

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
September 19, 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, September 19, 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, Commissioner Fort, and Commissioner Vasquez

Absent: None.

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Ivan Galeazzi; Assistant Planner Brent Hamilton; Associate Engineer Esmeralda Gomez; 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 Sanchez, the Pledge of Allegiance was led by Commissioner Vasquez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Fran Givens spoke on the Americans with Disabilities Act, affordable housing for seniors, and housing accommodations for seniors.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of September 5, 2017.

ACTION: A motion was made by Commissioner Fort and seconded by Vice Chairperson Quiroga to approve the Minutes of the September 5, 2017, Regular Planning

Commission Meeting with a change to the name of the Chamber of Commerce Executive Director to Gloria Martinez. Motion passed by a vote of 4-0-1. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: Vasquez)

PUBLIC HEARINGS:

A. Master Case No. 17-056; Tentative Parcel Map No. 19778 - A request to subdivide one (1) parcel approximately 1.75 adjusted gross acres into four (4) new parcels for the purpose of single-family residential development.

Assistant Planner Ivan Galeazzi provided the staff report.

Staff provided corrections to the Conditions of approval as follows: strike Condition No. 30 and Condition No. 42, Item E.

Discussion was held on striking Condition No. 41; it will be stricken.

Discussion was held on the parcel that abuts the alley on Lot 3 and what it can be used for.

The Public Hearing was opened.

Speaking for the applicant, Dale Henneman spoke on the plans for the portion of Lot 3.

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

Discussion was held on the landscaping of the backyard.

Discussion was held on the development of the extension of Lot 3.

Discussion was held on the connection to the sewer system. Applicant has met the code requirements.

Discussion was held on the low drainage canal.

Associate Engineer Esmeralda Gomez spoke on the reason for the concrete channel drainage.

Discussion was held on how the drainage canal will be maintained.

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

The Public Hearing was closed.

Discussion was held on the fencing/wall surrounding the project.

ACTION: Motion was made by Secretary Sanchez and seconded by Commissioner Fort to adopt Resolution No. PC 2017-028 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 Tentative Parcel

No. 19778 (TPM No. 16-011) with the striking of Condition No. 30, No. 41, Item E, and No. 42. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None)

B. Master Case No. 16-056; Tentative Parcel Map No. 19805 (TPM No. 16-013); Conditional Use Permit No. 16-031; Conditional Use Permit No. 16-032; Administrative Site Plan No. 16-052 - Tentative Parcel Map is a request to reconfigure three (3) existing parcels into three (3) new parcels; Conditional Use Permit No. 16-031 is a request to establish off-site retail sales of alcoholic beverages; Conditional Use Permit No. 16-032 is a request to establish a 24 hour service station with six (6) gas pump islands; and Administrative Site Plan is a request for site and architectural review of multi-use building (retail and food), a convenience store, a fuel canopy, a pad for a future restaurant/retail building, and a pad for a future drive-through restaurant.

Assistant Planner Brett Hamilton provided the staff report.

Staff provided a memo at the dais with changes to the Conditions of Approval.

Staff Discussion was held on the building height requirement.

Discussion was held on revising a Condition to require that the Administrative Site Plan come before the Planning Commission for approval.

Discussion was held on the landscape plan being enhanced where it is adjacent to the proposed residential community north of this project.

Discussion was held on a legal non-conforming home adjacent to this project.

Discussion was held on the resident property owner's request to increase the height of the wall; a noise study was done and there was no need to increase the height. Conditions were added to limit the hours of truck delivery and trash pick-up.

Discussion was held on the water feature requirements.

Discussion was held on what type of business will be on the development.

Discussion was held on the entrance, exit and flow of traffic. Planner Hamilton shared entrance and exit information.

Discussion was held on zoning in the area.

Speaking for the applicant, Joseph Bashoura spoke on not having to come back to the Planning Commission for both of the buildings Design Review, but would be ok with coming back for the restaurant.

The applicant would have to come back for the future retail pad and drive through.

Speaking for the applicant, Mike MacFarland, 7-11 corporation has read, understood and

agreed to the conditions of approval.

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

Discussion was held on the detention basin and parking.

Discussion was held on the building phases.

Discussion was held on a possible water feature.

Fred Cohen, Developers Architect spoke on water feature possibilities.

Planning Manager Hernandez provided City standards for corner features and suggested staff be given direction to work with the applicant to create a more enhanced corner monument and it will be brought back as an informational item to share the final design with the Planning Commission.

Anthony Rankin spoke on security and safety to his adjacent property and requested the block wall be raised to 9 feet.

Dale Henneman asked if the Planning Commission ever thought about the evaporation of the water in the water monuments.

Public Hearing was closed.

The applicant spoke on the elevation of the project and that the sound study did not reveal any issues.

Discussion was held on the applicant and the adjacent property owner working together to come to a compromise on the height of the wall.

Public Hearing was re-opened.

Anthony Rankin spoke on the wall height being requested not for sound, but for security and safety.

Public Hearing was closed.

Discussion was held on the existing wall not being able to structurally support an increase in height, but, as a requirement, it would be removed and a new wall put in. The applicant agreed to install an 8 foot wall.

Discussion was held on the water feature alternatives.

Direction was given to staff to work with the applicant on the water feature.

Discussion was held on possible tenants.

ACTION: Motion was made by Commissioner Vasquez and seconded by Commissioner

Fort to adopt Resolution No. PC 2017-29 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 Tentative Parcel Map No. 19805 (TPM16-013), Conditional Use Permit No. 16-031, Conditional Use Permit No. 16-032, and Administrative Site Plan No. 16-052 with changes, amendments and additional conditions of approval. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None)

A recess was called at 7:46 p.m.

The meeting was reconvened at 7:49 p.m.

C. Master Case No. 16-066; Tentative Parcel Map No. 19813 (TPM No. 16-015); Design Review No. 16-029 - Request for a Tentative Parcel to combine ten (10) parcels into one (1) parcel and a Design Review application for site and architectural review of a proposed development of a 288,215 square foot warehouse logistics and distribution facility.

The staff report was provided by Assistant Planner Ivan Galeazzi.

Discussion was held on the potential number of jobs created.

Discussion was held on the payment of fees.

The Public Hearing was opened.

Speaking for the applicant, Adam Schmid, appreciated working with staff and provided an update on projects. The applicant has read, understood and agreed to the conditions of approval.

Discussion was held on adding more faux windows to the two corners of the building on Santa Ana; staff will work with the applicant to provide more faux windows.

Speaking for the applicant, Eloy Covarrubias stated that it is anticipated that 150 to 200 jobs per 2 or 3 shifts will be generated.

The Public Hearing was closed.

Assistant Planner Galeazzi stated that Condition No. 59 has a duplicate that will be removed.

Director AbuBakar stated that a condition regarding pay phones will be added.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Sanchez to adopt Resolution No. PC 2017-030 and 1) Adopt the Addendum to the Citrus Commerce Park EIR and direct staff to file a Notice of Determination; and, 2) Approve Tentative Parcel Map No. 19813 (TPM No. 16-015); and, 3) Approve Design Review No. 16-029 with direction for the applicant to work with staff to add more faux windows. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None)

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for 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 October 3, 2017 and October 17, regular meetings for the Planning Commission's information.

Director AbuBakar shared that October is National Planning Month and activities are planned. Fontana Middle School students will be attending the activities. Planning Manager Orlando Hernandez will accept the proclamation at the September 26, 2017, City Council Meeting.

Director AbuBakar shared that there will be a Joint Workshop with City Council on October 10, 2017, at 5:30 p.m. Director AbuBakar shared that the Active Transportation Plan on the October 24, 2017, will be taken off the calendar pending direction from the City Manager.

Planning Manager Hernandez shared that tonight's meeting will be adjourning to the Planning Commissioner's Tour on Saturday, September 23, 2017 at 8:45 a.m.

Chairperson Meyer will be joining Planning Manager Hernandez at the City Council meeting to receive the proclamation on Tuesday, September 26, 2017.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

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

Secretary Sanchez thanked his daughter for helping him out once a week.

Secretary Sanchez spoke on being blessed to serve the community.

Vice Chairperson Quiroga congratulated Secretary Sanchez on his son's appointment.

Vice Chairperson Quiroga spoke on wanting higher standards for the City of Fontana.

Vice Chairperson Quiroga sends his prayers to the victims of Mexico City, Harvey, Irma and Maria.

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

Commissioner Fort thanked the business owners and residents.

Commissioner Fort is looking forward to the facilities tour.

Commissioner Vasquez congratulated Secretary Sanchez on his son.

Commissioner Vasquez spoke on being blessed to be part of community and country that loves its people.

Commissioner Vasquez spoke on being proud of her children.

Commissioner Vasquez spoke on loving her husband.

Commissioner Vasquez thanked the Lord Jesus for this Commission and this country.

City Clerk Lewis shared that her two granddaughters are in law enforcement, one is in the Military Police in the Air Force; and one is a Law Officer in Chula Vista.

City Clerk Lewis spoke on the loss of Joe Dean and requested tonight's meeting be adjourned in his name.

Chairperson Meyer wished everyone a good evening.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:18 p.m. in remembrance of the hurricane and earthquake victims and in memory of Joe Dean to a Planning Commission Tour on September 23, 2017 at 9:00 a.m., then to the Regular Planning Commission Meeting on Tuesday, October 3, 2017 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Ysela Aguirre

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Ysela Aguirre

Commission Secretary

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 3rd DAY OF OCTOBER, 2017.

DocuSigned by:

Larry Meyer

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Larry Meyer

Chairperson

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