and women in the Sacred Heart Confirmation program; they will be confirmed on June 3, 2016, with Bishop Barnes serving.

Vice Chairperson Meyer spoke on the ordination of Tomas Guillen, a Seminarian who served at Sacred Heart Parish last year and who was recently quoted in the Press Enterprise on the ordination of priests.

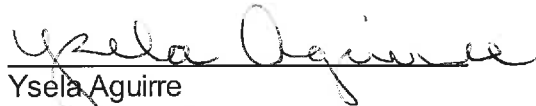
## **WORKSHOP:**

None.

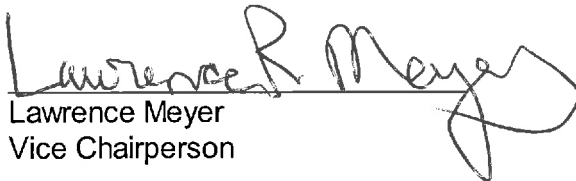
## **ADJOURNMENT:**

### **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:01 p.m. to the Regular Planning Commission Meeting on Tuesday, June 7, 2016, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

  
Ysela Aguirre  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 7th DAY OF JUNE, 2016.**

  
Lawrence Meyer  
Vice Chairperson