

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
April 4, 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 6:00 p.m. Present: Chairperson Meyer, Vice Chairperson Quiroga, Secretary Sanchez, Commissioner Vasquez, and Commissioner Fort.

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Senior Planner Paul Gonzales; Assistant Planner Alejandro Rico; Assistant Planner Ivan Galeazzi; Senior Engineer Kathy Raasch, 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 Vice Chairperson Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Kathy Ponce announced a meeting tomorrow on government owned utilities at SBCTA 1130 W. 3rd Street, San Bernardino, California.

CONSENT CALENDAR:

A. Approval of Minutes:

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

A motion was made by Commissioner Fort and seconded by Commissioner Vasquez to approve the Minutes of the March 21, 2017, Planning Commission Meeting. Motion

passed by a vote of 4-0-1 with Vice Chairperson Quiroga abstaining.

PUBLIC HEARINGS:

- A. Master Case No. 16-028; Tentative Parcel Map No. 19760 (TPM 16-009); Design Review No. 16-014 - Request to review and approve Tentative Parcel Map (TPM No. 19760) No. 16-009 for the consolidation of eight (8) lots for the development of the project and Design Review No. 16-014 for site and architectural review of a proposed 229,983 square foot industrial warehouse building. (Continued public hearing from February 21, 2017)**

Assistant Planner Alejandro Rico provided the staff report.

Staff did not receive any new communication on this project.

Discussion was held on the changes made to the project; staff feels the applicant met the Planning Commission's expectation.

Secretary Sanchez commended staff for the work done on the project.

Staff thanked the Planning Commission for the feedback.

Vice Chairperson Quiroga spoke on the renderings.

ACTION: A motion was made by Commissioner Fort and seconded by Secretary Sanchez Vasquez to move this item to the end of the agenda tonight to allow the applicant time to arrive. Motion passed by a vote of 5-0.

The Public Hearing was opened.

The Planning Commissioners thanked the applicant for the changes made to the project.

The applicant is proud of the project and is looking forward to moving it forward.

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

Discussion was held on application forms being revised to include new Planning Commission standards.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: A motion was made by Secretary Sanchez and seconded by Commissioner Fort to adopt Resolution No. 2017-005 and 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; 2) Approving Tentative Parcel Map No. 16-009 (TPM No. 19760); and, 3) Approving Design Review No. 16-014. Motion passed by a vote of 5-0.

- B. Master Case No. 17-002; Administrative Site Plan No. 17-002 - A request for**

the site and architectural review for the installation of a new LED (light emitting diode) illuminated banding and signage on an existing canopy at an established 76 Gas Service station.

Assistant Planner Ivan Galeazzi provided the staff report.

Discussion was held on “subject to 76 approval” language included on the renderings.

Discussion was held on unpermitted uses on the property i.e. Amazon box.

Planner Galeazzi noted that there is a water dispenser and a propane dispenser on the property that will have to be removed or permitted.

Discussion was held on matching the building to the canopy. Planner Galeazzi noted that the canopy matches the building room in a Spanish theme.

The architecture of the canopy is not being changed, only the façade.

Discussion was held on an applicant having to bring existing buildings up to code if an applicant is bringing in a new plan; the upgrades have to be reasonable to the project.

Discussion was held on the landscaping; landscaping design is a standard condition on all gas stations.

Staff will work with the applicant to get quality landscaping for the property.

Discussion was held on the new canopy lighting being brighter than the building lighting.

Discussion was held why the building was not being changed; the applicant is not requesting to make any changes to the building.

Discussion was held on the size of the canopy and the number of fuel pumps; the applicant is not proposing adding more pumps or a larger canopy.

Discussion was held on the property having an ABC license and the signage coverage of the windows.

Planner Galeazzi stated that the Police Department has reviewed the application.

Speaking for the applicant, Nina Brentham, spoke on the landscape and shrubs being put in by the monument sign, the lighting on the building versus the canopy; and the night illumination rendering. She will have language “...to be approved...” removed.

Discussion was held on the ownership of the 76 and the 7-11.

The applicant works with the sign contractor and was only hired for the 76 canopy.

Discussion was held on how much authority the applicant has for the ultimate responsibility of the conditions of approval.

Attorney Ponto suggested continuing the hearing on this item to a future date to allow the owner to be present.

The applicant was directed to speak to the applicant regarding the Planning Commissions concerns; staff will meet with the applicant and the owner before this item is brought back to the Planning Commission.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed. Discussion was held on additional items of concern.

Discussion was held on moving this item to a future meeting to allow staff to work with the applicant and the property owner.

Commissioner Vasquez requested additional conditions; Attorney Ponto stated that conditions are not being added.

ACTION: A motion was made by Vice Chairperson Quiroga and seconded by Commissioner Fort to continue this item to the May 16, 2017, Planning Commission Meeting. Motion passed by a vote of 5-0.

C. Master Case No. 14-018; Administrative Site Plan No. 14-007EX; Administrative Site Plan No. 14-007R1; Conditional Use Permit No. 14-007EX; Conditional Use Permit No. 14-008EX; Conditional Use Permit No. 14-008R1 - Service Gas Station

Senior Planner Paul Gonzales provided the staff report.

Staff has not received any communication in favor or opposition to this item.

The Public Hearing was opened.

Speaking for the applicant, Benjamin Steckler spoke on this item being approved two years ago and the first project did not get development impact fees paid, the property was then sold and the new owner had a concept of regular size canopy and larger store.

Applicant stated that the store will be a Valero store and not leased out; all signage will be Valero with "Food Shop" being the name of the store and all signage will match and it will have a consistent theme as well as architecture.

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

Discussion was held on the owner of the dirt lot.

Discussion was held on the merging of the three lots to accommodate this project.

Applicant stated that it will be a beautiful corner.

Secretary Sanchez commended the applicant on the landscaping and water feature.

Discussion was held on the light features on the northeast corner of Cypress and Valley and the corner of Juniper and Valley.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

Discussion was held on the project matching the architecture in the area.

Staff is happy with the design as there is varied architecture in the area.

ACTION: A motion was made by Commissioner Vasquez and seconded by Secretary Sanchez to adopt Resolution No. 2017-004 and 1) Determine that the project is Categorically Exempt pursuant to Section No. 15315, Class 15, (Minor Land Divisions) of the California Environmental Quality Act, direct staff to file a Notice of Exemption; and, 2) Approve Administrative Site Plan No. 14-007EX, Administrative Site Plan No. 14-007R1, Conditional Use Permit No. 14-007EX, Conditional Use Permit No. 14-008EX, and Conditional Use Permit No. 14-008R1. Motion passed by a vote of 5-0.

NEW BUSINESS:

A. None

None.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council Agenda items for the April 11, 2017, April 25, 2017, and May 9, 2017, City Council Meetings for the Planning Commission's information.

The Planning Commission reviewed an update of future Planning Commission agenda items for the April 18, 2017, May 2, 2017, and May 16, 2017, Planning Commission Meetings for the Planning Commission's information.

Director AbuBakar announced that the General Plan Advisory Committee will be meeting on Thursday, April 6, 2017, at 6:00 p.m. in the Development Services Office to review four chapters of the new General Plan.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Vice Chairperson Quiroga shared that he traveled with the Fontana Middle School Travel Club to Washington, DC; thanked the community effort in making this possible.

Vice Chairperson Quiroga announced that there are about 37 days of school left.

Commissioner Vasquez spoke on living in a vibrant community.

Commissioner Fort spoke on having the honor and privilege to serve Fontana.

Secretary Sanchez is excited to see their voices being heard.

Secretary Sanchez is honored to be up here to do what is best for the community.

Secretary Sanchez requested prayers for Robert Cothran Jr. who was involved in an electricity voltage spike and suffered burns.

Secretary Sanchez requested prayer for Fontana Police Department Officer Johnny Mack who is suffering stage 3 cancer.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:21 p.m. with best thoughts and prayers for Robert Cothran and Johnny "Mack" McMillan to the Regular Planning Commission Meeting on Tuesday, April 18, 2017 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:

Ysela Aguirre

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Ysela Aguirre

Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 18th DAY OF APRIL, 2017.

DocuSigned by:

Lawrence R. Meyer

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Larry Meyer

Chairperson

Certificate Of Completion

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yselac13@aol.com
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Signature

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meyerl1@juno.com
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