

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
September 5, 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, September 5, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:03 p.m.

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

Absent: Commissioner Vasquez

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Ivan Galeazzi; Assistant Planner Brett Hamilton; Senior Planner DiTanyon Johnson; Policing Technician Wendy Ratcliffe; 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 Vice Chairperson Quiroga, the Pledge of Allegiance was led by Commissioner Fort.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of August 15, 2017.

A motion was made by Commissioner Fort and seconded by Secretary Sanchez to

approve the Minutes of the August 15, 2017, Planning Commission Meeting. Motion passed by a vote of 4-0 (AYES: Meyer, Quiroga, Sanchez, Fort; 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 tractor truck repair and 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. (Continued from August 15, 2017)**

Assistant Planner Ivan Galeazzi provided the staff report

Staff pointed out two errors on Condition No. 8; "...and trailers" will be stricken from the condition as there will be strictly truck repair, no trailers.

Discussion was held on the widening of Oleander Avenue.

Discussion was held on revising the language on Condition No. 13 on page 43 as follows: "No storage of trucks and trailers on the premises other than those trucks receiving service".

The Public Hearing was opened.

Speaking for the applicant, Marc Lebanoff thanked staff for doing a great job working with him to define and clarify the proposed development.

Applicant has read, understood and agreed to the conditions of approval including the changes made to Condition No. 13 on page 43 and adding "No shipping containers on site".

Frank Ellis spoke in opposition to the project.

The Public Hearing was closed.

Discussion was held on the hours of operation; the Applicant agreed to change the hours of operation to 7:00 a.m. to 8:00 p.m.

**ACTION:** Motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2017-025** 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 Tentative Parcel Map No.19755 (TPM No. 17-004); and 3) Approve Conditional Use Permit 17-013; and 4) Approve Conditional Use Permit 17-014, and 5) Approve Administrative Site Plan No.17-018. Motion passed

by a vote of 4-0 (AYES: Meyer, Quiroga, Sanchez, Fort; NOES: None).

**B. Master Case No. 16-052; Tentative Tract Map No. 15697 (TTM# 04-019EX) - A request for a two-year time extension for Tentative Tract Map No. 15697 (TTM# 04-019EX) for a subdivision of fifteen (15) single-family lots ranging in size from 6,696 square feet to 12,511 square feet, with an average lot size of 8,280 square feet.**

Assistant Planner Brett Hamilton provided the staff report

Discussion was held on the applicant being eligible for one more extension to go until 2019.

Discussion was held on the square footage of the lot sizes.

The Public Hearing was opened.

The applicant was not present.

Shanette Jacob requested a signal at the intersection of Palmetto Ave and Elaine Drive to avoid a backup during rush hour mornings as there is only a stop sign at Elaine Drive. Ms. Jacob also requested information on the project being required to go on sewer.

The Public Hearing was closed.

Associate Engineer Ricardo Garay spoke on a traffic signal requiring a traffic study to see if a signal light is warranted on Palmetto Avenue; Mr. Garay will coordinate with Traffic staff to see what has already been done in the area and will share that information with Ms. Jacob.

Associate Engineer Ricardo Garay stated that sewer is not required outside of the project.

**ACTION:** Motion was made by Vice Chairperson Quiroga and seconded by Secretary Sanchez to adopt **Resolution No. PC 2017-026** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve the two-year Time Extension for Tentative Tract Map No. 15697 (TTM04-019EX), extending the expiration date to September 12, 2018. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, Fort; NOES: None)

**C. Master Case No. 17-003; Design Review No. 17-002; Variance No. 17-006 - Design Review is a request to construct 136 multi-family units including a clubhouse of approximately 2,108 square feet; the Variance 17-006 is a request to reduce the building and parking setbacks along the street frontages and the easterly southerly property lines, along with a variation in the type of parking space.**

Senior Planner DiTanyon Johnson provided the staff report and noted that the finding on page 4 of the staff report should state "Design Review" instead of "Variance".

Staff received communication regarding an easement on the property; the easement will be paved as part of this project.

Discussion was held on what improvements have been done on Live Oak Avenue.

Vice Chairperson Meyer met with the applicant with no reportable action.

The Public Hearing was opened.

Speaking for the applicant, Paul Conzelman thanked Planner Johnson for his work on this project and he is excited to bring multifamily housing to Foothill.

Discussion was held on the secure placement of the mailboxes to make them less accessible to break-ins.

Discussion was held on the screening process for tenants.

Discussion was held on the rental rates for the apartments; one bedroom will be between \$1,300 and \$1,400 and the two bedroom between \$1,600 and \$1,800.

Discussion was held on the parking management plan, including enclosed parking.

Vice Chairperson Quiroga met with the applicant with no reportable action.

Discussion was held on the clubhouse amenities.

Discussion was held on each unit having its own refrigerator, washer and dryer; there is no community laundry room.

Secretary Sanchez met with applicant with no reportable action.

Discussion was held on changing the color of the wrought iron fence; the applicant has agreed to change it to a dark accent color.

Commissioner Fort met with applicant with no reportable action.

Community Policing Technician Wendy Ratcliffe spoke on the open parking spaces and the ease of surveillance with this project.

Discussion was held on the elevations on the two and three story buildings.

Discussion was held on adding a spike strip at the exit gate; the applicant agreed.

Applicant has read, understood and agreed to the conditions of approval, but objected to Condition No. 66 regarding the park maintenance fee.

Luis R. Aguirre Jr. is concerned with easement access. Staff and the applicant were directed to speak with Mr. Aguirre.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2017-027**, and 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 17-002 and Variance No. 17-006 with added changes. Motion passed by a vote of 4-0 (AYES: Meyer, Quiroga, Sanchez, Fort; NOES: None)

## **NEW BUSINESS:**

**A. None**

## **DIRECTOR COMMUNICATIONS:**

**A. National Community Planning Month Update**

Director AbuBakar shared that City Council will be asked to issue a proclamation recognizing October as National Community Planning Month; Planning Manager Orlando Hernandez will accept the proclamation and activities will be announced.

**B. General Plan Update**

Director AbuBakar shared that the General Plan Update is still being worked on. It is going back to the General Plan Advisory Committee in October; then it will be shared at a Joint Workshop with City Council. Once the EIR is available, it will be reviewed for 45 days with comments being received from the public.

**C. Director Communications:**

Planning Commission reviewed an update of future City Council Agenda items for the September 12, 2017, September 26, 2017, October 10, 2017, and October 24, 2017, meetings for the Planning Commission's information; and an update of future Planning Commission items for the September 12, 2017, September 19, 2017, and October 3, 2017, regular meetings for the Planning Commission's information.

## **COMMISSION COMMENTS:**

**A. Planning Commission Remarks:**

Secretary Sanchez spoke on Labor Day being an important day to recognize the sacrifice that has been made for this country.

Secretary Sanchez thanked God for the opportunity to serve the city.

Secretary Sanchez congratulated staff on the great job of moving the projects along smoothly.

Secretary Sanchez commented on missing his wife and kids.

Commissioner Fort is pleased to serve the city and appreciates the work that staff does to help her be prepared for the meetings.

Commissioner Fort will be absent on September 19, 2017.

Vice Chairperson Quiroga would like to keep the victims of Hurricane Harvey in our thoughts and prayers; and hopes for the best as another hurricane is coming.

Vice Chairperson Quiroga wished everyone a good evening.

Secretary Sanchez welcomed Chamber Executive Chair Karen Ayers.

Chairperson Meyer welcomed Attorney Ponto back and wished him a swift recovery.

Chairperson Meyer wished everyone a good evening

## **WORKSHOP:**

El Paseo Planned Unit Development (Griffin Project).

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:12 p.m. in memory of the victims of Hurricane Harvey in Texas and Louisiana, and in memory of Chairperson Larry Meyer's father to a Workshop in the Grover W. Taylor Council Chambers then to a Joint City Council and Planning Commission Workshop on September 12, 2017 at 5:30 p.m., then to the Regular Planning Commission Meeting on Tuesday, September 19, 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 19th DAY OF SEPTEMBER, 2017.**

DocuSigned by:

*Larry R. Meyer*

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Larry Meyer  
Chairperson

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