

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
August 15, 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, August 15, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:01 p.m.

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

Absent: None

Also Present: Attorney Marco Martinez; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Ivan Galeazzi; Senior Planner Paul Gonzales; Associate Planner Dawn Rowe, Planning Intern Alexia Delatorre; 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 Commissioner Sanchez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of August 1, 2017.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner

Sanchez to approve the Minutes of the August 1, 2017 with changes provided by Chairperson Meyer to Public Hearing Item A to state seven (7) days not five (5) days; Public Hearing Item C to state three (3) buildings, not three (3) projects; and under Director's Comments to state training at tonight's workshop, not August 15, 2017, Planning Commission Meeting. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez: NOES: None.)

## **PUBLIC HEARINGS:**

**A. Master Case No. 15-086; Tentative Tract Map No. 19755 (TPM No. 17-004); Conditional Use Permit No. 17-013; Conditional Use Permit No. 17-014; Administrative Site Plan No. 17-018 - Tentative Parcel Map is a request to subdivide an existing lot into two new parcels with one (1) building on each new parcel; Conditional Use Permit No.17-013 is a request for the use of truck sales with minor repair on Lot No. 1; Conditional Use Permit No.17-014 is a request for the use of truck repair and auto body repair with minor truck sales on Lot No. 2; and Administrative Site Plan is a request for site and architectural review of two proposed buildings totaling approximately 10,000 square feet.**

Assistant Planner Ivan Galeazzi provided the staff report.

Staff shared corrected information on findings in the staff report.

Staff received a call from a resident with questions on how the project would affect them.

Discussion was held on the street improvements; and staff indicated that all Engineering Department requirements have been met.

Fire Marshall Brian Headley spoke on the fire lanes and entrance and exit to the project.

Discussion was held on striking Condition No. 15 regarding the septic tank.

The Public Hearing was opened.

Greg Tonkinson spoke on trying to do something similar to this project but being unable to do so.

Speaking for the applicant, Marc Lebanoff, shared the details of the project; and stated that it will not be dominated by trucking.

Discussion was held on this project having been previously approved but not built.

Discussion was held on the applicant's plans with the property; he plans to keep it.

Discussion was held on not allowing the project to become a storage area.  
The applicant has read, understands and agrees to the conditions of approval.

Discussion was held on the size of the lots, the tenants, and the purpose of the division of the lots.

Planning Manager Hernandez noted that this project was similar to another project that was recently approved.

Frank Ellis spoke neither in favor nor opposition; but is concerned with existing traffic and traffic being created because of this project.

The Public Hearing was closed.

Discussion was held on circulation meeting the standard requirement.

Staff was directed to meet with speaker, Frank Ellis, regarding his traffic concerns.

Discussion was held on where the trucks and tractors for sale would be located.

Discussion was held on hand buffing washing/cleaning the only type of washing allowed. Any type of chemical or body work would have to be inside an approved facility.

Discussion was held on hazardous materials; Chief Headly shared that there are already conditions in place.

Discussion was held on adding a condition to prohibit storage.

Discussion was held on the egress of the property and street improvements.

Vice Chairperson Quiroga spoke on staying consistent with other decisions made; but he does not want to approve something that someone else was not allowed to do.

Chairperson Meyer spoke on the project before the Planning Commission tonight and the Commissioners only able to decide and vote on that project. Staff will speak with Mr. Greg Tonkinson and provide a verbal report at the next meeting.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Meyer to accept staff's recommendation with additional changes and deletions as discussed. Motion failed by a vote of 2-3 with Commissioners Vasquez, Sanchez, and Quiroga voting "No". (AYES: Meyer; Fort: NOES: Vasquez, Sanchez, and Quiroga)

Due to the failed motion to approve the project, Attorney Martinez provided some examples of the alternative actions on this project.

The Public Hearing was reopened.

Direction AbuBakar indicated that staff will work with the applicant to address the Commission's concerns.

The applicant indicated that he would work with staff on the Commission's concerns.

**ACTION:** A motion was made by Commissioner Sanchez and seconded by Commissioner Quiroga to continue this item to the September 5, 2017, Regular Planning

Commission meeting. Motion passed by a vote of 3-2 with Commissioners Vasquez and Fort opposing. (AYES: Meyer, Quiroga, Sanchez; NOES: Vasquez; and Fort)

## **NEW BUSINESS:**

**A. None**

## **DIRECTOR COMMUNICATIONS:**

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

The Planning Commission reviewed an update of future City Council agenda items for the August 22, 2017, September 12, 2017, and September 26, 2017, City Council Meetings for the Planning Commission's information.

The Planning Commission reviewed an update of future Planning Commission agenda items for the September 5, 2017, September 12, 2017, and September 19, 2017, Planning Commission Meetings for the Planning Commission's information.

Director AbuBakar introduced Planning Intern, Alexia Delatorre.

Director AbuBakar provided an update on the broken curb that was mentioned by Commissioner Vasquez at the public hearing for the monument sign at 10721 Jasmine Street. The damaged curb has been reported to Public Works and they are working on fixing it.

## **COMMISSION COMMENTS:**

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

Secretary Sanchez spoke on the difficulty on making decisions for what is right for the City of Fontana.

Secretary Sanchez congratulated his son for being sworn in to the San Bernardino Police Department.

Secretary Sanchez congratulated her daughter on her trip provided by her employer.

Secretary Sanchez spoke on being honored to be serving on the Planning Commission.

Commissioner Fort spoke on having the honor and privilege to serve and is grateful for the opportunity to do so.

Commissioner Vasquez spoke on serving the City of Fontana.

Vice Chairperson Quiroga thanked his fellow Commissioners for caring for what they do.

Vice Chairperson Quiroga greeted his students and he is happy to be at his school.

Vice Chairperson Quiroga spoke on his daughter starting t-ball tonight.

Chairperson Meyer reminded everyone that school is now in session so be careful out there.


Chairperson Meyer wished everyone a safe and healthy end of summer and Labor Day weekend.

## **WORKSHOP:**


Training on Findings for Approval or Denial for a Project.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:18 p.m. to the Workshop and Regular Planning Commission Meeting on Tuesday, September 5, 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 5th DAY OF SEPTEMBER, 2017.**

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Larry Meyer  
Chairperson