

**MINUTES OF THE CITY OF FONTANA  
REGULAR PLANNING COMMISSION MEETING  
February 20, 2018  
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, February 20, 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, Secretary Fort, and Commissioner Vasquez

Absent: Commissioner Meyer

Also Present: Attorney Thomas Rice; Planning Manager Orlando Hernandez; Senior Planner Dawn Rowe; Planning Intern Alexia De La Torre; Associate Planner Jon S. Dille; Associate Planner Brett Hamilton; City Clerk Tonia Lewis; and Planning Commission Secretary Ysela Aguirre.

**INVOCATION/PLEDGE OF ALLEGIANCE:**

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

Following the Invocation given by Secretary Fort, the Pledge of Allegiance was led by Commissioner Vazquez.

**PUBLIC COMMUNICATIONS:**

**A. Public Communications:**

None.

**CONSENT CALENDAR:**

**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of February 6, 2018.

**ACTION:** A motion was made by Vice Chair Quiroga and seconded by Commissioner

Vasquez to approve the Minutes of the February 6, 2018, Planning Commission Meeting with a correction provided by Chairperson Sanchez at the dais. Motion passed by a vote of 3-0. (AYES: Sanchez, Quiroga, and Vasquez; NOES: None; ABSTAIN: Fort)

## **PUBLIC HEARINGS:**

**A. Master Case No. 14-062R1; Tentative Tract Map No. 18981 (TTM No. 14-007EX) - Request for a two (2) year extension for a previously approved tentative tract map (Tentative Tract Map No. 18981) for a subdivision of approximately 25.4 adjusted gross acres into 105 single-family lots.**

Planning Intern Alexia De La Torre provided the staff report.

The Public Hearing was opened.

Speaking for the applicant, Ray Allard.

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

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Commissioner Vasquez and seconded by Secretary Fort to adopt **Resolution No. PC 2018-009**; and 1) Find that the project has been reviewed under a previous Initial Study (IS) and Mitigated Negative Declaration (MND) and 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 Tentative Tract Map No. 14-007EX for a two (2) year time extension for Tentative Tract Map No. 18981. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**B. Master Case No. 15-014R1; Design Review No. 17-018 - A request for site and architectural review of six (6) single-family homes ranging in size from approximately 3,526 square feet and approximately 4,004 square feet.**

Associate Planner Jon S. Dille provided the staff report.

Discussion was held on lot No. 6 having to follow R-1 zoning regulations.

Discussion was held on what type of landscaping would be used; there are standard landscaping requirements the applicant will have to meet.

The Public Hearing was opened.

Speaking for the applicant, Luis Sermenio spoke on appreciating all the help city staff provided.

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

Secretary Fort commended the applicant on the varying architectural styles submitted.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice Chairperson Quiroga and seconded by Commissioner Vasquez to adopt **Resolution No. PC 2018-010**; and, 1) Determine that the project is Categorically Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and direct staff to file a Notice of Exemption; and, 2) Approve Design Review Project No. 17-018 subject to the attached findings and conditions of approval. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**C. Master Case No. 17-040; Design Review No. 17-017 - A request for design and architectural review of a proposed 104,530 square foot industrial warehouse building.**

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on the elevations of the building.

Planning Manager Hernandez spoke on working with the applicant to meet the Commission's expectations.

The Public Hearing was opened.

Speaking for the applicant, Terri Allen appreciates staff and the Commission's time; spoke on understanding what the Commission is looking for and will work on accomplishing that. Ms. Allen spoke on owning and managing the property after construction and additional designs done to the project.

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

Vice Chairperson Quiroga spoke on making sure the building is aesthetically pleasing; and thanked the applicant for additional designs to the project.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Secretary Fort and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-011**; and 1) Adopt the Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP FEIR) (SCH No. 2009091089) and direct staff to file a Notice of Determination; and 2) Approve Design Review No. 17-017. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

**D. Master Case No. 15-018R1; Tentative Parcel Map No. 19918 (TPM No. 17-013); Conditional Use Permit No. 17-034; Conditional Use Permit No. 17-035;**

## **Design Review No. 15-002R2 - Highland Village**

Associate Planner Brett Hamilton provided the staff report.

Staff provided changes to the resolution and the striking of Condition No. 64 in the staff report.

Discussion was held on the car wash and tire store not fitting in with the rest of the center.

Discussion was held on the reason for not having a medical office building.

Planning Manager Hernandez spoke on the proposed uses being supported by Development Code and the Auto Center Overlay and staff having drafted findings in the positive.

The Public Hearing was opened.

Speaking for the applicant, Mike Adler clarified that this hearing was to approve the change in use for the far corner portion of the property and shared the 11 year history of the project, including that the original use for that portion of the property was a car wash because the Planning Commission wanted that area to be all auto related. Mr. Adler is excited with the two very responsible tenants and the architecture that was designed specifically with bays facing inward and the car wash at the back of the property; these two tenants are necessary for building the rest of the center.

Discussion was held on the view from the freeway.

Discussion was held on the sign being consistent with the City's sign program.

Discussion was held on redesigning the project; the applicant requested it be kept as it is designed.

Discussion was held on the other tenants or possible tenants.

Dale Henneman spoke on the applicant being knowledgeable and believing he has a viable project that fits with the rest of the project and there are no complaints from people that have already leased.

Speaking for the applicant, Margaret Trujillo, spoke on staff being helpful and the architect of the project enhancing the beauty of the center. Ms. Trujillo spoke on meeting the needs for a certain demographic by providing a location with lots of amenities.

Vice Chairperson Quiroga asked how the cars are to be dried and how loud the vacuums would be.

Commissioner Vasquez asked what kind of car wash it would be.

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

The Public Hearing was closed.

Discussion was held on the architecture of the project.

Dale Henneman spoke on the project.

**ACTION:** Motion was made by Chairperson Sanchez and seconded by Commissioner Vasquez to adopt **Resolution PC No. 2018-012** and; 1) Adopt the Addendum to the Mitigated Negative Declaration and direct staff to file a Notice of Determination; 2) Approve Tentative Parcel Map No. 19918 (TPM No. 17-013), approve Conditional Use Permit No. 17-034, approve Conditional Use Permit No. 17-035 and approve Design Review No. 15-002R2. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, 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 - Water Tanks**

Senior Planner Dawn Rowe provided the staff report.

Staff requested Conditions No. 18 and No. 19 deleted as they do not pertain to this project.

Discussion was held on the renderings not matching the written report.

Discussion was held on this project not meeting the same standards as the previous similar project.

Planning Manager Hernandez spoke on the applicant incorporating changes made by the Planning Commission to a similar project previously brought forward into this project.

Senior Planner Rowe reviewed the items the applicant incorporated from the previous project into this project.

The Public Hearing was opened.

Speaking for the applicant, Bryant Marroquin spoke on matching the design of this project with the previous project and the improvements to the water tanks. The project will improve site and road conditions.

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

Speaking for the applicant, Kris Olsen appreciates working on this project and spoke on replacing this old reservoir greatly enhancing the reliability of the water supply.

Chairperson Sanchez thanked applicant for their work on the project.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

**ACTION:** Motion was made by Vice Chairperson Quiroga and seconded by Chairperson Sanchez to adopt **Resolution No. PC 2018-013**, and forward a recommendation to the City Council to 1) Adopt a resolution to certify the FEIR, 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. 14-007; 3) Adopt an ordinance approving Zone Change No. 14-008; 4) Approve Tentative Parcel Map No. 19510 (TPM No. 13-010); and 5) Approve Administrative Site Plan No. 12-037 subject to the attached Findings and Conditions of Approval with corrections as provided by staff. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

#### **F. Accessory Dwelling Unit (ADU) Ordinance**

Staff recommends the Planning Commission continue Development Code Amendment No. 18-001 to a workshop at the conclusion of tonight's meeting and consequently, continue the item to the regularly scheduled Planning Commission meeting of March 20, 2018.

**ACTION:** Motion was made by Chairperson Sanchez and seconded by Secretary Fort to continue this item to a workshop. Motion passed by a vote of 4-0. (AYES: Sanchez, Quiroga, Fort, and Vasquez; NOES: None; ABSTAIN: None)

#### **NEW BUSINESS:**

##### **A. None**

#### **DIRECTOR COMMUNICATIONS:**

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

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

Planning Manager Hernandez reminded the Planning Commissioners that the Planning Commission meeting of April 3, 2018, was cancelled due to their attendance at the Planning Commissioners Institute.

#### **COMMISSION COMMENTS:**

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

Secretary Fort missed everyone at the last meeting.

Secretary Fort had a great weekend in Washington, DC.

Commissioner Vasquez spoke on living in the greatest country in the world.

Commissioner Vasquez prays for acknowledgement of mental illness and lift up Florida in our prayers.

Commissioner Vasquez prays for our city, police department, and fire department, and thanks God for all of the churches in the city, our Planning Commission, our Parks and Recreation, our City Council, and her husband.

Vice Chairperson Quiroga spoke on appreciating the community's thoughts and comments; and changes being made to the uses of a project.

Vice Chairperson Quiroga thanked God for his daughter doing well after suffering from pneumonia.

Vice Chairperson Quiroga welcomed his mother-in-law visiting from Colombia.

Vice Chairperson Quiroga loves being part of this community and this is an important job.

Chairperson Sanchez thanked first responders for keeping us safe in this country.

Chairperson Sanchez spoke on the Planning Commission's job to assess projects before they are approved.

Chairperson Sanchez wished his wife, son, and brother-in-law a happy birthday.

## **WORKSHOP:**

Accessory Dwelling Unit (ADU) Ordinance

## **ADJOURNMENT:**

By consensus, the Planning Commission adjourned at 7:51 p.m. in memory of the victims of the Florida tragedy to a Workshop in the Executive Conference Room, then to the Regular Planning Commission Meeting on March 6, 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 6th DAY OF MARCH, 2018.**

DocuSigned by:

*Idilio Sanchez*

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Idilio Sanchez

Chairperson

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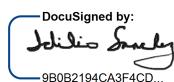
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