

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
October 17, 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 17, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 5:59 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 Brett Hamilton; Associate Engineer Esmeralda Gomez; Policing Technician Wendy Ratcliffe; Senior Planner Paul Gonzales; Senior Planner Dawn Rowe, Administrative Clerk I Adelaida Bostan; 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 Vasquez, the Pledge of Allegiance was led by Commissioner Sanchez.

**SPECIAL PRESENTATIONS:**

**A. National Community Planning Month Recognitions - Fontana Middle School Students**

The Planning Commission recognized the Fontana Middle School Students that participated in the National Community Planning Month.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

## **CONSENT CALENDAR:**

### **A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of October 3, 2017.

**ACTION:** A motion was made by Commissioner Fort and seconded by Commissioner Vasquez to approve the Minutes of the October 3, 2017, Planning Commission meeting. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None.)

Planning Manager Orlando Hernandez invited the parents and students to stay for the remainder of the meeting.

## **PUBLIC HEARINGS:**

### **A. Master Case No. 17-004; Conditional Use Permit No. 17-003; Design Review No. 17-003 - Conditional Use Permit is a request to establish a senior housing facility in a single-family residential zoning district; Design Review is a request for site and architectural review of a 65,218 square foot senior housing facility to include forty six (46) studio units, twenty two (22) 1-bedroom units and four (4) 2-bedroom units for a total of seventy two (72) units.**

Assistant Planner Brett Hamilton provided the staff report.

The Public Hearing was opened.

Discussion was held on the number of traveling lanes on Merrill Avenue; and concerns regarding exiting the site both east bound and west bound.

Policing Technician Wendy Ratcliffe shared that she spoke with Engineering staff to suggest an entrance only at Merrill Avenue and exit at Catawba Avenue.

Discussion was held on adding a condition regarding barbeques having to meet the City standard if they are added at a later date.

Discussion was held on a monument or signage on Catawba and Merrill Avenues; the applicant would have to come back for approval through the Design Review sign process.

Discussion was held on the possible up lighting of the palm trees.

Discussion was held on adding crosswalks and sidewalks; they are out of the scope of the project.

Associate Engineer Esmeralda Gomez spoke on the intersection of Catawba and Merrill Avenues not being on the list for improvement projects but it could be looked at during plan check to be added to the list.

Chairperson Meyers suggested that this issue be looked at closely on similar projects.

Discussion was held on the proposed elevator.

Discussion was held on the differences between a studio and a one bedroom apartment.

Discussion was held on the project being solar panel ready.

Discussion was held on whether the food market needed a special permit; it does not.

Discussion was held on the types of proposed trees.

Discussion was held on off-site improvements being the city's responsibility.

Director AbuBakar will speak to the Director of Engineering, Ricardo Sandoval regarding the crosswalk issue.

Discussion was held on the number of date palms on the project site.

Speaking for the applicant, Jimmy Lee thanked Assistant Planner Brett Hamilton for his detailed work on the project.

The applicant addressed the Commissioners' concerns regarding the barbecue; spoke on the project being gated and secure, and agreed with having right out only exit signs on Merrill Avenue.

The applicant spoke on the landscaping and continuing to beautify the project and to add more trees.

Discussion was held on adding conditions regarding no barbeques and right turn only exits.

The applicant will work with staff on additional landscaping.

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

Discussion was held on the use of in room kitchens and a communal eating area.

Discussion was held on the number of two bedroom units.

Chairperson Meyer commended the applicant on the drawings and renderings for a nice project.

Discussion was held on the discrepancy between the rendering and the report on the number of palms.

The applicant spoke on adding up lighting to the palms on Merrill Avenue. The recreation area may have other landscaping lighting so it is not so bright.

Discussion was held on Condition No. 75 that requires security cameras.

Commissioner Fort thanked the applicant for bringing a nice senior housing project to Fontana.

Discussion was held on the project not proposing any assisted living or memory care component.

The applicant spoke on bringing other possible projects to Fontana.

Commissioner Quiroga commended the applicant on the project.

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

The Public Hearing was closed.

By consensus, the following conditions will be added: No. 9A The applicant shall be required to obtain City approval for the installation of barbeques or any other amenities; No. 9B The applicant shall provide decorative pavement at both driveways to the satisfaction of the Director of Community Development; No. 9C The applicant shall post a sign restricting Merrill Avenue exit to a right out only. The applicant agreed to the added conditions of approval.

Community Policing Technician Wendy Ratcliffe commended the applicant on making all requested changes and this project will be used as a model for all future senior housing projects.

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Commissioner Sanchez to adopt Resolution No. PC 2017-34 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. 17-003, and Design Review No. 17-003 with the added conditions of approval. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None.)

## **UNFINISHED BUSINESS:**

### **A. None**

None.

## **DIRECTOR COMMUNICATIONS:**

### **A. Appeal of Citrus Plaza Shopping Center - North of Baseline Avenue and East of Citrus Avenue.**

Community Development Director AbuBakar shared that an appeal has been filed by a neighboring business on this project and it will be heard at the first City Council meeting in November.

Secretary Sanchez and Vice Chairperson Quiroga will be present at that meeting.

Discussion was held on why this issue did not come up when the area was noticed. Discussion was held on the reason for the appeal being public information.

#### **B. Director Communications:**

The Planning Commission reviewed an update of future City Council agenda items for the October 24, 2017, November 14, 2017, November 28, 2017, December 4, 2017, and December 12, 2017, City Council Meetings for the Planning Commission's information.

The Planning Commission reviewed an update of future Planning Commission agenda items for the November 7, 2017, November 21, 2017, December 4, 2017, December 5, 2017, December 12, 2017, and December 19, 2017, Planning Commission Meetings for the Planning Commission's information.

Director of Community Development Zai AbuBakar highlighted that Monday, December 4, 2017, at 5:00 p.m. is a joint meeting with Planning Commission, City Council and the General Plan Advisory Committee; December 12, 2017, at 5:00 is a Joint Workshop with Planning Commission and City Council to review traffic calming measures.

Director AbuBakar spoke on projects that have to come before the Planning Commission before the end of the year. Director AbuBakar spoke on cancelling the second meeting in November because the meeting is during Thanksgiving week.

Chairperson Meyer spoke on staff being off over the holidays and City offices being closed Monday, December 25, 2017, through Monday, January 1, 2018, so there will be no meeting on January 2, 2018.

### **COMMISSION COMMENTS:**

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

City Clerk Tonia Lewis spoke on being impressed with all the students interested in civic affairs.

Vice Chairperson Quiroga thanked the Planning Division and other staff for the impact they made on the students regarding the National Community Planning month activities.

Vice Chairperson Quiroga thanked his colleagues for showing the kids how important they are.

Vice Chairperson Quiroga wished everyone a good evening.

Vice Chairperson Quiroga spoke on expecting a baby any day now and requested prayers and positive vibes.

Vice Chairperson Quiroga spoke on signing up for a weight challenge at school where he lost 30 pounds in seven weeks.

Commissioner Vasquez spoke on the privilege of seeing great things coming to Fontana.

Commissioner Vasquez wished everyone a good evening.

Commissioner Fort spoke on enjoying having the students at the meeting tonight.

Secretary Sanchez congratulated Vice Chairperson Quiroga on his upcoming baby.

Secretary Sanchez spoke on raising the bar for the future of Fontana.

Secretary Sanchez thanked everyone that came tonight.

Secretary Sanchez wished everyone a good night.

Chairperson Meyer spoke on National Community Planning Month.

Director AbuBakar is proud of her team.

Chairperson Meyer spoke on the Mayor's Gala fundraiser.

## **WORKSHOP:**

A. Training on Development Process, Site Plan and Design Review

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:20 p.m. in memory of the victims and survivors of the recent California fires to a Workshop in the Executive Conference Room then to the Regular Planning Commission Meeting on Tuesday, November 7, 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 7TH DAY OF NOVEMBER, 2017.**

*Lawrence R. Meyer*

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Larry Meyer  
Chairperson

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