

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
July 18, 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, July 18, 2017 in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Vice Chairperson Quiroga called the meeting to order at 6:03 p.m.

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

Absent: Chairperson Meyer.

Also Present: Attorney Marco Martinez; Director of Community Development Zai AbuBakar; Senior Planner Orlando Hernandez; Assistant Planner Alejandro Rico; Assistant Planner Brett Hamilton; Senior Planner DiTanyon Johnson; Fire Marshall Brian Headley; 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 Fort, the Pledge of Allegiance was led by Secretary Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

Fran Givens spoke on architectural integrity and the wind.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of June 20, 2017.

A motion was made by Commissioner Fort and seconded by Secretary Sanchez to approve the Minutes of the June 20, 2017, Planning Commission Meeting. Motion passed

by a vote of 3-0-1 with Commissioner Vasquez abstaining.

## **PUBLIC HEARINGS:**

**A. Master Case No. 16-050; Conditional Use Permit No. 16-027; Design Review No. 16-020; Variance Project No. 17-002 - Review and approve Design Review No. 16-020 for site and architectural review of a proposed 8.8 acre recreational vehicle (RV) storage site with a private driveway, Conditional Use Permit No. 16-027 for the proposed use of a storage lot for RV's, and Variance No. 17-002 to reduce the setback requirement for a storage building.**

Assistant Planner Alejandro Rico provided the staff report.

Staff received communication regarding concerns with the project.

Staff provided a memo at the dais to add Conditions No. 12a. and 12b.

Discussion was held on landscaping adjacent to the trail and that only the space adjacent to the wall is the applicant's property and responsibility.

Discussion was held on the lighting on the trail.

Discussion was held graffiti removal timeframe.

Discussion was held on the wall being part of the building and not a separate structure.

Vice Chairperson Quiroga disclosed that he visited the site and spoke to the applicant.

Discussion was held on the permitted structure height; the Westgate Specific Plan allows up to a 50 foot structure or 100 foot structure with a CUP.

Discussion was held on the grading at the Pacific Electric Trail.

Director AbuBakar spoke on the color rendering and proposed lighting below the canopy.

The Public Hearing was opened.

Speaking for the applicant, Tom Steeno, thanked staff for their work on this project. He spoke on the specifics of the project and confirmed that graffiti will be removed within 24-hours. There are parts of land that are not his property to landscape.

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

Commissioner Vasquez suggested the applicant adopt the piece of the trail to make it look nice.

Commissioner Vasquez suggested the applicant change the trees to avoid rodents in the trees.

Speaking for the applicant, Michael Mancinelli, spoke on why the applicant was expanding.

The applicant spoke on the plan to remove graffiti.

Discussion was held on the entrance to the facility.

Discussion was held on the possible noise level.

Discussion was held on the dumping station.

Robert Hicks spoke in opposition to this project. Mr. Hicks had concerns with traffic, noise, and obstruction of the view.

Kathy Reed spoke in opposition to this project. Ms. Reed had concerns with privacy, noise, pollution and wild life; and objects to having a building behind her home.

Marilyn Hicks spoke in opposition to this project. Ms. Hicks had concerns with the electrical towers, the park has not changed in 28 years, the Pacific Electric Trail lighting, and the obstruction of the view.

Kathy Ponce spoke in opposition to this project.

Lorraine Clark spoke in opposition to this project. Ms. Clark spoke on the lighting, wild life, and the homeless population. Ms. Clark asked why they were told that area would not be built and now it is being built.

Discussion was held on security of the facility.

Discussion was held on ensuring privacy for residents.

Discussion was held the vacant lot being owned by San Bernardino County Flood Control District.

Discussion was held on the wall providing a sound buffer from the freeway.

The Public Hearing was closed.

Commissioner Fort requested clarification on ownership of the land and promises of non-development.

Senior Planner Hernandez shared that the West Gate Specific Plan that was approved in 1986, and allowed this type of development on the property. It was recently updated to allow mixed-use.

Director AbuBakar shared that staff often hears about promises made, but someone always owns that other piece of land and can develop it at some point.

Director AbuBakar suggested residents do their due diligence to see what is proposed.

Contacting the City of Fontana Planning Division is the best way to know what is planned for development.

Discussion was held on the County Flood Control Channel's purpose is to handle flood water.

Director AbuBakar addressed some of the concerns brought up by residents.

Discussion was held on changing the language on the Condition of Approval regarding digital video surveillance and making it mandatory to address safety and security concerns.

Commissioner Quiroga asked if a condition regarding adding a fence could be added; that property is not the applicant's. San Bernardino County or CalTrans would have to be asked.

Discussion was held on grading if homes were built on the property.

Discussion was held on alternate developments that would block the residents' view.

Director AbuBakar spoke on staff contacting SANBAG regarding a grant to landscape that area to give residents some privacy.

Discussion was held on having cameras placed to not intrude on the applicant's property nor the residents.

Discussion was held on this property not being rezoned with the West Gate Specific Plan; West Gate wanted to rezone this area to something else, but it was not approved.

Discussion was held on reviewing lighting plans to ensure it is well lit.

Attorney Martinez spoke on additional conditions as follows:

1. Additional language will be added to Condition No. 51 as follows: "As a mandated condition, a digital video surveillance system is required at the premises..." and "The camera shall be oriented in such a way as to not record private property adjacent to the trail."
2. Security. Applicant – trip systems, camera, fence, the wall, and perimeter checks. "The applicant shall provide an onsite security patrol during the hours of 6:00 p.m. to 9:00 a.m."
3. The applicant to light palm trees the same as the other property.
4. The applicant to switch out the trees.
5. The applicant to add lighting or landscaping on the blank wall.

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Commissioner Sanchez to adopt Resolution No. PC 2017-017 and 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; 2) Conditional Use Permit No. 16-027; 3) Approve Design Review No. 16-020; and 4) Approve Variance No. 17-002 with the conditions as amended and the addition of the conditions provided in the

memo provided by staff. Motion passed by a vote of 4-0.

**B. Master Case No. 15-018; Conditional Use Permit No. 17-009; Design Review No. 15-002R1; Administrative Site Plan No. 17-020 - Design Review is a request to review and approve revisions to a previously approved project for a commercial shopping center with medical offices; Administrative Site Plan is a request for architectural review; and Conditional Use Permit is a request to establish off-site retail sales of alcoholic beverages.**

Assistant Planner Brett Hamilton provided the staff report.

Discussion was held on which pads were set up for restaurants and how many total restaurants.

Discussion was held on parking requirements and available parking spaces.

Discussion was held on tentative clients.

Assistant Planner Hamilton explained the ingress and egress to the project.

Discussion was held on the possibility of a gas station on this project.

Discussion was held which pads are drive-through.

Discussion was held on the parking requirements for a bigger restaurant or other uses.

The Public Hearing was opened.

Speaking for the applicant, Michael Adler, commended staff for their presentation; Sprouts was instrumental in fine tuning the plans. The applicant shared information on potential tenants.

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

The Public Hearing was closed.

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

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Vasquez to adopt 1) Adopt Resolution PC No. 2017-018; 2) Adopt the Addendum to the Mitigated Negative Declaration and direct staff to file a Notice of Determination; 3) Approve Conditional Use Permit No. 17-009, Design Review No. 15-002R1 and Administrative Site Plan No. 17-020. Motion passed by a vote of 4-0.

**C. Master Case No. 16-009; Tentative Tract Map No. 17142R1**

Senior Planner DiTanyon Johnson provided the staff report.

Staff received communication neither in favor nor opposition.

The Public Hearing was opened.

Speaking for the applicant, Zack Hovav.

Discussion was held on the start of project development.

Discussion was held on the type of homes being built.

Vice Chairperson Quiroga commended the applicant on the size of the lots.

Ignacio Garcia spoke on street improvements near the project.

Eva Rainey spoke on the rest of the neighborhood being single story homes.

The Public Hearing was closed.

Senior Planner Johnson spoke on improvements to the street being made by the applicant.

Discussion was held on street improvements helping with parking issues at the nearby school.

Discussion was held on the project being accessed from Merrill Avenue and not from Laurel Avenue.

Commissioner Sanchez asked how difficult it would be to turn this project into a gated community.

Senior Planner Johnson stated that the current frontage is not sufficient for a turnaround required for a gated community.

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

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to 1) Adopt the Initial Study/Negative Declaration and direct staff to file a Notice of Determination; and, 2) Approve Tentative Tract Map No. 17142R1. Motion passed by a vote of 4-0.

## **NEW BUSINESS:**

**A.** None

## **DIRECTOR COMMUNICATIONS:**

**A.** Director's Determination Action No. 17-002 - Color changes to the canopy for CVS Building Originally Approved As Part of Design Review Project No. 07-006R2.

Director AbuBakar shared a Director's Determination Action as requested by Chairperson Meyer.

Director AbuBakar shared that a Joint Workshop with the City Council to discuss the Active Transportation Plan and Traffic Management Program will be held on September 12, 2017, at 5:30 p.m. in the Executive Conference Room

## **B. General Plan Update - Oral Report**

Director AbuBakar shared that they are waiting for the Draft EIR and will be notified when that will be available to the public.

Kathy Ponce asked if AB398 will be incorporated into the General Plan.

Director AbuBakar will look at it tomorrow and there is guidance from the State to make sure it is legally adequate.

## **C. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for July 25, 2017, August 8, 2017, and August 22, 2017, meetings for the Planning Commission's information; and an update of future Planning Commission items for the August 1, 2017, and August 15, 2017, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

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

Commissioner Vasquez hoped everyone had a great 4th of July.

Commissioner Vasquez spoke on recently moving and her daughter returning to college.

Commissioner Vasquez wished everyone a good night.

Secretary Sanchez spoke on tough decisions having to be made.

Secretary Sanchez thanked his wife and kids for supporting him.

Secretary Sanchez congratulated Orlando Hernandez on becoming the Planning Manager.

Commissioner Fort echoed Secretary Sanchez' sentiments regarding tough decisions.

Commissioner Fort thanked the community for their input.

Vice Chairperson Quiroga congratulated Senior Planner Orlando Hernandez on his promotion.

Vice Chairperson Quiroga echoed Secretary Sanchez' sentiments regarding tough

decisions.

## WORKSHOP:

None.

## ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:38 p.m. to the Regular Planning Commission Meeting on Tuesday, August 1, 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 1ST DAY OF AUGUST, 2017.**

DocuSigned by:

*Daniel Quiroga*

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Daniel Quiroga

Vice Chairperson

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