

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
October 3, 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, October 3, 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 Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Associate Planner Rina Leung; Assistant Planner Gabriel R. Salazar; Planning Technician George Velarde; Assistant Planner Brett Hamilton; 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 Fort, the Pledge of Allegiance was led by Commissioner Quiroga.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of September 19, 2017.

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

Commissioner Quiroga to approve the Minutes of the September 19, 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. 17-041; Tentative Parcel Map No. 19901 (TPM NO. 17-007) - A request to subdivide one (1) parcel (APN: 0249-061-09) of approximately 0.51 gross acres (0.42 net acres) into two (2) parcels for single-family residential development.**

Assistant Planner Gabriel R. Salazar provided the staff report.

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

Discussion was held on the sewer connection to the south lot.

The applicant is providing an easement to provide access to allow the construction to the sewer line from the northern street to the south lot.

Staff provided a memo at the dais with a change to Condition No. 14, adding a condition regarding the masonry wall, and the addition of wording to the resolution.

The Public Hearing was opened.

Speaking for the applicant, Karen Lowery.

Applicant has read, understood and agreed to the conditions of approval. No member of the audience spoke in favor or opposition to this item.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt **Resolution No. PC 2017-031** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332 (Class No. 32, In-Fill Development Project) and Section No. 15315 (Class 15, Minor Land Divisions) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Tentative Parcel No. 19901 (TPM No. 17-007) with the modifications provided by staff. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez: NOES: None.)

Planning Manager Orlando Hernandez introduced Planning Technician George Velarde.

**B. Planning Case No. 10-006; Administrative Site Plan No. 10-005R1; Conditional Use Permit No. 10-002R1 - An amendment to a previously approved Administrative Site Plan (ASP No. 10-005R1) application for site and architectural review of a new 1,806 square foot building and an amendment to an existing Conditional Use Permit (CUP 10-002R1) for the requested truck wash and truck repair.**

Planning Technician George Velarde provided the staff report.

Discussion was held on the banner sign posted at the project site and the condition of the landscaping.

Staff provided a memo at the dais with changes to the Conditions of Approval for the Administrative Site Plan and Conditional Use Permit.

Discussion was held on the proposed amendment being applicable to the entire project.

Discussion was held on truck repair and wash being added to the sale of trucks on the property.

Discussion was held on modifying the condition regarding no storage of trucks other than those getting service or for sale.

Discussion was held on the building elevation on Valley Boulevard; enhancements to the south elevation can be requested from applicant.

Discussion was held on the driveway entrance being up to code and providing adequate access to the property.

Discussion was held on the sidewalk being ADA compliant.

Associate Engineer Ricardo Garay spoke on the Engineering Department not having any concerns with the driveway or the sidewalk; but staff can go back out to review it again.

Discussion was held on approving additional uses as part of this project.

Discussion was held on the signage on the property.

The applicant has submitted an application for signage and it is in the process of getting approved.

The Public Hearing was opened.

Speaking for the applicant, Mike Mahmoudi, spoke on already having an application for signage and it should be approved soon.

The applicant spoke on the 26 ft. wide driveway having enough room for two trucks; and the fence not being too close to the street.

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

Discussion was held on adding windows to the side facing Valley; the applicant is open to that.

Discussion was held on the signage identifying the project as a truck sales business.

Discussion was held on the landscaping meeting the city's requirement.

Chairperson Meyer suggested for the next project, the applicant have the landscape architect give a better version of what is being proposed.

Commissioner Vasquez requested a landscaping description from the applicant.

Discussion was held on the parking of trucks.

Discussion was held on the asphalt and the space behind the fence.

Discussion was held on landscaping enhancements.

Senior Planner Paul Gonzales shared that the landscaping will be modified to enhance it and bring it up to code and there will be a sign with architectural features.

Discussion was held on the Site Plan being changed.

Discussion was held on where the sewer is and the new building having a septic tank.

No member of the audience spoke in favor or opposition to this item.  
The Public Hearing was closed.

Vice Chairperson Quiroga spoke on trying to promote and celebrate business in Fontana and wanting to change the image of Valley Boulevard as a main street.

Planning Manager Orlando Hernandez spoke on Condition No. 10 requiring the landscaping be "healthy and maintained". This condition is not currently being met and staff will work with the applicant to make sure it is.

Chairperson Meyer requested staff look at the entrance and the fence for ADA compliance purposes.

Discussion was held on landscaping.

Discussion was held on the signage on the property; the current temporary sign will be taken down.

Applicant spoke on admiring staff for their work with his project.

Community Development Director Zai AbuBakar provided amended language for Condition No. 10 regarding landscaping.

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Commissioner Fort to adopt Resolution No. PC 2017-032 and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, (Class No. 1, Existing Facility) and direct staff to file a notice of exemption; and, 2) Approve Administrative Site Plan No. 10-005R1 and Conditional Use Permit No. 10-002R1 with change and addition to the conditions of approval as discussed. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez: NOES: None.)

**C. Master Case No. 17-031; Conditional Use Permit No. 17-017; Conditional Use Permit No. 17-018; Administrative Site Plan No. 17-025 - 24 hour gas station/convenience store.**

Assistant Planner Brett Hamilton provided the staff report.

Discussion was held on not having a need for Condition No. 62 regarding security gates.

This standard condition will be removed.

Discussion was held on other possible projects near this project; there are currently no other plans.

Discussion was held on the Findings for Public Convenience or Necessity being separate from the findings for the ABC license; it will be Finding No. 7 at the end of the CUP for the ABC license.

Discussion was held on locations included on staff report with current type 20 licenses.

Discussion was held on including a water feature.

Discussion was held on a person over 21 years old on site being required by ABC.

The Public Hearing was opened.

Speaking for the applicant, Douglas Fenn appreciates removing Condition No. 62.

The applicant spoke on issues that come with a water feature and following the Specific Plan. The applicant looks forward to working in the city.

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

Discussion was held on the timeline.

Daniella Luna Pinedo, resident spoke on the increased traffic and noise as well as the safety issues with students waiting for the bus on the corner.

Matt Slowik, resident spoke on the ability to accommodate a water feature on this project.

The applicant spoke on incorporating a sign and a water feature if this project is approved.

The Public Hearing was closed.

Discussion was held on the location of the bus stop, crosswalks, and traffic improvements.

Staff did not receive any comments from Colton Joint Unified School District.

Discussion was held on the noise study being done and the wall height was increased.

Direction was given to staff to speak to the resident speaking tonight regarding traffic.

Discussion was held on the speed zone in the area.

A new condition will be added regarding the water feature as follows: "The developer shall work with staff to incorporate the water feature subject to review and approval of the Director of Community Development." Discussion was held on what can be done to address the traffic issue.

The applicant agreed to the added condition regarding the water feature.

**ACTION:** Motion was made by Commissioner Fort and seconded by Commissioner Sanchez to adopt **Resolution No. PC 2017-033** 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 Conditional Use Permit No. 17-017, Conditional Use Permit No. 17-018, and Administrative Site Plan No. 17-025 and make a finding of Public Convenience or Necessity with changes to the Conditions of Approval as discussed. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez: NOES: None.)

**D. Master Case No. 15-089; Tentative Parcel Map No. 19711 (TPM No. 15-010); General Plan Amendment No. 15-006; Zone Code Amendment No. 16-003; Specific Plan Amendment No. 16-002; Design Review No. 15-017; Development Agreement No. 16-005 - DEIR Southwest Fontana Logistic Center Project**

Associate Planner Rina Leung provided the staff report.

The Public Hearing was opened.

Chairperson Meyer requested the Draft EIR comments be shared with the Planning Commission before the Final EIR to have time to review them.

Discussion was held on the applicant enhancing the elevations for the actual building approval.

Kent Norton spoke on the biologist having evaluated the site and determined that based on the current condition, the site no longer represents appropriate habitat for the Delhi Sands fly.

Chairperson Meyer appreciates the explanation and drawing to understand decibels.

Discussion was held on improvements to Armstrong Road.

Discussion was held on park funds being available; all of the details will come back before the Planning Commission.

Discussion was held on the eucalyptus wind trees that will be removed because they are in poor health and cannot be relocated.

Discussion was held on what comments have been received on the EIR; Public Hearing notices were given and residents were invited to the DEIR.

Commissioner Meyer requested to receive comment letters as it relates to the EIR.

Staff stated that these letters will be provided to them.

Discussion was held on what is currently on the property.

Speaking for the applicant, Ward Mace spoke on being the owner, developer and investor in the city.

Applicant has had a wonderful experience with staff, residents and the community.

Applicant wants to continue to invest in city.

Ward Mace spoke on closing on the properties - 23 parcels with the last one in May. Property owners were offered a lease back, but all have vacated.

There are proposed demolition plans due to having issues with squatters, vagrants, burglaries and theft, but they could not demolish because of the affect to the EIR.

Secretary Sanchez thanked the applicant for investing in Fontana and commended the applicant on the building.

Discussion was held on traffic mitigation.

Discussion was held on trees that emit more oxygen than others.

Fontana Unified School District Bob Copeland spoke on the property trade with the applicant.

Matt Slowik referred the Commissioners to Ian McHarg, Designing with Nature for information.

**ACTION:** Motion was made by Commissioner Fort and seconded by Commissioner Sanchez to 1) Open the public hearing on the Draft EIR prepared for the Southwest Fontana Logistic Center Project to receive comments from all interested parties; and, 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments received in the Final EIR, receive comments and requests ahead of time. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez: NOES: None.)

## **NEW BUSINESS:**

### **A. None**

None.

## **DIRECTOR COMMUNICATIONS:**

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

The Planning Commission reviewed an update of future City Council agenda items for the October 9, 2017, October 10, 2017, October 24, 2017, City Council Meetings for the Planning Commission's information.

The Planning Commission reviewed an update of future Planning Commission agenda items for October 9, 2017 and October 17, 2017, Planning Commission Meetings for the Planning Commission's information.

Director AbuBakar spoke on the Joint Workshop with City Council on Monday, October 9, 2017, at 5:00 p.m. regarding Active Transportation Plan (ATP).

Director AbuBakar spoke on the memo at the dais regarding a Joint Workshop with the City Council, Planning Commission and General Plan Advisory Committee on December 4, 2017, at 5:00 p.m. to discuss the General Plan Update.

Secretary Sanchez announced that he will not be in attendance.

Planning Manager Hernandez announced that a couple of students are being invited to come back and be recognized for being a part of the student vocational process and will have dinner with the Planning Commissioners.

Planning Manager Hernandez also spoke on the ATP Workshop scheduled for Monday, October 9, 2017.

## **COMMISSION COMMENTS:**

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

City Clerk Tonia Lewis spoke on the victims of the tragedy in Las Vegas and sent her condolences to all of the families.

Chairperson Meyer spoke on Planning Month and thanked staff for the goodies provided.

Secretary Sanchez echoed City Clerk Tonia Lewis' comments regarding Las Vegas and requested for prayers for Hannah and her friend that was a victim and for the victims and families.

Vice Chairperson Quiroga requested information on the next General Plan Advisory Committee meeting; it will be held on October 19, 2017, at 6:00 p.m. in the Community Development Advisory Board Conference Room.

Vice Chairperson Quiroga echoed Secretary Sanchez and City Clerk Lewis's comments regarding the Las Vegas tragedy.

Vice Chairperson Quiroga thanked the Planning Staff for an incredible job with the



students that were introduced to a career in city planning.

Commissioner Vasquez spoke on the good things happening in Fontana and the tragedies in the world.

Commissioner Fort echoed the sentiments regarding the Nevada incident and is praying for those families.

Commissioner Fort thanked staff for the educational field trip and the useful goodies.

Chairperson Meyer attended the volunteer appreciation event.

Chairperson Meyer welcomed Parks and Community Services Commissioner Jones to the meeting; and recognized him for his work at Volunteer Appreciation event.

Chairperson Meyer sent prayers for the victims and first responders of the Las Vegas and other natural disasters.

## **WORKSHOP:**


None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 8:44 p.m. in memory of the victims and survivors of the recent tragedies to a Joint City Council and Planning Commission Workshop on October 9, 2017 at 5:00 p.m., then to the Regular Planning Commission Meeting on Tuesday, October 17, 2017 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

DocuSigned by:  
  
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Ysela Aguirre  
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 17TH DAY OF OCTOBER, 2017.**

DocuSigned by:  
  
545A2E0831A240E...  
Lawrence Meyer  
Chairperson

## Certificate of Completion

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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/25/2017 10:22:00 AM
Signing Complete	Security Checked	10/25/2017 10:22:00 AM
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**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
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Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

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