

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
November 7, 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, November 7, 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, and Commissioner Vasquez

Absent: Commissioner Fort

Also Present: Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant City Attorney Victor Ponto; Senior Planner Paul Gonzales; Associate Planner Brett Hamilton; Assistant Planner Ivan Galeazzi; 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 Vasquez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 17, 2017.

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

Vasquez to approve the Minutes of the October 17, 2017, Planning Commission meeting. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

PUBLIC HEARINGS:

A. Proposed Continuance Master Case No. 15-089; Tentative Parcel Map No. 15-010; General Plan Amendment No. 15-006; Zone Code Amendment No. 16-003; Specific Plan Amendment No. 16-002; Design Review Project No. 15-007; Agreement No. 16-005 - Southwest Fontana Logistics Center Warehouse and and Park Site.

Per Applicant's request, staff requests the Planning Commission continue Master Case No. 15-089; Tentative Parcel Map No. 15-010; General Plan Amendment No. 15-006; Zone Code Amendment No. 16-003; Specific Plan Amendment No. 16-002; Design Review Project No. 15-007; and Agreement No. 16-005 to the Planning Commission Meeting of December 5, 2017.

Staff received written correspondence.

David Eshleman provided a letter to be shared with the Planning Commissioners.

Tina Eshleman spoke on being forced out of her property and requested the project be built around her.

ACTION: A motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to continue this item to December 5, 2017. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

B. Master Case No. 17-051; Conditional Use Permit No. 17-028; Design Review Project No. 01-022R1 - The Conditional Use Permit is a request to operate a fitness and athletic facility (Planet Fitness) within an existing retail center; the Design Review Project is a request for site and architectural review of an addition totaling approximately of 1,785 square feet to the existing tenant building.

Assistant Planner Ivan Galeazzi provided the staff report.

Policing Technician Wendy Ratcliffe spoke on cars being broken into at gym facilities; parking lot monitoring cameras; and posted signs regarding the camera monitoring.

Discussion was held on conditions regarding payphones.

Discussion was held on roof mountings interfering with solar panels and screening from the public right of way.

Discussion was held on fencing.

Discussion was held on the footprint of the Planet Fitness.

Discussion was held on the location of security cameras and the rear door that is for emergency only.

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

ACTION: A motion was made by Vice Chairperson Quiroga and seconded by Commissioner Vasquez to move this item to be heard after Public Hearing Item D to give the Applicant an opportunity to arrive. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

ACTION: A motion was made by Vice Chairperson Quiroga and seconded by Commissioner Vasquez to move this item to be heard after Public Hearing Item F. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

ACTION: A motion was made by Commissioner Vasquez and seconded by Secretary Sanchez to continue this item to December 5, 2017 to allow the applicant to attend the Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

C. Master Case No. 17-002; Administrative Site Plan No. 17-002 - A request for architectural review of an Administrative Site Plan (ASP) application for the installation of a new LED (light emitting diode) illuminated banding and signage on an existing canopy at an established 76 Gas service station.

Assistant Planner Ivan Galeazzi provided the staff report.

Commissioner Vasquez spoke on the changes made to the project.

Vice Chairperson Quiroga concurred with Commissioner Vasquez; but would like to see more landscaping.

Secretary Sanchez spoke on the opportunity to make the project nicer.

Vice Chairperson Quiroga spoke on other options to improve landscaping. Director AbuBakar can have staff work with the applicant to add landscaping.

Discussion was held on requiring the applicant to do more.

The Public Hearing was opened.

Speaking for the applicant, Huda Khan, spoke on the major concern on landscaping being addressed; not erecting a new canopy; the store was remodeled five years ago and no changes are being made to it. The applicant spoke on canopy reimaging and upgrading the columns. The applicant spoke on not having the budget to make other changes; but if 76 takes the costs and may add the veneers.

Nina Brentham was present to represent the applicant.

Discussion was held on signage on windows being removed.

Discussion was held on the applicant pulling permits for water and propane sales.

Vice Chairperson Quiroga thanked the applicant for doing business in Fontana; this area has had struggles and he would like to see the project improved.

The applicant spoke on a project on Citrus and Valley that erected a new canopy and did not add any modifications to their building.

Secretary Sanchez spoke on the store needing to look like the rendering.

The applicant spoke on the 76 logo only going on the canopy; no proposed changes to the 7-11 building.

The applicant spoke on being compliant with City recommendations and pulling signs off of the windows.

Secretary Sanchez recommended the applicant bring the best project forward.

Dale Henneman spoke on looking at gas prices, not at stone columns when going to a gas station.

The Public Hearing was closed.

Vice Chairperson Quiroga spoke on needing to stay focused on improving the appearance and perception and quality of life in Fontana; he is not comfortable approving this project as presented tonight.

Secretary Sanchez spoke on the city having high standards; and doing our best to bring the best to the City of Fontana.

Chairperson Meyer spoke on what action could be taken on this project.

Attorney Ponto suggested asking the applicant to continue this item.

Discussion was held on moving this item to a future date to allow the property owner to speak with the owner of the 76 station to add the stone veneer to the gas canopy columns; the applicant agreed to December 19, 2017.

ACTION: A motion was made by Commissioner Vasquez and seconded by Secretary Sanchez to continue this item to December 19, 2017. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

D. Master Case No. 17-006; Tentative Parcel Map No. 19834 (TPM No. 17-001); Design Review No. 17-004 - Review and approve tentative parcel map for the consolidation of five (5) lots for the development of the project and design review for site and architectural review of a proposed 157,246 square foot industrial warehouse building.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on what is planned to the west of the project and the height of the west side wall.

Discussion was held on adding a condition regarding a phone number being provided for any dust issues.

Secretary Sanchez requested a picture of what is actually going to be planted; the landscaping report shows palm trees to be installed, but rendering does not show it.

Discussion was held on the palm trees to be used.

Planning Manager Orlando Hernandez explained that a rendering is just to give an idea of the project. The plan is what is getting approved, not the picture. All the landscaping is not represented in the rendering.

Speaking for the applicant, Steve Hollis thanked staff for the excellent job they did on this project.

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

The applicant spoke on an enhanced wall at the property line after the noise study.

Discussion was held on enhancing the pop out and elevation.

The applicant agreed to enhance the pop out.

Alejandro Barragan spoke in favor of this project; he is happy something is being built and hopes it gets done as soon as possible.

The Public Hearing was closed.

ACTION: A motion was made by Vice Chairperson Quiroga and seconded by Secretary Sanchez to adopt **Resolution No. PC 2017-035** and; 1) Adopt the Mitigated Negative Declaration and direct staff to file a Notice of Determination; and, 2) Approve Tentative Parcel Map No. 19834 (TPM No. 17-001); and, 3) Approve Design Review No. 17-004 with the addition of a condition regarding the enhancement of elevations and the 24/7 phone number available to address dust issues. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

E. Master Case No. 16-033; Conditional Use Permit No. 16-019; Administrative Site Plan No. 16-029 - Conditional Use Permit is a request to establish a new truck repair use; Administrative Site Plan is a request for site and architectural review for one (1) new proposed building and the conversion of two existing structures to offices.

Assistant Planner Ivan Galeazzi provided the staff report.

Chairperson Meyer commended staff on the renderings.

Discussion was held on the status of existing buildings.

Speaking for the applicant Yolanda D'Oyen spoke on the history of the project.

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

The Public Hearing was opened.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: A motion was made by Commissioner Vasquez and seconded by Vice Chairperson Quiroga to **Resolution No. PC 2017-036**, 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 Conditional Use Permit 16-019, and 3) Approve Administrative Site Plan No.16-029. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

F. Master Case No. 17-001; General Plan Amendment No. 17-003; Tentative Tract Map No. 200282 (TTM 17-001); Conditional Use Permit No. 17-001; Design Review Project No. 17-001 - El Paseo Planned Unit Development.

Senior Planner Paul Gonzales provided the staff report.

Discussion was held on conditions being followed and, the addition of conditions and standard conditions.

Discussion was held on a condition regarding the sales office having school maps and land use maps available in their office.

Discussion was held on acid treatment on the walking sidewalks within the attached condominium complexes.

A correction will be made to the section on Chase Road indicating “west of Citrus” to be changed to “east of Citrus”.

A condition regarding high cube warehouses will be removed.

Discussion was held on decorative features of the project.

Discussion was held on the entrance and exit. Associate Engineer Ricardo Garay stated the access off of Citrus Avenue will be right in, right out; but not on Oleander Avenue (will have full access).

The Public Hearing was opened.

Speaking for the applicant Griffin Development, Michael Vairin, provided background information on the project and spoke on how the concepts were reached along with information on modifications to the project.

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

Discussion was held on adding a water feature and the sidewalk acid treatment within the attached condominium portion of the project.

Speaking for the applicant, Chris Texter spoke on the architecture of the project, window features and shutters.

Discussion was held on the water features and the project being market value.

Policing Technician Wendy Ratcliffe spoke on the applicant being cooperative with the Police Department.

Dale Henneman requested information on whether they were rental units or owner occupied.

Courtney Wypiszynski spoke in favor of the development but is concerned with traffic problems on Citrus Avenue.

The Public Hearing was closed.

Associate Engineer Ricardo Garay addressed the traffic and will be monitoring the project as it did not warrant any kind of signal.

ACTION: A motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to adopt **PC Resolution No. PC 2017-037**, forwarding a recommendation to the City Council to: 1) Adopt the Mitigated Negative Declaration, Mitigation Monitoring Program and direct staff to file a Notice of Determination; 2) Adopt a resolution approving General Plan Amendment No. 17-003; 3) Approve Tentative Tract Map No. 20082 (TTM No. 17-001); 4) Approve Conditional Use Permit No. 17-001; and, 5) Approve Design Review No. 17-001 with a change to include acid wash of sidewalk, adding of water feature on Citrus; eliminating Condition No. 66 and adding a condition to have the 24/7 phone number available to address construction issues. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

G. Master Case No. 16-047; Design Review No. 16-018; Variance No. 17-001 - To receive comments on the Draft Environmental Impact Report (DEIR) [State Clearinghouse No. 2017041021] for the Pacific Freeway Center Project for two (2) warehouse logistics buildings comprised of a 550,900 square feet.

Associate Planner Rina Leung provided the staff report.

Discussion was held on having the DEIR comments included for review.

Consultant Carie Cano spoke on comments being included; they will be in the final EIR. Chairperson Meyer requested they be provided sooner.

Discussion was held on the applicant being asked to include mitigation items.

Discussion was held on it not being possible to make less than significant.

Discussion was held on a phone number available to address construction issues.

Discussion was held on noise mitigation.

Discussion was held on the construction timeline.

Speaking for the applicant, Kevin Rice spoke on incorporated elevations that he thought worked well; trying new things on this site.

The applicant understands the need for aesthetics at the entrance and will get with his team to come up with something creative.

The applicant spoke on the timeline of the construction of the project.

Planner Leung will be working with the developer to enhance views from the freeway.

ACTION: A motion was made by Secretary Sanchez and seconded by Vice Chairperson Quiroga to 1) Open the public hearing to receive comments from all interested parties on the DEIR for the Pacific Freeway Center Project; and, 2) Review and provide Planning Commission comments on the DEIR; and, 3) Direct staff to address comments received in the Final EIR and also enhancement to the building evaluation as the project is the gateway to Fontana on the I-10 Freeway. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None.)

H. Master Case No. 16-051; Design Review No. 17-021 is a request to construct 95 single-family homes within previously approved Tract Map No. 17059 and Tract Map No. 17377.

Senior Planner Paul Gonzales provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Holly Sandler provided project specifics including architectural designs.

Discussion was held on conditions of approval the applicant had questions on.

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

Discussion was held on side and back elevations; staff was directed to work with the applicant to enhance the sides and rear elevations.

Speaking for the applicant, Brent Bauman, spoke on the architectural features.

Discussion was held on various architectural features to avoid views to plain stucco buildings. Staff was directed to work with the applicant.

Discussion was held making the loft not easily convertible to a bedroom.

The Public Hearing was closed.

ACTION: A motion was made by Vice Chairperson Quiroga and seconded by Commissioner Vasquez to adopt **PC Resolution No. PC 2017-038**, 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. 17-021 with an additional condition to have the 24/7 phone number available to address construction issues and adding architectural enhance to the sides and rear of the homes. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez: NOES: None.)

UNFINISHED BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

The Planning Commission reviewed an update of future City Council agenda items for 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 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 AbuBakar announced that there will not be a second meeting of the Planning Commission in November (November 21, 2017) and wished everyone a happy Thanksgiving.

Director AbuBakar announced that the appeal what was to be heard on November 14, 2017, was moved to November 28, 2017, as the hearing notices were not sent out. Vice Chairperson Quiroga and Secretary Sanchez will represent the Planning Commission at that meeting.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

City Clerk Tonia Lewis asked that tonight's meeting be adjourned in memory of the victims of Sutherland, Texas; who her son had personal ties to.

Secretary Sanchez spoke on raising the standards for the City of Fontana and holding people accountable. Property rights are dear to his heart and we have to use our better judgement and be competitive in the market with nearby cities and he is honored to be involved in this process.

Vice Chairperson Quiroga asked to keep the Texas family in our prayers.

Vice Chairperson Quiroga thanked God for blessing his family with a beautiful baby girl born on October 23, 2017, Catalina Alexandra.

Vice Chairperson Quiroga wished his dad a happy birthday on Thursday.

Vice Chairperson Quiroga misses his students at school and he will be back on Monday.

Commissioner Vasquez spoke on putting your best foot forward.

Commissioner Vasquez loves and is proud of her husband and children.

Chairperson Meyer spoke on Veteran's Day on November 11, 2017.

Chairperson Meyer wished everyone a happy and healthy Thanksgiving.

Chairperson Meyer thanked Maria, Planning Secretary, for preparing the Planning Commission packets.

Chairperson Meyer congratulated the new opening of the Fire District Headquarters.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 9:07 p.m. in memory of terror victims and all veterans who served our country to a Joint City Council, Planning Commission, and General Plan Advisory Committee Workshop on December 4, 2017 at 5:00 p.m., then to a Regular Planning Commission meeting on Tuesday, December 5, 2017 at 6:00 p.m., then to a Joint City Council and Planning Commission Workshop on December 12, 2017 at 5:00 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 5th DAY OF DECEMBER, 2017.**

DocuSigned by:

lawrence R. Meyer

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Larry Meyer

Chairperson

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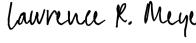
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Browsers (for SENDERs):	Internet Explorer 6.0? or above
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Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
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