

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
December 5, 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, December 5, 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 Vasquez (arrived at 6:10 p.m.), and Commissioner Fort.

Absent: None

Also Present: Attorney Isaac Rosen; Director of Development Services Zai AbuBakar; Assistant Planner Ivan Galeazzi; Associate Planner Rina Leung; Senior Planner DiTanyon Johnson; Associate Planner Brett Hamilton; Assistant Engineer Mario Estrada; and Planning Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation given by Phil Cothran, the Pledge of Allegiance was led by Commissioner Fort.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

Frank Ellis spoke on City Code allowing metal roofing on residential homes.

Phil Cothran spoke on the Auto Club Speedway Magic of Lights Event being held through December 31, 2017. Proceeds are being shared with non-profits in the community; and provided a Chamber of Commerce update.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of November 7, 2017.

**ACTION:** A motion was made by Vice Chairperson Quiroga and seconded by Secretary Sanchez to approve the Minutes of the November 7, 2017, Planning Commission Meeting. Motion passed by a vote of 4-0-1. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None; ABSTAIN: Fort)

## **PUBLIC HEARINGS:**

**A. 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. (Continued from November 7, 2017)**

**ACTION:** A motion was made by Commissioner Fort and seconded by Secretary Sanchez to move Public Hearing Item B to the end of the agenda. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort and Vasquez; NOES: None)

Assistant Planner Ivan Galeazzi provided the staff report.

Speaking for the applicant, Aaron Holder spoke on the project.

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

Discussion was held on adding surveillance cameras to the parking lot. Condition No. 9 will address the additional surveillance cameras.

The Public Hearing was opened.

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

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Commissioner Fort to adopt Resolution No. PC 2017 – 039; and, 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approving Conditional Use Permit No. 17-028; and, 3) Approving Design Review No. 01-022R1 with added language regarding surveillance cameras. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**B. 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. (Continued from November 7, 2017)**

Staff recommended this item be moved to a future date.

Speaking for the applicant, Ward Mace agrees with staff's recommendation to continue this item to the December 19, 2017, Planning Commission Meeting.

The Public Hearing was opened.

Alex Arteaga spoke in favor of the project; Mr. Arteaga supports projects like these for good paying jobs for members and the economic benefits.

Demi Espinoza spoke on concerns regarding traffic safety for students, air pollution, fair labor practices and displacement of nearby residents. Ms. Espinoza appreciates responses received from the City, but is opposed to this project as it stands. Ms. Espinoza has met with the applicant's representatives to discuss concerns and remedies. Ms. Espinoza shared pictures of pedestrian travel conditions.

Andrea Vidaurie spoke on concerns regarding traffic safety for students, air pollution, fair labor practices and displacement of nearby residents. Ms. Vidaurie has met with the applicant's representatives to discuss concerns and remedies. Ms. Vidaurie shared EPA reports.

Glenda Barillas spoke in opposition to the project. Ms. Barillas spoke on the need to work together to find solutions and is worried about the claim that residents will be employed as not all residents benefit from jobs at current facilities. Ms. Barillas is not comfortable on the proximity to schools and suggested incorporating more conifers to absorb emissions; wants to make sure promises are kept. Ms. Barillas spoke on a plot of land being specified as a park, but there are not concrete plans.

Judie Brown spoke on a petition submitted for industrial designation being best for that area.

Tina Eshleman spoke in opposition to the project; her family wants to stay there as long as they can and she doesn't know why warehouses have to be built in this area near schools.

Chairperson Meyer commented on letters received on the project.

**ACTION:** Motion was made by Commissioner Quiroga and seconded by Commissioner Fort to continue this item to the December 19, 2017. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**C. Master Case No. 17-044; Administrative Site Plan No. 17-033; Variance No. 17-007 - Administrative Site Plan is a request for site review to pave approximately 90,000 square feet to provide additional truck and trailer parking at an existing cross-dock distribution facility; Variance is a request for a reduced front landscape setback from the required 20 feet to a requested six (6) feet.**

Associate Planner Brett Hamilton provided the staff report.

Staff received communication from one resident in favor of the project.

Discussion was held on the project not being required to connect to sewer.

Discussion was held on the original setback.

The Public Hearing was opened.

Discussion was held on enhancing the existing landscaping.

Speaking for the applicant, Ed Bonadiman, commended staff for being helpful. The applicant had questions on a few conditions of approval.

Assistant Engineer Mario Estrada spoke on undergrounding of utilities.

Discussion was held on undergrounding of telephone line.

Applicant has read, understood and agreed to the conditions of approval; aside from those he brought up.

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

The Public Hearing was closed.

Discussion was held on the utility poles not being aesthetically pleasing.

Discussion was held on fire sprinklers in every building.

Public hearing reopened.

Applicant spoke on a modification to the condition regarding undergrounding of utilities.

Applicant spoke on a modification to the condition regarding fire sprinklers.

Applicant indicated willing to go with language as presented and the addition of a condition regarding bicycle racks.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Fort to adopt Resolution No. PC 2017-040 and; 1) Determine that the project is Categorically Exempt pursuant to Section No. 15301 (Class No. 31, Existing Facilities) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Administrative Site Plan No. 17-033; and 3) Approve Variance No. 17-007 with the addition of a condition regarding adding a bicycle rack. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**D. Master Case No. 15-056; Conditional Use Permit No. 15-035; Administrative Site Plan No. 15-032 - A Conditional Use Permit request to allow for auto repair uses and an Administrative Site Plan request to construct three (3) office/auto repair buildings of approximately 2,507 square feet each.**

Senior Planner DiTanyon Johnson provided the staff report.

Policing Technician Wendy Ratcliffe spoke on the Police Department's concerns with the project layout, but based on the proposed use of car repair, the concern is for noise to the south.

Discussion was held on what type of auto repair uses the project would be.

Discussion was held on the project being one parcel with three separate uses.

Discussion was held on a CUP being required in the future if it was to be used for auto body repair.

Discussion was held on the conditions of approval being posted in all three buildings.

Discussion was held on some additional uses requiring a CUP and some not being allowed.

The Public Hearing was opened.

Speaking for the applicant, Tom Love.

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

Discussion was held on the hours of operation.

Discussion was held on possible tenants; there are none yet.

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 Quiroga to adopt Resolution No. PC 2017 – 041; and 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32 (Infill Development), of the California Environmental Quality Act; 2) Approve Conditional Use Permit No. 15-035 and; 3) Approve Administrative Site Plan No. 15-032 with an added condition to post the Conditions of Approval in all three buildings. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**E. Master Case No. 17-030; Conditional Use Permit No. 17-016 - A Conditional Use Permit request to operate the existing bona fide eating establishment (Baja California Bar & Grill) in conjunction with incidental live entertainment and karaoke for the restaurant patrons.**

Associate Planner Brett Hamilton provided the staff report.

Staff received one call from a resident concerned with potential noise and increased traffic.

Discussion was held on inconsistency in zoning and clean up being done with the General

Plan.

Policing Technician Wendy Ratcliffe spoke on the five calls for service with nothing significant and none being related to alcohol. Ms. Ratcliffe recommended the CUP be approved.

Discussion was held on an existing stage in the building; it was left over from the previous owner.

Discussion was held on no noise complaints being received for a nearby restaurant with live entertainment.

The Public Hearing was opened.

Speaking for the applicant, Monica Aguayo, spoke on the crowding and the restaurant's capacity. The applicant stated that the stage was there when the building was purchased.

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

Gloria Martinez requested information on the calls for service.

The Public Hearing was closed.

Policing Technician Ratcliffe stated that the calls for service report was for a one year period from December 4, 2016, to December 4, 2017, and five calls for service in one year is considered extremely low.

Discussion was held on conditions that limit or prevent the establishment from becoming a night club.

Discussion was held on karaoke being considered background entertainment.

**ACTION:** Motion was made by Commissioner Quiroga and seconded by Commissioner Sanchez to adopt Resolution No. PC 2017-042 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, 2) Approve Conditional Use Permit No. 17-016. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**F. Master Case No. 08-011; Conditional Use Permit No. 17-002; Administrative Site Plan No. 17-003 - A Conditional Use Permit request for an automatic carwash within the Community Commercial (C-1) Zoning District; An Administrative Site Plan request for site and architectural review of a proposed 1,062 square foot automatic carwash including parking, landscaping, vacuums and boundary walls.**

Associate Planner Brett Hamilton provided the staff report.

Staff did not receive any communication in favor or opposition.

Discussion was held on adding previous conditions of approval regarding the Amazon locker, window signage and propane tank exchange.

Discussion was held on a condition regarding cameras.

Discussion was held on ensuring the applicant meets the conditions of approval.

Discussion was held on not issuing the permit until the propane tank exchange is removed.

Discussion was held on lighting on side of Baseline.

The Public Hearing was opened.

Speaking for the applicant, Ron Reger, spoke on surveillance system having 30 cameras on site and more will be added at the entrance, exit and back of building. The applicant removed the Amazon box over a year ago and he has a county permit for the propane tank exchange.

Speaking for the applicant, Ray Ojeda, had a question on items 30, 45, and 46 regarding the automatic suppression system. Mr. Ojeda spoke on the wall erected fronting Baseline Avenue.

Discussion was held on lighting throughout the back; there will not be any on the north elevation.

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 Quiroga and seconded by Commissioner Fort to adopt Resolution No. PC 2017-043 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. 17-002 and, 3) Approve Administrative Site Plan No. 17-003. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**G. Master Case No. 16-058; Tentative Parcel Map No. 19719 (TPM No. 16-014); Conditional Use Permit No. 16-033; Design Review No. 16-024 - Tentative Parcel Map - A request to combine four parcels into three parcels; Conditional Use Permit - A request to establish an assisted living/memory care facility in a single-family residential zoning district; Design Review - A request for site and architectural review of a 32,500 square foot assisted living facility to include thirty-six (36) studio units, fifty-six (56) 1-bedroom units and eight (8) 2-bedroom units for a total of 100 units; a 26,500 square foot memory care facility and a 4,500 square foot office building.**

Senior Planner DiTanyon Johnson provided the staff report.

Staff did not receive any communication in favor or opposition.

Discussion was held on the type of care being provided: the front building is assisted living and the back building is memory care with medical assistance.

Discussion was held on the entrances and exits: there is one main entry on foothill, then entries into the buildings.

Discussion was held on the security being provided.

Policing Technician Wendy Ratcliffe shared that there is one entrance for each building with various exit points, but all entries have to go through the main entrance and there are video cameras in all hallways.

Discussion was held on senior facilities usually being gated and secured, but this project has a commercial component that is open to the public.

Director AbuBakar referenced conditions that address safety and security concerns.

Discussion was held on pedestrian traffic to get from one building to the next.

The Public Hearing was opened.

Speaking for the applicant, Brad Buller, spoke on the changing industry and it is monitored by many other agencies. He is proud to bring this project to Fontana. One point of egress and ingress; staff recommended and supported this plan. Access between the buildings will be enhanced. Retained an expert in senior care and guided on footprint of the two buildings.

Also present for the applicant, Ali Monshizadeh, engineer of the project; and Massoud Monshizadeh, project manager.

Speaking for the applicant, Massoud Monshizadeh, developer of the project, thanked Building, Engineering, Planning and Police Department staff for their work on this project.

Applicant has read, understood and agreed to the conditions of approval, including new conditions regarding the video camera surveillance and enhanced paving.

Discussion was held on adding up lighting; the applicant agreed.

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

The Public Hearing was closed.

The applicant commended staff on their work with the applicant.

**ACTION:** Motion was made by Commissioner Sanchez and seconded by Commissioner Quiroga to adopt Resolution No. PC 2017-044 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. 19719, Approve Conditional Use Permit No. 16-033, and Approve Design Review No. 16-024 with added conditions. Motion passed by a vote of 5-0. (AYES: Meyer, Quiroga, Sanchez, Fort, and Vasquez; NOES: None; ABSTAIN: None)

A recess was called at 8:07 p.m.

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

## **NEW BUSINESS:**

### **A. None**

None.

## **DIRECTOR COMMUNICATIONS:**

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

Planning Commission reviewed an update of future City Council Agenda items for December 12, 2017, and December 26, 2017, meetings for the Planning Commission's information; and an update of future Planning Commission items for the December 12, 2017, and December 19, 2017, regular meetings for the Planning Commission's information.

Chairperson Meyer discussed holding the staff appreciation luncheon on December 20, 2017.

Director AbuBakar shared that there will be a Joint meeting with City Council and the Planning Commission on December 12, 2017, regarding traffic calming.

Senior Planner DiTanyon Johnson wished everyone a Merry Christmas and Happy New Year.

## **COMMISSION COMMENTS:**

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

Vice Chairperson Quiroga thanked everyone for coming out and showing interest in development projects.

Commissioner Vasquez spoke on the exciting projects coming to Fontana.

Commissioner Vasquez spoke on all she is thankful for at this time of year.

Commissioner Fort missed everyone at the last meeting.

Commissioner Fort appreciates the comments made and the solutions brought forward. Commissioner Fort is looking forward to the Magic of Lights Event.

Commissioner Fort wished everyone a Merry Christmas and Season's Greetings.

Secretary Sanchez spoke on forward progression in the City of Fontana and community involvement.

Secretary Sanchez celebrated his 29th wedding anniversary last night.

Secretary Sanchez asked that tonight's meeting be adjourned in honor of those affected by the fires.

Secretary Sanchez wished everyone a Merry Christmas and Happy New Year.

Chairperson Meyer spoke on the former Mayor and two former Planning Commissioners being in the audience tonight.

Chairperson Meyer congratulated Commissioner Sanchez and his wife on their 29th wedding anniversary.

Chairperson Meyer volunteered at the Magic of Lights Event.

Chairperson Meyer requested prayers for the participants of the Confirmation retreat at Sacred Heart.

Chairperson Meyer spoke on the upcoming celebration of Feast of the Immaculate Conception and Lady of Guadalupe.

Chairperson Meyer wished our Jewish friends a good and happy Hanukkah.

Chairperson Meyer attended GPAC meeting last night and commended staff for all of their work on the comprehensive document.

## **WORKSHOP:**

None.

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 9:01 p.m. in memory of those who lost their homes and their life in the fires and a young Fontana resident to a Joint City Council and Planning Commission Workshop on December 12, 2017 at 5:00 p.m.; then to a Regular Planning Commission Meeting on December 19, 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 19th DAY OF DECEMBER, 2017.**

DocuSigned by:

*Lawrence R. Meyer*

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Larry Meyer  
Chairperson

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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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