

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 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, March 7, 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: Chairperson Meyer, Vice Chairperson Quiroga, Secretary Sanchez, and Commissioner Vasquez.

Absent: Commissioner Fort

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Senior Planner Orlando Hernandez; Associate Engineer Ricardo Garay; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre.

A motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to add the "Invocation/Pledge of Allegiance" item to the agenda. Motion passed by a vote of 4-0.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. INVOCATION/PLEDGE OF ALLEGIANCE:

Following the Invocation given by Vice Chairperson Quiroga, the Pledge of Allegiance was led by Commissioner Vasquez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of February 21, 2017.

A motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to approve the Minutes of the February 21, 2017, Planning Commission Meeting with the addition of missing language presented in a memo at the dais. Motion passed by a vote of 4-0.

PUBLIC HEARINGS:

A. Master Case No. 12-038; Conditional Use Permit No. 16-018; Administrative Site Plan No. 16-026 - A request to allow an existing improved site to operate a truck and trailer sales business.

Senior Planner Orlando Hernandez provided the staff report.

Commissioner Vasquez recused herself from hearing this item.

Discussion was held on existing residences in the area; there is an existing non-conforming residence but it is not in a residential zoning.

Discussion was held on the hours of operation and the effect of noise on the residences.

Discussion was held on Beech Avenue becoming a freeway exit and the affect it will have on the project. The project as proposed will have no effect on the Beech Avenue project.

Chairperson Meyer thanked staff for answering his earlier questions.

Discussion was held on the non-conforming residence being built while under county jurisdiction.

Discussion was held on applicant having submitting ed plans for to the building division and already having corrections being corrected after review by the Fire Department and Building and Safety.

Discussion was held on a three stage clarifier being installed if the service repairs being done requires it; and having to meet the San Bernardino Regional Water Quality Board requirements.

Discussion was held on the paving of the property.

Discussion was held on truck storage versus truck staging.

The Public Hearing was opened.

Speaking for the applicant, Steve Pleasant, Managing Consultant, spoke on staff doing a good job on the issues.

Discussion was held on the non-permitted building.

Mr. Pleasant spoke on the current ownership being eager to meet all of the requirements

and bring the non-permitted building up to code. Building plans have already been filed and they are awaiting Plan Check comments and they are aware of discussion what needs to be done to bring it up to code. There will not be any grandfathering rights and the applicant will pay any City fees required.

Discussion was held on the aesthetics of the building and the landscaping of the property.

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

Secretary Sanchez spoke on the curb appeal needed on Valley Blvd.; he would like to see pop outs or fake windows.

Scott Thomas spoke on the changes to be made to the existing metal building to be more aesthetically pleasing and the existing structure being up to code and all concerns being addressed.

Discussion was held on the hours of operation; and the concern of noise.

Discussion was held on restricting the repair component and leaving the sales component at the current hours.

Attorney Ponto spoke on setting precedent on the hours of operation.

Mr. Pleasant spoke on none of the neighbors having objected to the hours of operation.

Director AbuBakar spoke on the hours of operation being consistent with what we currently have for repair businesses.

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

The Public Hearing was closed.

Discussion was held adding conditions regarding the hours of operation; no deliveries on Beech Avenue; and the applicant working with staff on adding aesthetics to the north facing wall.

ACTION: Motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Class 1, Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act; and 2) Approve Conditional Use Permit No. 16-018 and Administrative Site Plan No. 16-026 with a modification to the hours of operation and added conditions for delivered on Valley only; and for the applicant to work with staff on the aesthetics of the north wall facing the building. Motion passed by a vote of 3-0-1 with Commissioner Vasquez abstaining.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for the March 14, 2017, March 28, 2017, and April 11, 2017, meetings for the Planning Commission's information; and an update of future Planning Commission items for the March 21, 2017, March 28, 2017, and April 4, 2017, regular meetings for the Planning Commission's information.

Director AbuBakar shared that at the March 14, 2017, City Council Meeting, the City Council will consider creating a sub committee to review the electric fence proposal by Electric Guard Dog. Director AbuBakar will inform the Planning Commission on how the subcommittee will be formed.

Chairperson Meyer shared that the meeting on March 28, 2017, is a Joint Workshop, regarding the Malaga Bridge.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Vasquez appreciates the crowd here tonight.

Commissioner Vasquez greeted her children; her daughter is here on spring break.

Commissioner Vasquez is glad she is able to review what is coming to the City.

Commissioner Quiroga thanked the City of Fontana for another good effective meeting.

Commissioner Quiroga shared the details of the field trip that will take place next week. He is grateful for the community effort.

Commissioner Quiroga greeted his wife and daughter, Sofia.

Secretary Sanchez spoke on Fontana being "open for business".

Secretary Sanchez invited everyone to the Speedway; they are looking for volunteers for March 24-26, 2017.

Secretary Sanchez congratulated his daughter on her promotion.

City Clerk Lewis spoke on her granddaughter getting married; Tonia and Zach will be getting married on March 17, 2017.

City Clerk Lewis requested adjourning tonight's meeting in memory of Jean Rogers.

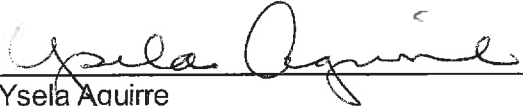
Commissioner Meyer wished everyone a good evening.

WORKSHOP:

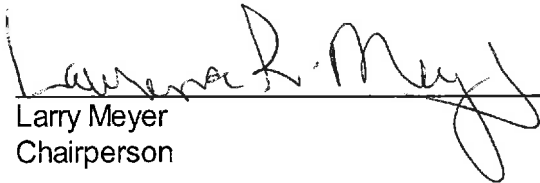
Planning Commission Training

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:00 p.m. to a Workshop in the Grover W. Taylor Council Chambers then to the Regular Planning Commission Meeting on Tuesday, March 21, 2017, 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 21st DAY OF MARCH, 2017.**


Larry Meyer
Chairperson