

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
May 2, 2017  
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 2, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:02 p.m.

Present: Vice Chairperson Quiroga, Secretary Sanchez, Commissioner Vasquez, and Commissioner Fort

Absent: Chairperson Meyer

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Senior Planner DiTanyon Johnson; Senior Planner Paul Gonzales; Assistant Planner Gabriel Salazar; Associate Engineer Ricardo Garay; 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 Vasquez, the Pledge of Allegiance was led by Secretary Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of April 18, 2017.

A motion was made by Commissioner Fort and seconded by Secretary Sanchez to approve the Minutes of the April 18, 2017, Planning Commission Meeting. Motion passed by a vote of 4-0.

## **PUBLIC HEARINGS:**

### **A. Master Case No. 08-0058; Design Review Amendment Application No. 08-0010R1 - A request for site and architectural review of new carports and replacement of existing carports with new solar panel roof structures.**

A motion was made by Secretary Sanchez and seconded by Commissioner Fort to collapse Public Hearing Items A, B, and C with separate action on each item. Motion passed by a vote of 4-0.

Assistant Planner Gabriel Salazar provided the staff report.

Vice Chairperson Quiroga asked about lighting or using existing light poles for the mailbox areas; applicant responded.

Discussion was held on the carports being strong enough to withstand the Fontana winds.

Discussion was held on whether the existing pillars would be used or be replaced; all are being replaced.

Secretary Sanchez requested information on the roof matching the existing building.

The Public Hearing was opened.

Speaking for the applicant, John Wood provided background information on his company; the carports are meeting wind, aesthetics conditions and standards, and being more attractive than the existing carports. This is a prototype for senior housing at no costs to seniors.

Roman Black spoke on the existing carports having lighting underneath with the existing lighting being removed and replaced with upgraded lighting.

Secretary Sanchez spoke on the new technology of solar tiles and the savings for seniors.

Mr. Black spoke on the customer selecting the color and using an accent color to the building to be aesthetically pleasing.

Discussion was held on who the applicant's customers are.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Sanchez and seconded by Commissioner Vasquez to adopt Resolution PC No. 2017-08; 1) Determine that this project qualifies for a Categorical Exemption pursuant to Section No 15332. (Class No. 32 In-Fill Development Projects) and Section No 15301 (Class No. 1 Existing Facilities) of the California Environmental Quality Act (CEQA) and direct staff to file a notice of exemption;

and 2) Approve Design Review No. 08-0010R1. Motion passed by a vote of 4-0.

**B. Master Case No. 12-006; Design Review Amendment Application No. 12-005R2 - A request for site and architectural review of new carports and replacement of existing carports with new solar panel roof structures.**

**ACTION:** Motion was made by Commissioner Fort and seconded by Commissioner Vasquez to adopt Resolution PC No. 2017-09; and 1) Determine that this project qualifies for a Categorical Exemption pursuant to Section No 15332. (Class No. 32 In-Fill Development Projects) and Section No 15301 (Class No 1 Existing Facilities) of the California Environmental Quality Act (CEQA) and direct staff to file a notice of exemption; and 1) Approve Design Review No. 12-005R2. Motion passed by a vote of 4-0.

**C. Master Case No. 17-0017; Design Review Amendment Application No. 89-42R1 - A request for site and architectural review of new carports and replacement of existing carports with new solar panel roof structures.**

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Secretary Sanchez to adopt Resolution PC No. 2017-010; and 1) Determine that this project qualifies for a Categorical Exemption pursuant to Section No 15332. (Class No. 32 In-Fill Development Projects) and Section No 15301 (Class No 1 Existing Facilities) of the California Environmental Quality Act (CEQA) and direct staff to file a notice of exemption; and 2) Approve Design Review No. 89-42R1.

**D. Master Case No. 16-005; Design Review No. 16-004 - A request for site and architectural review of an eight (8) unit apartment complex.**

Senior Planner Paul Gonzales provided the staff report.

Staff received one call requesting information on the project.

Discussion was held on the fire places on the west elevation.

Discussion was held on the number of pop outs.

Discussion was held on the fountain; one is not proposed at this time.

Discussion was held on the tot lot amenities.

Vice Chairperson Quiroga asked if the house that burned nearby would be cleaned up; that property is not the applicants.

Discussion was held on the size of the garage.

Discussion was held on each unit having its own laundry room.

Commissioner Vasquez asked about additional iron accents; they can be found throughout the project.

Discussion was held on the mailbox location and lighting.

The Public Hearing was opened.

Speaking for the applicant, Saber Awad, spoke on continuing to develop in Fontana.

Commissioner Vasquez requested the barbecue be gas; Mr. Awad will install gas barbeques with safety features.

Secretary Sanchez commended the applicant on the project.

Discussion was held on the location and amenities of the tot lot.

Applicant has read, understood and agreed to the conditions of approval with the addition of lighting at the mail box area and child safety lock on the gas barbecue.

Secretary Sanchez requested a lattice roof be added to the top of the mail box area.

Speaking for the applicant, Luis Sermenno spoke on the location of the lighting and the mail boxes.

Merle Kauffman spoke in opposition to the project due to the traffic congestion.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Sanchez and seconded by Commissioner Vasquez to adopt Resolution PC No. 2017-11; and 1) Determine that this project qualifies for a Categorical Exemption pursuant to Section No 15332. (Class No. 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) and direct staff to file a notice of exemption; and 2) Approve Design Review No. 16-004 with the addition of barbecue gas operated with safety feature and a trellis with lighting above the mailbox area. Motion passed by a vote of 4-0.

**E. Design Review Sign No. 17-021 - A request to amend the existing Sign Program for the Summit Heights Gateway Shopping Plaza.**

Senior Planner DiTanyon Johnson provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Connie O'Connor.

Discussion was held on how often the lighting goes out and how long it takes to replace; and the monitoring of the lights.

Discussion was held on the water feature.

The applicant spoke on the spaces still to be leased with stores in the back area that need the signage to get people back there and interested in leasing.

Discussion was held on the primary material for the sign; it will be a well-constructed sign, tasteful and clean.

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

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

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Commissioner Fort to adopt PC Resolution No. 2017-12 and 1) Determine that the project is Categorically Exempt pursuant to Section No.15303, Class 3, (New Construction of Small Construction) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Design Review Sign No. 17-021. Motion passed by a vote of 4-0.

## **NEW BUSINESS:**

### **A. None**

None.

## **DIRECTOR COMMUNICATIONS:**

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

Planning Commission reviewed an update of future City Council Agenda items for City Council Agenda items for May 9, 2017; May 23, 2017; and June 13, 2017, meetings for the Planning Commission's information; and an update of future Planning Commission items for the May 16, 2017, and June 6, 2017, regular meetings for the Planning Commission's information.

Director of Community Development AbuBakar reminded the Commissioners about the Respectful Workplace Training on May 13, 2017, at the Jessie Turner Center.

## **COMMISSION COMMENTS:**

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

Commissioner Fort will not be attending the training on May 13, 2017.

Commissioner Fort is pleased with the solar panel project to cut costs for seniors.

Commissioner Fort is happy that Fontana Days is coming up.

Secretary Sanchez echoed Commissioner Fort's comments regarding saving money for seniors.

Secretary Sanchez is happy for all of the projects coming forward to the City of Fontana.

Secretary Sanchez is blessed with his wife and children.

Commissioner Vasquez invited everyone to the National Day of Prayer on May 4, 2017, at 9:00 a.m.

Commissioner Vasquez thanked her husband and children for allowing her to take part in Fontana.

Commissioner Vasquez commended staff for their work.

Commissioner Vasquez is blessed to be working with Planning staff.

Vice Chairperson Quiroga thanked his wife and daughter for stopping by.

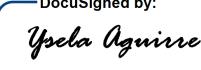
Vice Chairperson Quiroga spoke on the solar panel project.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:17 p.m. to a Workshop in the Grover W. Taylor Council Chambers then to the Regular Planning Commission Meeting on Tuesday, May 16, 2017, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Ysela Aguirre  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 16TH DAY OF MAY, 2017.**

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Daniel Quiroga  
Vice Chairperson

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