

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
March 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, March 6, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:03 p.m.

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

Absent: Commissioner Fort

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Associate Planner Rina Leung; 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 February 20, 2018.

ACTION: A motion was made by Commissioner Vasquez and seconded by Vice Chairperson Quiroga to approve the Minutes of the February 20, 2018, Planning

Commission Meeting with corrections provided at the dais. Motion passed by a vote of 3-0-1. (AYES: Sanchez, Quiroga, and Vasquez; NOES: None; ABSTAIN: Meyer)

PUBLIC HEARINGS:

A. Master Case No. 16-047; Design Review No. 16-018; Variance No. 17-001 - Certification of the Environmental Impact Report (State Clearinghouse No. 2017041021) as part of the project; A request to approve Design Review No. 16-018 for site and architectural review of two (2) warehouse buildings; A request to approve Variance No. 17-001 for the reduction of the landscaping/drive aisle/parking setback.

Associate Planner Rina Leung provided the staff report.

Staff provided language for revised Condition, No. 20 as follows: "The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust complaints. The 24-hour point of contact shall be available 24 hours of a day, 7 days a week and have authority to commit additional assets to control dust after hours, on weekends, and on holidays."

Staff received written communication prior to the Planning Commission Meeting and a response is being prepared.

Secretary Sanchez disclosed that he met with the applicant.

Commissioner Meyer disclosed that he met with the applicant.

Vice Chairperson Quiroga disclosed that he met with the applicant.

Discussion was held on the timeliness of communication received.

Discussion was held on comments received outside of the public comment period for CEQA and a verbal response being provided at tonight's meeting.

Chairperson Sanchez requested information on any amended versions of the plan; none existed.

The Public Hearing was opened.

Speaking for the applicant, Kevin Rice, thankful for having a project in the City of Fontana; designing the best they could; and commended staff for the work done on the project.

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

The applicant spoke on the design of the LED panel lighting and designing a monument sign.

Discussion was held on the landscaping; the applicant has exceeded the landscaping requirements.

Commissioner Vasquez requested information on what conifers were to be used to help with air quality.

Speaking for the applicant, Cal Coatsworth, spoke on the evergreen screen trees and other species of trees and the intent to work with staff to use aesthetic and environmentally sound trees.

Director AbuBakar spoke on landscaping plans having to be mindful of state requirements and not imposing specific requirements of individual projects; staff is working on a citywide landscaping guide.

Vice Chairperson Quiroga commended the applicant on the great job done on the design of the project.

Commissioner Meyer requested the applicant work with staff on enhancing the monument sign.

Chairperson Sanchez commended the applicant on the project and designing the monument sign.

Attorney Ponto clarified that the monument sign is not up for consideration tonight and recommended staff work with the applicant on this.

Discussion was held on adding LED lighting to corner pedestals.

Josh Bourgeois spoke in opposition to the project and believes the draft Environmental Impact Report (EIR) was flawed and should be redrafted.

Matt Slowik spoke on the monument sign options and the Planning Commission considering a Design Proposal instead of an Administrative Review.

The Public Hearing was closed.

Discussion was held on bringing the sign back to the Planning Commission for review. The applicant has worked with City staff and would prefer to work with them.

ACTION: Motion was made by Meyer and seconded by Sanchez to adopt **Resolution No. PC 2018-014** to 1) certify the Final 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; and 2) Approve Design Review No. 16-018 and Approve Variance No. 17-001 subject to the attached Findings and Conditions of Approval with direction to staff to work with the applicant on a proposed sign and the addition of Condition No. 20. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Vasquez; NOES: None; ABSTAIN: None)

NEW BUSINESS:

A. 2017 General Plan Annual Progress Report

Associate Planner Rina Leung provided the staff report.

Commissioner Meyer thanked staff for the Auto Zone sign being updated.

Vice Chairperson Sanchez is excited to be a part of this General Plan.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for 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 20, 2018, April 3, 2018, and April 17, 2018, regular meetings for the Planning Commission's information.

Director AbuBakar reminded the Planning Commissioners that the April 3, 2018, Planning Commission Meeting has been cancelled.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Vasquez spoke on the nice projects coming to Fontana and beautifying along the 10 freeway.

Commissioner Vasquez thanked her family and husband for letting her be here.

Commissioner Vasquez thanked Jesus Christ for the city that we have.

Commissioner Meyer congratulated those that have made it half way through Lent; a good and blessed time.

Commissioner Meyer wished everyone a proud St. Patrick's Day.

Commissioner Meyer wished everyone a good evening.

Vice Chairperson Quiroga thanked staff for fighting for Fontana.

Vice Chairperson Quiroga thanked the community of Fontana for bringing their comments, suggestions, or concerns.

Chairperson Sanchez commended staff on the work done on the project presented tonight.

Chairperson Sanchez thanked the City of Fontana residents for their patience on this project.

Chairperson Sanchez thanked God, his wife and kids for supporting him.

WORKSHOP:

2015-2035 General Plan Update

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 7:25 p.m. to a Workshop in the Executive Conference Room, then to the Regular Planning Commission Meeting on March 20, 2018, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Ysela Aguirre
Commission Secretary

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 20TH DAY OF MARCH, 2018.**

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Idilio Sanchez
Chairperson