

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
December 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, December 19, 2017, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Meyer called the meeting to order at 6:03 p.m.

Present: Chairperson Meyer, Vice Chairperson Quiroga, Secretary Sanchez, Commissioner Fort (arrived at 6:12), and Commissioner Vasquez.

Absent: None

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Dawn Rowe; Associate Planner Rina Leung; Assistant Planner Alejandro Rico; Assistant Planner Ivan Galeazzi; Associate Planner Brett Hamilton; and City Clerk Tonia Lewis.

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation given by Commissioner Sanchez, 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 December 5, 2017.

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

Commissioner Quiroga to approve the Minutes of the December 5, 2017, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None; ABSTAIN: Fort)

PUBLIC HEARINGS:

A. Master Case No. 15-089; General Plan Amendment No. 15-006; Zone Change No. 16-003; Specific Plan Amendment No. 16-002; Tentative Parcel Map No. 19711 (TPM No. 15-010); Design Review Project No. 15-017; Development Agreement No. 16-005 - Southwest Fontana Logistics Center Warehouse and and Park Site. (Continued from December 5, 2017)

Associate Planner Rina Leung provided the staff report.

Environmental Consultant Kent Norton spoke on the accommodations to address noise issues.

Discussion was held on the future plans for the park.

Discussion was held on compliance of truck queuing and idle time enforcement.

Discussion was held on adding trees to help with emissions; the developer is willing to work with staff to enhance landscaping – the developer is currently exceeding the 15% landscaping requirement.

Speaking for the applicant, Ward Mace, thanked staff for their work on this project and spoke on investing in the City of Fontana. The applicant shared that they are responsible logistics developers and spoke on enhancements to the project.

Discussion was held on embellish architecture.

Discussion was held on the plans for construction of the two buildings.

Discussion was held on the applicant owning all of the proposed property for the project.

Discussion was held on installing solar panels; the applicant is not in a position to make that decision for renters. However, the tenants could install them in the future if they desired.

Discussion was held on evolving technology and providing a charging station for the use of electric semi-trucks.

Discussion was held on designated safety individuals.

Commissioner Vasquez asked the applicant to look into technology used in Switzerland to remove carbon dioxide from the air.

The Public Hearing was opened.

Thomas Ruiz spoke in favor of the project on behalf of Laborers International Union Local

783.

Judith Brown spoke in favor of the project.

Jim Tusko spoke in favor of the project.

Bobbi Jo Chavarria spoke in opposition of the project.

Roxanna Gracia spoke in opposition of the project on behalf of Assembly Member Eloise Gomez Reyes.

Thomas M. Rocha spoke in opposition of the project.

Yassi Kavezade spoke in opposition of the project.

Miguel Rivera spoke in opposition of the project.

Glenda Barillas spoke in opposition of the project.

David R. Eshleman spoke in favor of the project.

Cherley Jett spoke in favor of the project and stated that he came to Fontana in 1964 when larger lots (5 acres) were common and that warehouses are a decent change. He also stated that he had no problem with the traffic.

The Public Hearing was closed.

Discussion was held on the park contributing to the landscaping to offset greenhouse gases.

Secretary Sanchez spoke on less than 10% of Fontana residents working in Fontana.

Commissioner Fort appreciates what the developer has done to address issues and the comments made by public speakers tonight.

Commissioner Vasquez spoke on this being a tough call.

Discussion was held on the percentage of landscaping if the park were considered as part of the project landscaping.

Discussion was held on adding a condition of approval regarding the upgrade on the design of the building walls.

Discussion was held on Environmental Consultant Kent Norton continuing to respond to written submittals.

ACTION: Motion was made by Commissioner Vasquez and seconded by Commissioner Sanchez to adopt **Resolution No. PC 2017-045**, and forward a recommendation to the City Council to: 1) Adopt a resolution to certify the EIR, adopt a Statement of Overriding

Consideration, a Mitigation Monitoring and Reporting Program, and a Statement of Facts and Findings, and direct staff to file a Notice of Determination; 2) Adopt a resolution approving General Plan Amendment No. 15-006; 3) Adopt an ordinance approving Zone Change No. 16-003; 4) Adopt an ordinance approving Specific Plan Amendment No. 16-002; 5) Adopt an ordinance approving Development Agreement No. 16-005; and, 6) Approve Tentative Parcel Map No. 19711 (TPM No. 15-010) and Design Review No. 15-017 subject to the attached Findings and Conditions of Approval with the addition of Condition No. 17A regarding enhancement of elevations. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None) with modifications and an addition to the Conditions of Approval.

A recess was called at 8:15 p.m.

The meeting was reconvened at 8:20 p.m. to Public Hearing Item B.

B. Master Case No. 17-062; Design Review No. 17-029 - A Design Review request to construct 99 single-family homes ranging in size from approximately 2,287 square feet to approximately 2,820 for the single-story homes and approximately 2,967 square feet to approximately 4,122 square feet for the two-story homes (30 single-story homes and 69 two-story homes).

Assistant Planner Ivan Galeazzi provided the staff report.

Staff reported that Condition No. 32 will be deleted as it is similar to Condition No. 8; Condition No. 9 will be deleted as it is similar to Condition No. 4.0; Condition No. 23 will be revised to correct the tract map number; and Condition No. 36 will be revised to the correct approval date of August 8, 2015.

The Public Hearing was opened.

Speaking for the applicant, Ryan Combe provided history on the project and shared his development experience in the city. The applicant spoke on the condition regarding 360 degree architecture.

Discussion was held on posting of City zoning and school district maps in the sales office.

Commissioner Quiroga spoke on wanting the best in Fontana.

Applicant has read, understood and agreed to the conditions of approval, except Condition No. 13 and Condition No. 14.

Commissioner Vasquez spoke on how upsetting it was that the applicant was not giving the best as they do in other areas.

Speaking for the applicant, Kevin Crook, spoke on the space between homes and enhancement of the sides and the rears on the homes. Standard is actually already enhanced and adding more to those that are exposed.

Discussion was held on comparison of the project to other projects in Irvine.

The applicant spoke on being proud of the product being presented and does not believe home owners need higher maintenance items and the applicant is wants to give the homeowners what they want. The applicant spoke on having 360 degree enhancements.

Discussion was held on standard enhancements and super enhancements.

The applicant spoke on the standard they are providing being enhanced and the Specific Plan does not call for 360 degree architecture.

The applicant spoke on development being difficult when the rules are changed after purchase.

Matt Slowik spoke on being happy to see this project finally coming forward since the initial EIR was done in 2004.

Dale Henneman spoke on the applicant being spoken to as if he doesn't know what he is talking about and affordable housing being extinct because of adding a little bit here and a little bit there that adds up to a big deal when a homeowner has to make those payments.

The Public Hearing was closed.

Discussion was held on the applicant working with staff to add more enhancements.

Chairman Meyer asked if there was room to add more enhancements.

Commissioner Quiroga spoke on setting the precedent to receive the best products.

Commissioner Fort spoke on quality product and understanding what buyers want.

The applicant spoke on having enhancements on all elevations and plans from other areas are being brought to Fontana with additional costs because they know Fontana is asking for more than the other cities.

Commissioner Vasquez spoke on wanting the bar to be raised.

The applicant spoke on the bar being raised on this development.

Discussion was held on possible actions the Planning Commission could take on this project.

The applicant requested information on what grounds the project does not meet the standard.

The applicant preferred working with staff on enhancements.

ACTION: Motion was made by Commissioner Vasquez and seconded by Commissioner Sanchez to January 16, 2018, with direction to staff to work with the applicant on

architecture for all the homes. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

C. Master Case No. 17-065; Administrative Site Plan No. 13-015R2 - A request to review and approve an Administrative Site Plan amendment application for the installation of light emitting diode (LED) lights to illuminate the canopy of a 76 service station with a logo and a laserline, and minor modifications to the exterior of gas dispensers.

Assistant Planner Alejandro Rico provided the staff report.

The Public Hearing was opened.

Discussion was held on the gap between the wall and the building.

Speaking for the applicant, Ali Dashti.

Discussion was held on the completion date of the project.

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 2017-046** and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301, Class No. 1 (Existing Facilities), of the California Environmental Quality Act and direct staff to file the Notice of Exemption; and 2) Approve Administrative Site Plan No. 13-015R2. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

D. Master Case No. 17-007; Conditional Use Permit No. 17-005; Conditional Use Permit No. 17-006; Administrative Site Plan No. 17-005 - Conditional Use Permit No. 17-005 - A request for the construction and operation of a 24-hour fuel service station in conjunction with a Type 21 ABC License.

Associate Planner Brett Hamilton provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Charles Raymond Ussef spoke on the project.

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

Discussion was held on the wall size next to the residences.

Randy Northup spoke in opposition to this project.

Shareef Awad spoke in opposition to this project.

Michael Hidalgo spoke in opposition to this project.

Matt Slowik provided historic information on the project site.

The Public Hearing was closed.

Discussion was held on the removal of underground tanks.

Discussion was held on sensitive uses near the project.

Discussion was held on entrance and egress from the property.

Discussion was held on the height of the wall and adding a condition to increase the height of the wall to 8 feet on the south of the property line.

Discussion was held on the lighting near the project. Condition No. 65 addresses the lighting required by the Police Department.

Direction was given to staff to ensure Traffic Department approved of the entrance and egress.

ACTION: Motion was made by Commissioner Sanchez and seconded by Commissioner Vasquez to adopt **Resolution No. PC 2017-047** 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. 17-005; and 3) Approve Conditional Use Permit No. 17-006; and 4) Approve Administrative Site Plan No. 17-005 and make a finding of Public Convenience or Necessity with the addition of Condition No. 21 to increase the height of the wall. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

ACTION: Motion was made by Commissioner Quiroga and seconded by Commissioner Fort to continue the meeting past 10:00 p.m. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

E. Master Case No. 12-055; Tentative Parcel Map No. 19510 (TPM No. 13-010); General Plan Amendment No. 14-007; Zone Code Amendment No. 14-008; Administrative Site Plan No. 12-037 - Fontana Water Tanks (F-15).

Senior Planner Dawn Rowe provided the staff report.

Discussion was held on water tanks permitted in community commercial with MUP; but not in residential.

The Public Hearing was opened to receive comments on the Draft Environmental Impact Report.

Discussion was held on the historical water tank.

Consultant Ray Hussey spoke on the historical significance of the water tank.

Matt Slowik spoke on mitigation measures and requested photo documentation be provided to the Fontana Historical Society.

Speaking for the applicant, Bryant Marroquin thanked staff for working on the project and spoke on the plans for the project.

Speaking for the applicant, Kris Olsen added information on the project improving the water reliability system.

Discussion was held on the potential earthquake magnitude.

Bob Copeland had no comment on behalf of the Fontana Unified School District; this is Mr. Copeland's last meeting as a representative of the district.

UNFINISHED BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for December 26, 2017, January 9, 2018, and January 23, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the January 2, 2018 and January 16, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar thanked the Planning Commissioners for their support of staff.

Director AbuBakar wished everyone a Merry Christmas, Happy Hanukkah, and Happy Holidays.

Director AbuBakar thanked Bob Copeland for his work with the City and wished him well on his retirement.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

City Clerk Lewis wished Bob Copeland well.

City Clerk Lewis thanked the Water Company for taking consideration of the historical value of the water tank.

City Clerk Lewis safe and happy new year and a wonderful Christmas.

Secretary Sanchez congratulated Bob Copeland on his retirement.

Secretary Sanchez thanked staff for sharing their knowledge with him.

Secretary Sanchez thanked his wife and kids for letting him be here.

Secretary Sanchez thanked God for allowing him to be here.

Secretary Sanchez wished everyone a merry Christmas, happy New Year, and happy Hanukkah.

Commissioner Fort spoke on having the honor and privilege to serve in this capacity.

Commissioner Fort wished everyone Happy Holidays, merry Christmas and is looking forward to the New Year.

Commissioner Vasquez wished everyone a good night.

Commissioner Vasquez spoke on being here looking out for Fontana.

Commissioner Vasquez is appreciative of all the hard work staff puts in.

Commissioner Vasquez wished everyone a Merry Christmas, Happy Kwanza, Happy Hanukkah and Happy New Year.

Commissioner Vasquez spoke on her daughter being home from college; she loves her daughter, son and husband for allowing her to be here.

Commissioner Vasquez spoke on losses and suffering this past year.

Commissioner Vasquez thanked Jesus for the life given to her.

Vice Chairperson Quiroga congratulated Bob Copeland on his retirement.

Vice Chairperson Quiroga wished everyone a Merry Christmas, Happy Hanukkah and a safe and Happy New Year.

Planning Manager Hernandez thanked the Planning Commissioners for their support this past year.

Chairperson Meyer reminded everyone that the Magic Lights are still going on at the speedway.

Chairperson Meyer wished everyone a merry and blessed Christmas, Happy New Year; Happy Epiphany, and happy Hanukkah.

Chairperson Meyer thanked staff for their hard work and for caring about what goes on in the city.

Chairperson Meyer spoke on continuing to raise the bar in the city.

ACTION: Motion was made by Commissioner Fort and seconded by Commissioner Sanchez to continue the meeting to 10:45 p.m. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

WORKSHOP:

Monarch Hills Overview

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 10:18 p.m. to a Workshop in the Executive Conference Room, then to the Regular Planning Commission Meeting on January 16, 2018, 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 16th DAY OF JANUARY, 2018.**

DocuSigned by:

Lawrence R. Meyer

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Larry Meyer
Chairperson

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