

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
February 7, 2017
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, February 7, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Vice Chair Meyer called the meeting to order at 6:02 p.m.

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

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Fire Marshall Brian Headley; Senior Planner DiTanyon Johnson; Associate Planner Rina Leung; Planning Compliance Technician Rena' Sweeney; Sargent Tracy Dills; and Lieutenant Jim Escarpe; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

SPECIAL PRESENTATIONS:

A. Commission Swearing In:

- Lawrence Meyer was sworn in as a Planning Commissioner by City Clerk Tonia Lewis.
- Daniel Quiroga was sworn in as a Planning Commissioner by City Clerk Tonia Lewis.
- Idilio Sanchez was sworn in as a Planning Commissioner by City Clerk Tonia Lewis.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Kareem Gongora, former Planning Commissioner, expressed his appreciation for the generosity of the Commissioners, staff, and the community during his time on the Planning Commission. He will continue to be involved as a concerned citizen and speak on items as needed. He would like to petition the new commissioners to donate \$100 of their meeting stipends for a scholarship for a deserving student who may be interested in going into planning.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of January 17, 2017.

A motion was made by Commissioner Sanchez and seconded by Commissioner Quiroga to approve the Minutes of the January 17, 2017, Planning Commission Meeting. Motion passed by a vote of 3-0.

PUBLIC HEARINGS:

A. Master Case No. 14-098; Specific Plan Amendment No. 16-001 - Permit Pallet Yards in certain Districts in SWP. (Continued from January 17, 2017)

Associate Planner Rina Leung provided the staff report.

Discussion was held on the guard shack size requirements.

Discussion was held on including "...Planning Commission or Director of Community Development" for additional wall height and/or berthing in the required landscape setback area.

Discussion was held on extending the deadline to June 30, 2019.

Discussion was held on the seven applicants not currently licensed having to go through the new standards.

Planning Compliance Technician Rena' Sweeney spoke on the approvals previously received.

Discussion was held on the new standards making it easier for the Fire Department to get in and limit damages.

Discussion was held on the office building requirement if the owner has adjacent properties; and allowing the office building on one property and the pallets on the other property.

Director AbuBakar spoke on the requirement of the Code for all land uses is to have a

building first, then other activities. The property owner can request a parcel map or lot line adjustment.

Discussion was held on inspections being held every three months. Fire Marshall Brian Headley shared that the cost of the inspection is a flat hourly rate, not to exceed 2 hours for \$180.

Discussion was held on the currently approved pallet yards operating at a standard that the new ones will also be expected to follow.

Discussion was held on staff's recommendation for extending the date. Director AbuBakar has no issue with extending the date.

Discussion was held on the screening walls and landscaping visible from the street.

Planning Compliance Technician Sweeney spoke on the setback.

Discussion was held on the perimeter block wall.

Discussion was held on the decorative block wall requirement when it is visible from the public right-of-way. Blockwalls are project specific that would be revoked during the CUP process.

The Public Hearing was opened.

Speaking for the applicant, Manuel Mancha, thanked staff and the Fire Department for allowing business owners to establish their businesses; everything in this room came on a pallet. People want to be permitted and thanked the City staff for getting them to this point. He is ok with the extension to June 30, 2019. It takes a process to get through the City process and appreciates the additional time.

Kareem Gongora thanked staff for the presentation and the many details in it. This was an issue he was quite concerned about when he was on the Planning Commission. He came from the small business approach; businesses that have been here for 30-40 years, they are good hard working people. There has been a lot of arson and they have not found the individuals. While that is a concern, they are very responsible on conducting business. They thanked the County Fire Department for reaching out to owners. He has issues with possibly hindering some jobs and considered that in reviewing. He hopes the Commissioners take a good approach on this, he hoped for a workshop. He wants to make sure Fontana is business friendly, especially for Latino based businesses.

The Public hearing was closed.

Planner Leung spoke on the currently permitted businesses that are already functioning and operating; the standards are development standards and have little effect on existing pallet yards. But, all businesses have to comply with the fire standards. This ordinance will give non permitted businesses the opportunity to go through the Conditional Use Permit (CUP) process if they choose.

Director AbuBakar encouraged all business to submit their applications as soon as possible after the ordinance is adopted by the City Council.

Vice-Chairperson Meyer welcomed Ms. Vasquez to the audience.

ACTION: A motion was made by Commissioner Sanchez and seconded by Commissioner Quiroga to Adopt Resolution PC No. 2017-001 forwarding a recommendation to the City Council to 1) Adopt the Addendum to the SWIP PEIR (SCH NO. 2009091089) and direct staff to file a Notice of Determination, and; 2) Adopt an Ordinance approving Specific Plan Amendment No. 16-001 with the date modification of June 30, 2019, and adding approval "or the Planning Commission". Motion passed by a vote of 3-0.

Vice-Chairperson Meyer looks forward to seeing business owners come back with CUP requests.

OTHER COMMISSION BUSINESS:

A. 2017 Planning Academy Conference

The 2017 Planning Academy Conference is scheduled for March 1 through March 3, 2017 in Los Angeles, California.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for February 14, 2017, and February 28, 2017, for the Planning Commission's information; and an update of future Planning Commission agenda items for the February 14, 2017, and February 21, 2017, and March 7, 2017, for the Planning Commission's information.

There is a Joint City Council and Planning Commission Workshop on February 14, 2017.

Commissioner Sanchez will be at the City Council meeting when Westgate project is on the agenda.

Commissioner Quiroga will be at the City Council meeting when the electric fence item is on the agenda.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Quiroga spoke on having to make decisions on what is best for Fontana. They need to make sure the community is safe and businesses can operate successfully; nothing done by the Commission has the intention of minimizing or taking business away from anyone. This is a difficult circumstance, he is very proud that the City is fixing it so that everybody wins. Safety does come first, and if safety means that it is not in the

profits but the best interest of the City, then that's how it goes. He is happy that the Fire Department checked off on these standards and they were able to come to a good conclusion.

Commissioner Quiroga thanked the Mayor and City Council for allowing him to serve in this capacity. He is honored to be a Commissioner for the City of Fontana. He thanked his family that came out to support him.

Commissioner Quiroga has a student in the audience who came to a meeting a while back and it was the longest meeting we ever had; he was welcomed to the meeting.

Commissioner Sanchez echoed Commissioner Gongora on being pro-business; this country is derived of rules and regulations. It is not just safety of home owners around the pallet yards, but for themselves.

Commissioner Sanchez is humbled to be able to serve the City of Fontana and thanked the City Councilman that voted for him. He listens to the needs and have a direct impact. It is difficult and they have to think about a lot of issues. He is honored tonight to have his son, daughter, wife, and brother-in-law here. He thanked God for the opportunity to serve with this tremendous Planning Commission.

Vice Chairperson Meyer thanked City Clerk Lewis for swearing him in and reminding him that the reason they are here is that they follow the law. Everyone gets a chance, we need to take into account those laws, rules and regulations and put them into place.

Vice Chairperson Meyer thanked the City Council, especially Mayor Warren, Councilman Armendarez and Councilman Roberts for appointing them.

Vice Chairperson Meyer thanked Commissioner Gongora for doing his best and for his year of service.

Commissioner Quiroga spoke on the McTeacher's Event at McDonald's. The City of Fontana has always stepped up and helped his students attend that trip. Matthew Slowik is very creative with ideas. Any help is appreciated. He thanked Mr. Slowik, Mayor Warren and Commissioner Sanchez.

Vice Chairperson Meyer spoke on the Sacred Heart Mardi Gras Dinner being a great success.

Vice Chairperson Meyer spoke on the tragedy this past week of San Bernardino County Fire Chief Mark Hartwig's son losing his life.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:07 p.m. in memory of Dawson Hartwig to a Joint City Council and Planning Commission Workshop on February 14,

2017 at 5:30 p.m., then to the Regular Planning Commission Meeting on Tuesday, February 21, 2017 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre
Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 21st DAY OF FEBRUARY, 2017.**

Lawrence R. Meyer
Lawrence Meyer
Vice Chairperson