

**MINUTES OF THE CITY OF FONTANA
REGULAR PLANNING COMMISSION MEETING
April 17, 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, April 17, 2018, in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California. Chairperson Sanchez called the meeting to order at 6:01 p.m.

Present: Chairperson Sanchez, Vice Chairperson Quiroga, Secretary Fort, and Commissioner Meyer

Absent: Commissioner Vasquez

Also Present: Attorney Victor Ponto; Director of Community Development Zai AbuBakar; Planning Manager Orlando Hernandez; Assistant Planner Ivan Galeazzi; Assistant Planner Alejandro Rico; Assistant Planner Cecily Session-Goins; Associate Planner Brett Hamilton; Associate Planner Jon S. Dille; 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 Chair Quiroga.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of March 20, 2018.

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

Fort to approve the Minutes of the March 20, 2018, Planning Commission Meeting. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

PUBLIC HEARINGS:

- A. Master Case No. 18-001; Design Review No. 18-001 - A request for site and architectural review of nine (9) single-family homes consisting of two (2) floor plans of approximately 2,571 square feet and approximately 2,811 square feet. The homes are proposed on lots previously subdivided pursuant to Tentative Tract Map No. 17317.**

Assistant Planner, Cecily Session-Goins provided the staff report.

Staff provided changes to Condition No. 7I and a formatting change beginning at Condition No. 7R that should be subsection Q.

Discussion was held on the design of homes in the cul-de-sac.

The Public Hearing was opened.

Speaking for the applicant, Rola Nicasio, spoke on the project and breaking ground soon.

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 Meyer and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-020**; 1) Find that the project has been reviewed under the previous Negative Declaration for Tentative Tract Map No. 17317 and has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and 2) Approve Design Review Project No. 18-001 with changes to the Conditions of Approval as provided by staff. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

- B. Master Case No. 18-002; Design Review No. 18-002 - A request to construct 94 single-family homes consisting of four (4) floor plans of approximately 1,825 square feet and approximately 2,811 square feet, including a model home complex and a tot lot site of approximately 5,575 square feet. The homes are proposed on lots previously subdivided pursuant to Tentative Tract Map Nos. 18825 and 18915.**

Assistant Planner Cecily Session-Goins provided the staff report.

Staff provided changes to Condition No. 7I and a formatting change beginning at Condition No. 7R that should be subsection Q.

Discussion was held on the compatibility of the landscaping.

The Public Hearing was opened.

Speaking for the applicant, Rola Nicasio.

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

Discussion was held on the existing park being available to the residents of this project and the residents being part of the existing Association.

Discussion was held on the exits available to the community.

Commissioner Meyer reminded the applicant of the requirement of Condition No. 32 to have school district map and land use and zoning maps posted.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Commissioner Fort to adopt **Resolution No. PC 2018-021**; and, 1) Find that the project has been reviewed under the previous Negative Declaration for General Plan Amendment No. 09-011 and Zone Change No. 09-006 and has adequately identified the impacts associated with the project, and no previously reviewed impact areas have substantially changed and direct staff to file the Notice of Determination; and, 2) Approve Design Review Project No. 18-002 with changes to the Conditions of Approval as provided by staff. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

ACTION: Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to move Unfinished Business Item A. to this part of the agenda to allow speakers in attendance an opportunity to speak. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

A short recess was called at 6:32 p.m.

The meeting was recalled to order at 6:38 p.m.

C. Master Case No. 17-083; Tentative Tract Map No. 20132 (TTM #17-013); Design Review No. 18-005 - A request for a Tentative Tract Map to subdivide four (4) existing parcels into six (6) new single-family lots ranging in size from 10,674 square foot to 11,232 square foot and for site and architectural review of six (6) single-family homes.

Assistant Planner Ivan Galeazzi provided the staff report.

The Public Hearing was opened.

Blanca Pettegrew spoke in favor of the project and hopes it is approved and the

developers get it done soon; she is concerned with dirt in her backyard pool.

Matt Slowik thanked the City of Fontana for the lot sizes of the project; spoke on the applicability of Condition No. 38 and No. 39; grading of the project; and the drainage capacity.

Speaking for the applicant, Tony Jara, spoke on this project being on the south side of Owen and Ms. Pettegrew's home is on the north side; but he will look at her concerns.

Chairperson Sanchez spoke on temporary walls he has seen at another city's construction sites.

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.

Staff recommended striking condition No. 39.

Chairperson Sanchez directed staff to work with applicant on the wall screening.

ACTION: Motion was made by Secretary Fort and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-022**; 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 Tentative Tract Map No 20132 (17-013); and 3) Approve Design Review Project No. 18-005 with the striking of Condition No. 39. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

D. Planning Case No. 11-006; Administrative Site Plan No. 11-004R1 - Review and approve an Administrative Site Plan amendment application for the installation of light emitting diode (LED) lights to illuminate the canopy of an ARCO service station with a logo and a laserline.

Assistant Planner Alejandro Rico provided the staff report.

Discussion was held on the number of AM/PM Arco projects the developer is connected to.

The Public Hearing was opened.

Speaking for the applicant, Dave Bortl.

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 Secretary Fort and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-023**; 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. 11-004R1. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

E. Master Case No. 17-044R1; Administrative Site Plan No. 17-033R1 - A request to remove a Condition of Approval requiring the applicant to underground the existing utility lines fronting the property.

Associate Planner Brett Hamilton provided the staff report.

Discussion was held on type of overhead lines.

Discussion was held on the type of building at the back of the project.

Discussion was held on the existing sprinklers to remain as is.

Manager Hernandez spoke on the power lines not being required to be underground per code; the project was only for paving and landscaping.

Discussion was held on the transformer visible in the picture.

Commissioner Meyer would be more comfortable if the power line was undergrounded.

The Public Hearing was opened.

Speaking for the applicant, Edward Bonadiman, confirmed that the lines were AT&T fiber optic lines.

Discussion was held on the landscaping being upgraded.

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 Meyer and seconded by Vice Chairperson Quiroga to adopt **Resolution No. PC 2018-024** 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. 17-033R1. Motion passed by a vote of 4-0 with the change to Condition No. 21. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

A short recess was called at 7:56 p.m.

The meeting was recalled to order at 7:59 p.m.

F. Master Case No. 17-036R1; Specific Plan Amendment No. 17-004; Tentative Tract Map No. 20091 (TTM No. 17-005); Design Review No. 17-028 - Specific Plan Amendment is a proposal to revise the zoning boundary within the Northgate Specific Plan; Tentative Tract Map is a proposal to subdivide a parcel of approximately 1.2 adjusted gross acres into six (6) lots for the purpose of single-family homes; and Design Review is a proposal for site and architectural review to construct six (6) single-family homes.

Associate Planner Jon S. Dille provided the staff report.

The Notice of Exemption, Attachment No. 9, under no. 3, Subsection D. should be marked.

The Public Hearing was opened.

Commissioner Meyer expressed condolences on behalf of the City of Fontana on the loss of Doug Andreasen's colleague.

Speaking for the applicant, Doug Andreasen.

No member of the audience spoke in favor or opposition.

The Public Hearing was closed.

ACTION: Motion was made by Commissioner Meyer and seconded by Chairperson Sanchez to adopt **Resolution No. PC 2018-025**, forwarding a recommendation to the City Council to: Determine that the project is Categorical Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill) of the CEQA, and direct staff to file a Notice of Exemption; 2) Adopt an ordinance approving Specific Plan Amendment No. 17-004; 3) Approve Tentative Tract Map No. 20091; and 4) Approve Design Review Project No. 17-018 with the marking of Subsection D on the Notice of Exemption. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

UNFINISHED BUSINESS:

A. Consideration of re-opening the comment period on the Draft Environmental Impact Report (DEIR) for West Valley Logistics Project

Commissioner Meyer spoke on the environmental issues being addressed.

Planning Manager Orlando Hernandez provided the staff report.

Attorney Ponto clarified that the Public Hearing was not to be reopened, but only continuing the public comment.

Discussion was held on how much longer the public comment can continue.

Planning Manager Hernandez spoke on the significant amount of comments received and it will be approximately two (2) months for all of them being responded to before bringing this item back.

Discussion was held on all environmental comments in the EIR since day one being addressed in the Final EIR.

Gary Grossich spoke on behalf of Bloomington and spoke in opposition to the project due to its negative impact to the community. The trucks from neighboring communities going past two school sites will overload the community. Mr. Grossich spoke on the over 130 illegal trucking operations, parking on residential properties and next to schools and the county not having the resources to deal with the impact. Mr. Grossich spoke on wanting to be good neighbors and wanting the same respect.

Ana M. Cruz spoke on the traffic and congestion of the commuting vehicles; bringing more warehouses makes it worse with diesels running all night. Ms. Cruz spoke on having a nice peaceful community with families and retirees. Ms. Cruz said it is not fair to put this project through Bloomington as the access to the freeway will be worse. Mrs. Cruz spoke on the pollution making it worse for asthma and allergies. Ms. Cruz recommended building parks, stores or residential homes which would be more beneficial. Ms. Cruz spoke on the north being a better location for this project. Ms. Cruz asked to think of the families impacted and asked that any information should go out to those living on the city borders.

Thomas Ruiz spoke on behalf of Labors Local Union 783 in favor of the project that will provide construction jobs with benefits, wages, and health care. Mr. Ruiz spoke on jobs being close to home versus having to travel and warehouse projects improve areas with sidewalks and sewer.

Thomas Rocha spoke in opposition to the project. Mr. Rocha spoke on reopening the comment period. Mr. Rocha spoke on the comments from day one being included, but he understood that previous comments had been lost. Mr. Rocha spoke on lives, communities, and health being affected. Mr. Rocha requested an additional 60 days for commenting and spoke on the jobs only being available for one year and this size project impacting lives not only in Fontana, but in Bloomington and Jurupa Valley.

Diana DeAnda spoke in opposition to the project and encouraged for the public hearing to be opened; this is a big project that will affect many residents. Although the project may pay their fair share for infrastructure, the county does not have enough funding for roads to be improved and traffic will spill into the small community. Ms. DeAnda requested the comment period be reopened and residents be notified in their language with an expanded notification area.

Richard Alvarez requested the review period be extended because there are volumes of data and conflicting information that may be difficult to respond to. Mr. Alvarez spoke on it being prudent to extend the comment period for a project this size and scope. Mr. Alvarez spoke on the flaws in the original reports and wants to see the revised version. Mr. Alvarez spoke on this project being a big problem for schools, traffic congestion, and safety; and this project not a being good fit for the neighborhood. Mr. Alvarez spoke on previous talks on possible projects for housing, parks, or golf course in that area. Mr. Alvarez would like the comment period extended and would like to see alternative project plans.

Daniel Swanson spoke in opposition to the project. Ms. Swanson spoke on Sierra being closed to trucks will increase the traffic, pollution and noise in the area. Ms. Swanson works in San Bernardino and sees big buildings empty for 2 to 4 years. Ms. Swanson is concerned that this will happen to this project and there will be big deserted buildings. Ms. Swanson spoke on the jobs created for one year and then being gone. Ms. Swanson requested more time for neighbors to come and speak on this project and would like to know more information on this before voting on it.

James Hosmanek, spoke in opposition to the project. Mr. Hosmanek would like to see smaller units built that can have businesses to bring in more jobs. Mr. Hosmanek spoke on having a golf course or water park, something other than warehouses. Mr. Hosmanek spoke on the dirt when it is windy and the impact it will have. Mr. Hosmanek spoke on the terrible traffic and the need for signal lights and creating jobs that do not leave the area.

Andrea Vidaurre requested the comment period be extended and notices be sent in the residents' primary language. Ms. Vidaurre spoke on the immensity of the project, the impact on the truck routes through Bloomington and Fontana, and the proximity to sensitive areas that will leave school children vulnerable to health impacts. Ms. Vidaurre spoke on the project being inconsistent with the surrounding land use and General Plan. Ms. Viduarre provided a packet with an analysis of CEQA project.

Speaking for the applicant, Mark Ostoich spoke on the team preparing responses to comments received on the project. Mr. Ostoich requested that the comment period not be reopened and forward this project to move into the public process to address the legitimate concerns brought forward.

Kim Rocha spoke on being confused about tonight's process. Ms. Rocha spoke on the mistake Orlando said he made at the last meeting regarding the public comments; the public comment period is important and is different than a letter of consideration. Ms. Rocha spoke on people that were not informed.

James Cruz spoke on being notified years ago regarding this project, but then had not heard anything and thought it went away. Mr. Cruz would like to be notified and alerted with everything. Mr. Cruz knows the builder wants to move forward, but he would like the public comment period opened.

Public comment was closed.

Commissioner Meyer notified the public that anybody can provide their contact information for future notification.

Discussion was held on all comments being considered.

ACTION: A motion was made by Commissioner Meyer and seconded by Commissioner Quiroga to direct staff to respond to all comments received and bring the project back to a future Public Hearing. Motion passed by a vote of 4-0. (AYES: Meyer, Quiroga, Sanchez, and Fort; NOES: None; ABSTAIN: None)

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Planning Commission reviewed an update of future City Council Agenda items for April 24, 2018, May 8, 2018, and May 22, 2018, meetings for the Planning Commission's information; and an update of future Planning Commission items for the May 1, 2018, May 8, 2018, May 15, 2018, regular meetings for the Planning Commission's information.

COMMISSION COMMENTS:

A. Planning Commission Remarks:

Commissioner Meyer hopes everyone had a good Easter and Passover season.

Commissioner Meyer attended the conference with the Planning Commissioners and staff.

Commissioner Meyer spoke on the Sacred Heart Confirmation retreat.

Commissioner Meyer spoke on the Pray for America event on May 3, 2018, at Fontana Community Church.

Commissioner Meyer requested tonight's meeting be adjourned in memory of Claisse Nunez and former First Lady Barbara Bush.

Secretary Fort attended the planning conference.

Secretary Fort thanked staff for their complete information in the packets provided.

Secretary Fort spoke on not being available for the May 8, 2018, Joint Workshop.

Secretary Fort spoke on her Presidential Pin for Volunteer Service.

Vice Chairperson Quiroga attend the planning conference.

Vice Chairperson Quiroga spoke on the straightforward meeting.

Vice Chairperson Quiroga spoke on the school year wrapping up, but it's not over yet.

Chairperson Sanchez attended the planning conference and thanked Director AbuBakar for her leadership and guidance.

Chairperson Sanchez appreciates comments for and against projects.

Commissioner Meyer will not be in attendance Joint Workshop on May 8, 2018.

WORKSHOP:

A. Planning Commission Rules and Regulations

B. 2018 Local Guidelines for Implementing the California Environmental Quality Act (CEQA)

ADJOURNMENT:

By consensus, the Planning Commission adjourned at 8:19 p.m. in memory of Claisse Nunez and Former First Lady Barbara Bush to a Planning Commission Workshop on April 17, 2018 in the City Hall Executive Conference Room, and then to the next Regular Planning Commission Meeting to be held on Tuesday, May 1, 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 1st DAY OF MAY, 2018.**

DocuSigned by:

Idilio Sanchez

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Idilio Sanchez

Chairperson

Certificate Of Completion

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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/8/2018 8:56:47 AM
Certified Delivered	Security Checked	5/8/2018 8:56:47 AM
Signing Complete	Security Checked	5/8/2018 8:56:47 AM
Completed	Security Checked	5/8/2018 8:56:47 AM

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Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
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
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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