

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
February 6, 2018
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, February 6, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:02 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, and Commissioner Meyer and Commissioner Vasquez.

Absent: Secretary Fort

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Senior Planner Paul Gonzales; Senior Planner Dawn Rowe; Planning Intern Alexia De La Torre; Associate Planner Brett Hamilton; Assistant Planner Alejandro Rico; 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 Meyer, the Pledge of Allegiance was led by Vice Chairperson Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of January 16, 2018.

A motion was made by Commissioner Meyer and seconded by Vice Chairperson Quiroga to approve the Minutes of the January 16, 2018, Planning Commission Meeting with corrections provided by the Director of Community Development Zai AbuBakar at the dais. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None)

PUBLIC HEARINGS:

A. Master Case No. 17-063; Tentative Parcel Map No. 20125 (TPM No. 17-010) - A request to subdivide one (1) parcel (APN: 0237-054-19) of approximately 1.56 adjusted gross acres into two (2) parcels for commercial development.

Senior Planner Paul Gonzales introduced Planning Intern Alexia De La Torre to provide the staff report.

The Public Hearing was opened.

Speaking for the applicant, Ray Allard was available for questions.

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 Meyer and seconded by Commissioner Quiroga to adopt **Resolution No. PC 2018-005** 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 Map No. 20125 (TPM No. 17-010). Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez and Vasquez; NOES: None)

B. Master Case No. 14-043R1; Design Review No. 17-027 - A request to construct 102 single-family homes ranging in size from approximately 2,021 square feet to approximately 2,590 square feet. The lots range in size from approximately 5,000 square feet to 10,351 square feet, averaging 5,445 square feet. Each of the four (4) floor plans will have three (3) architectural styles: Spanish, Traditional and Cottage.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on plans in place to avoid converting the bonus room into a bedroom on floor plan 2.

Discussion was held on homes designated as “no unnecessary enhancements” that were determined through a Workshop and staff working with the applicant.

Discussion was held on renderings showing the different styles.

Discussion was held on the enhancements and features visible from I-210 Freeway,

Hemlock Avenue, Sierra Lakes Parkway, and San Sevaine Road; and between homes.

Discussion was held on the history of the tract. It was previously proposed as a gated community and had a park. The City changed the minimum lot size for the zone and requested that this tract conform to the higher minimum lot standard. The park site and some of the lots were lost and it became a non-gated tract due to the increase in minimum lot sizes.

Planning Manager Hernandez clarified that all of the homes will have enhancements on the front and back and those that are close to each other will not have pop outs but will still have decorative features and shutters.

The Public Hearing was opened.

Speaking for the applicant, Ryan Combe welcomed the Commissioners into their new roles; and thanked and commended staff for a productive workshop and their work on the project. Mr. Combe spoke on the enhancements to the project.

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

Discussion was held on the term “unnecessary enhancements”.

Discussion was held on plans for the catch basin.

Discussion was held on parking enforcement and ensuring the use of garages.

Discussion was held on plotting.

The applicant requested the land use and school district maps be made available so they can be posted in the model homes.

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

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Quiroga to adopt **Resolution No. PC 2018-006** and, 1) Find that the previously adopted Mitigated Negative Declaration for Tentative Tract Map No. 18987 has adequately identified the impacts associated with the project, pursuant to Section 15162 of the CEQA Guidelines and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 17-027, for site and architectural review of 102 single-family homes as presented in the attachments under separate cover. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez and Vasquez; NOES: None)

C. Master Case No. 17-020; Design Review No. 17-012 - A request for site and architectural review of a proposed 97,438 square foot warehouse distribution facility.

Senior Planner Dawn Rowe provided the staff report.

Staff provided a memo at the dais to add Condition No. 15A.

Discussion was held on the rail spur at the south elevation.

Discussion was held on issues that might occur during the construction phase including the number to call in case of construction before allowable times, screened staging areas, temporary fencing, direction of spickets, etc.

Discussion was held on traffic control; Director AbuBakar noted that Traffic and Engineering have reviewed and approved the plan and submit their recommendation to the Planning Commission.

The Public Hearing was opened.

Speaking for the applicant, Chris Savage spoke on other projects he has in the City of Fontana.

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

Jimmy Elrod representing the Carpenters' Union requested a postponement of approving this project.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Quiroga to adopt **Resolution No. PC 2018-007** and; 1) Adopt the Addendum to the Southwest Industrial Park Specific Plan and direct staff to file a Notice of Determination; and, 2) Approve Design Review No. 17-012. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez and Vasquez; NOES: None)

D. Master Case No. 17-060; General Plan Amendment No. 17-005; Zoning Code Amendment No. 17-004 - Business Park and Warehousing Distribution Overlay District.

Assistant Planner Alejandro Rico provided the staff report.

The Public Hearing was opened.

Frank Ellis spoke on the insanity of leaving separate properties as low density requesting a 15 foot block wall between buildings; and being bought out.

Jimmy Elrod representing the Carpenters' Union spoke on the residential area being surrounded by this project; and requiring a proper CEQA.

Jolene Devine spoke on most residents in the mobile homes not being notified; hundreds of people getting kicked out of their homes; and needing to think about the people that live there.

John Carlo spoke on seeing the benefits of the distribution centers; the SWIP line being moved, and truck and trailer storage.

Director AbuBakar spoke on taking all public comments and answering them all at once.

Victor Armas spoke on not being noticed and asked how long they will have if the project is approved.

Lynda Dykes spoke on being tired of zone changing.

Blanca Rodriguez spoke on who will attend the schools if the homes are taken away and asked where her father will go.

Chairperson Sanchez adjusted the speaking time to three minutes.

Eduardo Aguilera asked if there is no applicant planning to use this land, then why approve for industrial; and what will be done to protect him as a homeowner since he cannot afford the \$700,000 homes.

Raul Perez spoke on living in a comfortable home; not being notified that they are developing; and having too many warehouses in Fontana.

Valerie Gomez spoke on inheriting her mobile home and living her most of her life; she spoke on being relocated or being compensated at a decent amount since she does not have the money to pay for a \$700,000 home. Ms. Gomez spoke on schools being built in the area and being proud of it looking nice and neat again only to have a distribution center put in when there are many vacant ones on Jurupa Avenue.

Arcadio Ojeda spoke on not being notified and if the property is sold, how will he be moved or compensated.

Greg Villalva spoke on the City of Fontana passing an ordinance that pays renters a \$10,000 relocation fee when the property is sold.

The Public Hearing was closed.

Commissioner Meyer addressed the speakers' concerns, including a relocation payment; no project being planned, only a proposal to someday have a business park; the property owner being noticed; truck and trailer parking; Environmental Impact Report (EIR) being done when a project comes before the Planning Commission; and a business park not only being a distribution center.

Discussion was held on no one being forced to move if this project is approved.

Discussion was held on the Planning Commission being a recommending body, and the City Council being the approving body.

Discussion was held on only a zone change being proposed, no eminent domain being used, the zoning map being amended to indicate boundaries and no changes being made to schools.

Greg Villalva asked to speak again, but Attorney Ponto stated that Public Comment was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Sanchez to adopt **Resolution No. PC 2018-008**, a resolution forwarding a recommendation to the City Council to 1) Find that the project has been reviewed pursuant to Section No. 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of the California Environmental Quality Act (CEQA), adopt a Negative Declaration and direct staff to file the Notice of Determination; 2) Approve General Plan Amendment (GPA) No. 17-005, an amendment to modify the General Plan Land Use Map; and, 3) Approve Zoning Code Amendment (ZCA) No. 17-004, an amendment to Chapter 30 (Zoning and Development Code), Article IX (Overlay Districts), with direction to staff to look at the concerns raised tonight. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None)

Planning Manager Orlando Hernandez asked residents to share contact information with Assistant Planner Alejandro Rico to receive communication in the future.

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Planning Commission Meeting of April 3, 2018 Cancellation Announcement

Motion was made by Commissioner Meyer and seconded by Commissioner Vasquez to cancel the April 3, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None)

B. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for February 13, 2018, February 27, 2018, March 13, 2018, and March 27, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the February 20, 2018, March 6, 2018, and March 20, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar spoke on the Rules and Regulations Workshop for the Planning Commission's information.

Director AbuBakar requested that the Planning Commission complete Form 700 and return it to the City before the due date.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Vasquez spoke on having a passionate meeting.

Commissioner Vasquez spoke on it being a great day in Fontana and every side of the house has something to look at.

Commissioner Vasquez spoke on making Fontana better, even with zone changes.

Commissioner Vasquez wished everyone a Happy Valentine's Day.

Commissioner Vasquez wished everyone a good evening.

Vice Chairperson Quiroga echoed Commissioner Vasquez' comments regarding having a good meeting.

Vice Chairperson Quiroga spoke on residents receiving misinformation.

Vice Chairperson Quiroga congratulated Commissioner Sanchez on being the Chairperson.

Vice Chairperson Quiroga spoke on people showing up and asking questions to get information; and it being good to see people caring about the planning side of things.

Vice Chairperson Quiroga wished everyone a good evening.

Commissioner Meyer spoke on Valentine's Day and Ash Wednesday being on the same day this year.

Commissioner Meyer spoke on being blessed that our area has good representatives in Sacramento, differing philosophies, but doing what is best for their constituents.

Commissioner Meyer spoke on the majesty of seeing the Yosemite Valley during a recent flight and how blessed we are about what we have.

Commissioner Meyer spoke on the Sacred Heart Gala Dinner that had 400 participants.

Commissioner Meyer congratulated Commissioner Sanchez on serving as Chairperson.

Chairperson Sanchez spoke on the importance of getting involved and wanting to hear what they have to say; he encouraged everyone to come and get involved.

Chairperson Sanchez spoke on his first night of serving as Chairperson.

Chairperson Sanchez thanked his wife for letting him be here.

WORKSHOP:

None.

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:53 p.m. to the Regular Planning

Commission Meeting on Tuesday, February 20, 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 20th DAY OF FEBRUARY, 2018.**

DocuSigned by:

Idilio Sanchez

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Idilio Sanchez

Chairperson

Certificate Of Completion

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Idilio Sanchez

idilio.ms@abscollision.co

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Agent Delivery Events

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Evelyn Ssenkoloto

essenkol@fontana.org

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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/23/2018 11:34:09 AM
Certified Delivered	Security Checked	2/23/2018 11:34:09 AM
Signing Complete	Security Checked	2/23/2018 11:34:09 AM
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Browsers (for SENDERS):	Internet Explorer 6.0? or above
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Email:	Access to a valid email account
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